

Attachment L

DEVELOPMENT AGREEMENT FINDINGS

DEVELOPMENT AGREEMENT

- a. *Would be in the best interests of the City;*** The proposed expansion of campus facilities will result in the development of approximately 504 new units of below market rate student housing, development of a parking facility that will provide off-peak hour parking spaces for the Playhouse District, and an opportunity for new publicly-accessible open space. Moreover, Fuller makes positive contributions to the Pasadena community through educational programs designed to encourage students and faculty to volunteer services to local organizations such as congregations, hospitals, mental health clinics, public schools, youth organizations, homeless centers, and others. Fuller also serves as a resource to the community through a variety of ongoing workshops, lectures, seminars, and special events open to the public. The proposed expansion of campus facilities will further Fuller's educational mission and enhance Pasadena's prestige as a center of world renowned cultural and educational institutions. See Development Agreement Recitals and Sections 2.3.2 Mutual Objectives, and 3. Agreement and Assurances.
- b. *Is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan, and this Zoning Code;*** The Development Agreement serves as an implementation tool for the Fuller Theological Seminary Master Development Plan. The MDP complies with City adopted General Plan Objectives including directing higher density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural, and entertainment opportunities; limiting development citywide to the building intensity levels established in the Land Use Element; promoting preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas; preserving and acquiring open space in targeted development areas and residential areas of the City in order to enhance the quality of Pasadena life; promoting safe, well-designed, accessible and human-scale residential and commercial areas where people of all ages can live, work and play; and providing long-term opportunities for growth of existing cultural, scientific, corporate, entertainment, and educational institutions in balance with their surroundings. The MDP preserves the existing Arol Burns Mall which is a publicly accessible walkway through the Fuller Campus and seeks to provide additional community open space. The proposed MDP establishes a twenty-year framework to reduce uncertainty in the development process and to ensure thorough City review of the Seminary's plans.
- c. *Would not be detrimental to the health, safety, and general welfare of persons residing in the immediate area, nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City; and*** The Development Agreement incorporates the MDP which includes development standards and regulations for the Fuller Campus. The City has attached conditions of approval to the MDP to ensure that the continued operation of the Fuller Theological Seminary would not be detrimental to the health, safety, or general welfare of the inhabitants in the surrounding area. The proposed MDP continues the maintenance and operation of an existing open campus accessible to people that work and live in the immediate neighborhood. In an effort to be sensitive to the existing context of the Fuller campus, the MDP envisions a transition in scale from the surrounding high-scale, high-density development to the lower scale, historic properties at the center of the campus. The general welfare of the surrounding property owners was considered as the MDP was formulated with concern for the City's General Plan objectives and policies and the zoning regulations existing at the time.
- d. *Is consistent with the provisions of State law (Government Code Sections 65864 through 65869.5.)*** The Development Agreement was prepared consistent with the State law and in accordance with the provisions of the Zoning Code.