

Agenda Report

June 9, 2014

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: PREDEVELOPMENT PLAN REVIEW OF AN AMENDMENT TO THE MASTER PLAN LOCATED AT 135 NORTH OAKLAND AVENUE (FULLER THEOLOGICAL SEMINARY)

RECOMMENDATION:

This report is intended to provide information to the City Council, no action is required.

BACKGROUND:

Fuller Theological Seminary (Fuller) has submitted a Predevelopment Plan Review (PPR) application to amend its Master Plan. The amendment will result in the removal of approximately 3.8 acres that was intended for the development of 441 affordable student housing units, 486 parking spaces and open space in the Master Plan. This land has been sold to a development company. If approved, development on the sold parcels would not be subject to the provisions in the Master Plan, but would have to meet the requirements of the Central District Specific Plan, the Zoning Code and the General Plan.

In 2006, the Fuller Master Plan and Development Agreement were approved by the City Council. This was a 20-year Master Plan with a development agreement that set development regulations for the Fuller campus so that future changes to the General Plan and the Zoning Code would not apply to the Master Plan site. The approved Master Plan encompassed approximately 18 acres and generally four square blocks, bounded by Los Robles Avenue to the west, Corson Street to the north, Madison Avenue to the east and Union Street to the south.

A PPR is required for Master Plan amendment applications. The PPR process allows for coordinated reviews of projects among City departments and for applicants to become familiarized with regulations and procedures that apply to their projects and are presented to the City Council as a way to inform the Council and the public. This presentation is an informative item only and is not for the purpose of discussing the merits of the proposed project.

PROJECT SUMMARY:

The proposed Master Plan amendment would amend the boundaries of the approved Master Plan to exclude 3.8 acres that are no longer owned by Fuller, and to exclude the following:

- 392 affordable housing units and 432 parking spaces (276,000 sq.ft.);
- 49 affordable housing units and 54 parking spaces (34,500 sq.ft.); and
- Two areas of community green space contingent upon Fuller’s acquisition of properties along both sides of Oakland Avenue.

The table below compares the existing approved Master Plan to the proposed Master Plan:

Project Components	Approved	Proposed
Enrollment Capacity	2,014 students	No change
Academic improvements	35,000 sq.ft. chapel 50,000 sq.ft. library addition 4,000 sq.ft. Payton Hall addition 180,000 sq.ft. academic buildings	No change
Affordable Student Housing	797 units Total floor area 627,000 sq.ft.	356 units Total floor area 316,500 sq.ft.
Total parking	1,353 spaces	867 spaces
Open space	Open space contingent upon vacation of a portion of Oakland Ave.	Elimination of two areas of open space

Project Approvals:

The proposed project would require the following discretionary entitlements and approvals:

- Master Plan amendment
- Modification/relinquishment of Development Agreement

The Council may approve, conditionally approve, or disapprove an application for an amendment to an approved Master Plan. Pursuant to Pasadena Municipal Code Section 17.61.050.I.5.c. the City's review of the proposed amendment is limited to the scope of the application, and shall not address reconsideration of aspects of the existing

Master Plan, including conditions of approval, that are not the subject of the application, except as these aspects may be affected by the proposed amendment.

PREDEVELOPMENT PLAN REVIEW SUMMARY:

On May 15, 2014, City staff held a meeting with the applicant team to discuss PPR comments. Due to the limited scope of work (removal of a portion of land from the Master Plan), most departments reviewed and returned the PPR without any further comments. Representatives from Community Planning were present to address the applicant team's questions.

Major Issues for Study:

The major issues that will require further study include:

- Development Agreement - The DA must be amended to reflect the proposed Master Plan amendment and reviewed to determine if it should be terminated.
- Loss of approved affordable housing units - If approved, the project would result in the decrease of 441 affordable student housing units while enrollment capacity remains at 2,104 students. The impact of how the loss of affordable housing units on the DA and whether enrollment capacity needs to be amended should be further analyzed.
- Loss of area intended for open space - The layout of the Master Plan site was reviewed by the Design Commission and approved by the City Council. The impact of how this may change the overall site design, tree protection and aesthetics would need to be further analyzed.
- Floor Area Ratio (FAR) and height averaging - The applicant must provide updated calculations to show how the elimination of parcels and structures from the Master Plan would impact the maximum allowed FAR and height averaging on the overall smaller campus.

An Environmental Impact Report (EIR) was previously certified for this project in compliance with the California Environmental Quality Act. The revisions proposed in this application will be reviewed against that EIR to determine if the proposed revisions would cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

NEXT STEPS/PROCESS:

In order for the Master Plan amendment to be approved, City staff has identified the following process for this project:

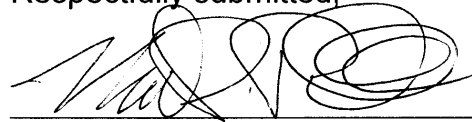
- Preliminary Consultation before the Design Commission;

- Review of the Master Plan amendment application by City Departments;
- Applicant addressing items on incomplete letter;
- Review of Master Plan amendment by the Design Commission;
- Planning Commission review (Master Plan amendment and Development Agreement); and
- City Council consideration of the Master Plan amendment and Development Agreement.

FISCAL IMPACT:

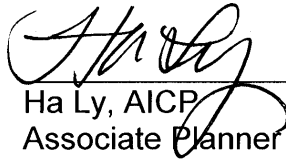
This report is for information only and will not result in any fiscal impact.

Respectfully submitted,




VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



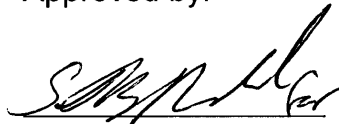
Ha Ly, AICP
Associate Planner

Concurred by:



Denver Miller
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

Attachment A - Project Plans

Attachment B - Executed Development Agreement

Attachment C - Master Plan Amendment Incomplete Letter – dated April 17, 2014

Attachment D – City Council Resolution No. 8678 – Approved Master Plan