

**ATTACHMENT A**  
**SPECIFIC FINDINGS FOR AMENDMENT TO THE FULLER MASTER PLAN AND**  
**DEVELOPMENT AGREEMENT**

Amendment to Fuller Theological Seminary Master Plan

1. *The proposed use is allowed with a Master Plan within the applicable zoning district and complies with all applicable provisions of this Zoning Code;*

The removal of 282 N. Los Robles Avenue from the Master Plan is allowed with approval of a Master Plan amendment. The removed site would revert the property back to the existing General Plan and Zoning Code provisions, without the requirement that the housing be exclusively for Fuller use. Future development on this site would be subject to compliance with the Zoning Code. The properties that would remain in the Fuller Master Plan are designated as CD-3 (Central District Walnut Housing sub-district) on the Zoning Map, except for the parcel located at 544 N. Madison Avenue (Student Service Center/parking lot), which is PD-21 (Planned Development District 21, Montgomery Engineering). The land use for which Fuller is classified, "Colleges - traditional campus setting", is a use that is conditionally permitted in the CD-3 zoning district, as most recently approved through the 2006 Master Plan. The Master Plan includes conditions of approval regulating student housing, parking, and other operational restrictions. As such, the remaining properties will continue to operate as allowed by the Master Plan and all applicable provisions of the Zoning Code.

2. *The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;*

The purpose of the Pasadena Zoning Code is to protect and promote the public health, safety and general welfare, and to implement the policies of the General Plan by classifying and regulating the uses of land and structures within the City of Pasadena in a manner consistent with the General Plan. The proposed amendment to the Fuller Master Plan will allow development of 282 N. Los Robles Avenue with a high-density, multi-family, residential project, as allowed by the CD-3 zoning district, and in compliance with the applicable development standards. The CD-3 zoning district, designated as "Walnut Housing" in Chapter 17.30 (Central District Specific Plan) of the City's Zoning Code, is, "...intended to promote the development of a high-density residential area north of Colorado Boulevard and in close proximity to the Lake Avenue Light Rail Station, as well as to balance the institutional growth and historic preservation activities of Fuller Seminary, prominently located within the subdistrict." A high-density, multi-family, project is consistent with the purpose of the CD-3 zoning district. The properties that would remain in the Fuller Master Plan were determined to comply with the special purposes of the Zoning Code and Specific Plan when the master plan was adopted. The properties within the plan would continue to comply as they would be used for institutional uses as originally envisioned.

3. *The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;*

The properties that would remain in the Fuller Master Plan are designated a combination of Medium Mixed-Use (0.0-2.25 FAR; 0-87 du/ac) and Institutional. These remaining properties would continue to operate as allowed under these two land use designations and as allowed by the 2006 Fuller Master Plan. The Master Plan includes conditions of approval regulating student housing, parking, and other operational restrictions. The proposed Master Plan Amendment would unencumber 282 N. Los Robles Avenue from the Fuller Master Plan, thereby allowing the project site to be developed as allowed by the existing Medium Mixed Use land use designation from the General Plan Land Use Element.

The Land Use Element of the General Plan provides the following relevant policies that the proposed project is in conformance with:

*Policy 1.2 Targeted Growth. Target growth and new construction in infill areas and away from Pasadena's residential neighborhoods and open spaces by redeveloping underutilized commercial and industrial properties, especially within the Central District, Transit Villages, Neighborhood Villages, and along selected corridors.*

*Policy 2.1 Housing Choices. Provide opportunities for a full range of housing types, densities, locations, and affordability levels to address the community's fair share of regional, senior, and workforce housing needs and provide a strong customer base sustaining the economic vitality of Pasadena's commercial land uses. The types, densities, and location of housing shall be determined by the Land Use Diagram and reflect the projected needs specified in the Housing Element..*

*Policy 2.6 Transit-Related Land Uses. Promote the development of uses that support and capture the economic value induced by the presence of transit corridors and stations.*

*Policy 4.3 An Active Central District. Continue and reinforce the Central District as a vital, pedestrian-oriented place, linked to local and regional transit designed for all ages and serving as the focal point of community identity, business activity, employment, living, governance, and culture.*

*Policy 4.7 Strengthen Major Corridors. Encourage the economic improvement of underused parcels along Pasadena's corridors by clustering more intense uses at major intersections and lower intensity mixed-use or commercial development between major intersections.*

*Policy 5.1 Walkable City. Maintain and improve sidewalks and pedestrian paths in Pasadena's neighborhoods and business districts by incorporating street trees, landscaping, and pedestrian-oriented amenities.*

The proposed amendment to the Fuller Master Plan will allow development of 282 N. Los Robles Avenue with a high-density, multi-family, residential project, as allowed by the CD-3 zoning district, and in compliance with the applicable development standards. The CD-3 zoning district, designated as "Walnut Housing" in Chapter 17.30 (Central District Specific Plan) of the City's Zoning Code, is, "...intended to promote the development of a high-density residential area north of Colorado Boulevard and in close proximity to the Lake Avenue Light Rail Station, as well as to balance the institutional growth and historic preservation activities of Fuller Seminary, prominently located within the subdistrict." A high-density, multi-family, project is consistent with the purpose of the CD-3 zoning district. The properties that would remain in the Fuller Master Plan were determined to comply with the special purposes of the Zoning Code and Specific Plan when the master plan was adopted. The properties within the plan would continue to comply as they would be used for institutional uses as originally envisioned.

4. *The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;*

Even with the boundary amendment to the Master Plan, Fuller would continue to operate on the remaining properties as a place of advanced religious studies, for both on- and off-campus students, no changes to the Fuller operation are proposed as part of this application. Therefore, the proposed amendment would not be detrimental to the public interest, health, safety, convenience or general welfare of the City.

The removal of 282 N. Los Robles Avenue from the Fuller Master Plan would allow for its consolidation with 270 N. Los Robles Avenue, which would in turn facilitate the development of a multi-family housing project, consistent with both the CD-3 zoning district and General Plan Medium Mixed-Use land use designation. The operation of a multi-family building will not be detrimental to health, safety or general welfare of people residing in the vicinity of the building. The project will be designed in accordance with the applicable Building Code, Fire Code, and other relevant regulations to ensure the construction and occupation of a safe and habitable structure. The Class 32 Categorical Exemption Evaluation Report prepared by GPA Consulting found the project would not result in significant project-related or cumulative impacts relating to traffic, noise, air quality, or water quality. These conclusions are based on a CEQA-focused traffic impact analysis, noise analysis, and an air quality analysis.

5. *The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City;*

Fuller has been in operation in its downtown location for almost 70 years and has demonstrated that a college of advanced religious studies is compatible as a use with the surrounding mixture of urban residences, office, and retail uses. The continued operation of this educational use will not be conflict with, or damaging to, the property and improvements in the neighborhood or the general welfare of the City.

The removal of 282 N. Los Robles Avenue from the Fuller Master Plan would allow for its consolidation with 270 N. Los Robles Avenue, which would in turn facilitate the development of a multi-family housing project. The operation of a multi-family building will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City. The project will be designed in accordance with the applicable Building Code, Fire Code, and other relevant regulations to ensure the construction and occupation of a safe and habitable structure. Based on the Class 32 Categorical Exemption Evaluation Report prepared by GPA Consulting, the project would not result in significant project-related or cumulative impacts relating to traffic, noise, air quality, or water quality. These conclusions are based on a CEQA-focused traffic impact analysis, noise analysis, and an air quality analysis.

6. *The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection;*

The continued operation of Fuller at its current location will continue to be compatible with the existing and future uses. There is no proposed construction within the Master Plan as part of this application. Further, any future construction Fuller were to propose would be subject to the Master Plan and reviewed by the Design Commission to ensure design excellence and proper context, as well as compatibility with existing and future land uses in the vicinity in terms of aesthetics values, character, scale, and view protection.

The removal of 282 N. Los Robles Avenue from the Fuller Master Plan would allow for its consolidation with 270 N. Los Robles Avenue, which would in turn facilitate the development of a multi-family housing project. Its design would need to comply with the applicable development standards of the Pasadena Zoning Code such as height, setbacks, and floor area ratio standards. Through the Design Review process, the fenestration, solid to void relationship, compatibility with surrounding design and building materials will be reviewed to ensure compliance with Pasadena Design Guidelines.

Amendment to Development Agreement No. 19378 (2006)

7. *Would be in the best interest of the City;*

The Development Agreement required all net new dwelling units constructed pursuant to the Master Plan to be affordable units reserved for Fuller's use (e.g. students, faculty). However, because Fuller no longer owns the 282 N. Los Robles Avenue property, it cannot construct any housing on that property, nor has it indicated any desire for a third-party to construct housing for Fuller use. The continued inclusion of 282 N. Los Robles Avenue in the Development Agreement would result in no changes to the existing surface parking lot. Conversely, the removal of 282 N. Los Robles Avenue from the Development Agreement, in order to facilitate a proposed housing development, would result in an increase in the number of available dwelling units in Pasadena. By amending the Development Agreement, the proposed project would be subject to the City's Inclusionary Housing Ordinance and be developed consistent with the underlying CD-3 zoning district and the General Plan. As such, the proposed Development Agreement amendment would be in the best interest of the City.

8. *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 proposed Development Agreement Amendment would unencumber 282 N. Los Robles Avenue from the Fuller Development Agreement, thereby allowing the project site to be developed as allowed by existing the Medium Mixed Use land use designation from the General Plan Land Use Element and the Zoning Code. The proposed development would be a high-density, multi-family, residential project, as allowed by the CD-3 zoning district, and in compliance with the applicable development standards. The CD-3 zoning district, designated as "Walnut Housing" in Chapter 17.30 (Central District Specific Plan) of the City's Zoning Code, is, "...intended to promote the development of a high-density residential area north of Colorado Boulevard and in close proximity to the Lake Avenue Light Rail Station, as well as to balance the institutional growth and historic preservation activities of Fuller Seminary, prominently located within the subdistrict." A high-density, multi-family, project is consistent with the purpose of the CD-3 zoning district. The properties that would remain in the Fuller Master Plan were determined to comply with the special purposes of the Zoning Code and Specific Plan when the master plan was adopted. The properties within the plan would continue to comply as they would be used for institutional uses as originally envisioned

9. *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.*

The removal of 282 N. Los Robles Avenue from the Fuller Development Agreement would allow for its consolidation with 270 N. Los Robles Avenue, which would in turn

facilitate the development of a 105-unit Urban Housing project, consistent with both the CD-3 zoning district and Medium Mixed-Use land use designation. The operation of a multi-family building will not be detrimental to health, safety or general welfare of people residing in the vicinity of the building. The proposed project will be designed in accordance with the applicable Building Code, Fire Code, and other relevant regulations to ensure the construction and occupation of a safe and habitable place structure. The Class 32 Categorical Exemption Evaluation Report prepared by GPA Consulting found the project would not have the potential to result in significant project-related or cumulative impacts relating to traffic, noise, air quality, or water quality. These conclusions are based on a CEQA-focused traffic impact analysis, noise analysis, and an air quality analysis.

*10. Is consistent with the provisions of State law (Government Code Sections 65864 through 65869.5).*

The request for the amendment of the Development Agreement was prepared consistent with the State law and in accordance with the provisions of the Zoning Code.