

**ATTACHMENT B:
CONDITIONS OF APPROVAL
FULLER MASTER PLAN AMENDMENT AND RELATED APPLICATIONS**

GENERAL

1. **Previous Approvals.** The Conditions of Approval for this Master Plan shall supersede the Conditions of Approval of the prior 2006 Master Plan (PLN2004-00351). All applicable conditions of approval have been included in this approval.
2. **Expiration.** The Master Plan shall expire 20 years from the date of approval unless renewed in accordance with Section 17.61.050.1.5.B (Conditional Use Permits and Master Plans) of the Pasadena Municipal Code (PMC). In the event that not all phases of the Master Plan are completed, and the Master Plan expires, the conditions of approval shall continue to apply to the completed portions of the project.
3. **Call for Review.** The Planning & Community Development Director (Director), at any time, can call for a review of the approved conditions at a duly noticed public hearing. These conditions herein may be modified, or new conditions applied to reduce any unforeseen impacts during the operation of the use.
4. **Five Year Review.** In accordance with Section 17.61.050.1.5.d (Five Year Review Required) of the PMC, the Master Plan shall be reviewed on the fifth year after the approval date of the Master Plan, for compliance with features of the Plan and all applicable Conditions of Approval. The applicant shall be responsible for any required fee for the five-year periodic review.
5. **Boundary.** Upon adoption of the Master Plan Amendment, the Master Plan boundary will contract to Fuller-owned properties only; each property will have a designation of core and non-core properties as specified in Exhibit 1 of the decision letter. The designation of the properties is required to occur as outlined in Exhibit 1 unless modifications are approved by the Director:
 - a. **Core Properties.** The 15 core properties will remain subject to the requirements of the Master Plan and within the Master Plan boundary.
 - b. **Non-Core Properties.** The 14 non-core properties will remain subject to the requirements of the Master Plan and within the Master Plan boundary until sold or leased. Once the non-core properties are sold or leased, they will not be used by Fuller for college/university purposes without an application for and approval of a Master Plan Amendment. Upon the execution of agreements for any such transactions, Fuller Theological Seminary will notify the Director in writing, with supporting documents (i.e. new title, sales transactions, or lease)

so that the Director may administratively update the list of non-core properties subject to the Master Plan.

The Master Plan may be removed from the title of all non-core properties upon adoption of the Master Plan Amendment.

6. **Other City Requirements.** The applicant or successor in interest shall comply with the PMC requirements of all other City Departments.

FULLER THEOLOGICAL SEMINARY CONDITIONS

7. **Enrollment.** School enrollment shall be limited to a maximum of 500 on-site students. A Master Plan Amendment shall be submitted and approved should the enrollment capacity exceed the maximum permitted under this Master Plan; additional analyses of impacts to traffic and parking may be required. The applicant shall provide annual enrollment figures to the Director one month after the new school year is in session.
8. **Number of Employees.** A maximum of 121 full time on-site employees (administrative, faculty, other related staff) shall be permitted. The applicant shall provide an annual faculty and staff roster to the Director one month after the school year is in session.
9. **Parking:**
 - a. The school shall provide 181 spaces within the campus. All parking areas shall conform to the requirements of Chapter 17.46 (Parking and Loading) of the PMC. In an effort to formalize previously executed parking agreements, the school may submit parking lease agreements to the Zoning Administrator for review and approval, in lieu of provision of parking on-site.
 - b. Fuller shall make its parking facilities available for parking by members of the general public at a reasonable cost during those times that such parking facilities are not required for use by Fuller's faculty, staff, students, and guests.
 - a. The sharing of parking for other uses shall be allowed at Fuller's discretion, consistent with the requirements of Section 17.46.050 (Shared Parking) of the PMC. A Zoning Permit, subject to review and approval by the Zoning Administrator, shall be required to allow the sharing of parking, in lieu of a Minor Conditional Use Permit, and Section 17.46.050 (Findings) of the PMC will not be applicable. A contract shall be required, consistent with Section 17.46.050.A.3 (Contract Required) of the PMC.
10. **Special Events.** On-site special events (other than on-going events related to Seminary/college use), shall not exceed a total of fifteen (15) days in a calendar year. Weekday special events shall be scheduled so they do not conflict with other events occurring on the campus. Assembly uses (religious services not affiliated with the Seminary) and special events shall not conflict with daily on-going

Seminary operations. Special events and facilities used for assembly purposes are subject to review for consistency with the Master Plan by the Director, in accordance with Section 17.61.050 (Conditional Use Permits and Master Plans) of the PMC. The review for consistency shall include review and approval of a special event parking/traffic control program which would be subject to review by the Department of Transportation.

11. **Security.** A licensed security officer shall patrol the subject property between the hours of dusk and dawn.
12. **Signage:**
 - a. Guest and customer directional parking signs shall be clearly posted at the property ingresses. The sign lettering shall meet the design requirements of the PMC.
 - b. All signs shall comply with the sign regulations of Chapter 17.48 (Signs) of the PMC with exception of the development standards listed below. A sign plan for temporary uses shall be submitted to the Zoning Administrator prior to the event(s). The sign plan shall include the size and location of all signs erected to advertise the event(s), permission from the Department of Public Works for any signs to be located on within a public right-of-way, and the dates when signs will be erected and removed.
13. **Lighting.** The school shall limit nighttime lighting to that required to maintain security as determined by the Pasadena Police Department and shall limit glare to the extent feasible. Lighting shall be directed downward and shall be equipped with 180-degree corner cutoffs.

TENTATIVE PARCEL MAP # 084630

14. The final map to be recorded with the Los Angeles County Recorder shall substantially conform to the Tentative Parcel Map submitted with this application and dated Approved by City Council and the date of the hearing and as shown in Exhibit 4 of the decision letter, except as modified herein.
15. This approval allows Tentative Parcel Map #084630 to subdivide one lot into two lots. The lot subdivision shall occur substantially as shown on the Tentative Parcel Map, except as modified herein and shall comply with the applicable land use regulations and development standards of the PMC subject to the approval of the City Council.
16. In accordance with Section 16.18.060.A of the PMC, the exercise of the right granted under this application must be commenced within two years of the effective date of the approval. It shall expire and become void, unless an extension of time is approved in compliance with Section 16.18.060 of the PMC.

17. The Tentative Parcel Map, Activity Number **ZENT2024-00110**, is subject to the recordation of the Final Map requirements of the Los Angeles County and the City of Pasadena Public Works Department.
18. Prior to submission of the final map to the City for approval, the applicant shall pay a non-refundable flat fee (based on the current General Fee Schedule) to cover the cost of processing the final map and complete all required conditions of approval before City's approval.
19. The applicant's engineer shall set boundary monuments on the proposed subdivision per Chapter 16.24 of the PMC and furnish to the City a set of field notes that have been recorded with Los Angeles County Department of Public Works. The monuments shall be independently inspected by a third-party licensed surveyor; with a certified report submitted to the City.