



Planning & Community Development Department

# Fuller Theological Seminary Master Plan Amendment

City Council  
February 3, 2025





# Background

## Planning & Community Development Department

- Established in 1947 and opened its Pasadena campus in 1953, gradually acquiring properties as its enrollment increased.
- In the early 2000s, Fuller considered the expansion of campus facilities to accommodate its anticipated growth.
- In 2006, the City Council approved a 20-year Master Plan and Development Agreement to vest Fuller's development rights to build:
  - > 586 new units and renovation of 92 existing student housing units.
  - > A 500-seat chapel, a 50,000 square-foot expansion of the existing library, and construction of three, multiple-story academic buildings, and a parking structure.
  - > The only completed development from the 2006 Master Plan is the library expansion and other minor projects such as parking lot alterations, landscaping, and open space improvements.
- Since 2006, Fuller's enrollment has declined and with it the need to build out the Master Plan vision.



# Master Plan Amendment Applications

Planning & Community Development Department

Fuller submitted the following applications:

- 1) **Master Plan Amendment:** To Amend the Master Plan document and boundaries to only include Fuller-owned properties and designate properties as “core” and “non-core.” Also extend the expiration date of the Master Plan an additional 20 years, to expire in 2046;
- 2) **Development Agreement:** To cancel the agreement, which was set to expire in 2027;
- 3) **Tentative Parcel Map #084630:** To subdivide the lot at 261 N. Madison Avenue (Chang Commons) into two parcels; and
- 4) **General Plan Land Use and Zoning Map Amendments:** To Change the General Plan Land Use Designation from Institutional to Medium Mixed Use and the Zoning designation from Public-Semi Public (PS) to Central District Residential Multi-Family (CD-RM-87) for one of the newly created parcels.



# Planning Commission Recommendation

## Planning & Community Development Department

- On October 9, 2024, the Planning Commission considered the proposed Master Plan Amendment.
- The Planning Commission recommended that the City Council approve the Amendments as presented by staff, with an added condition of approval that allows Fuller to provide shared parking with neighboring commercial and residential uses, should they desire.
  - > Staff has incorporated the shared parking recommendation as a condition of approval.



# 1) Master Plan and Boundary

## Planning & Community Development Department

- The proposed Master Plan details the revised boundary and the applicant's justification for the change and maintains operational requirements for Fuller.
- The proposed Master Plan forecasts a reduction of on-campus students from 2,014 to 500 and 121 on-site faculty.
- The proposed Master Plan includes a reduction of required parking from 450 spaces to 181 spaces.
- Since no development is contemplated, the proposed Master Plan does not contain new development standards to facilitate development. Operational standards from the previous 2006 Master Plan are carried forward through the Conditions of Approval.
- The proposed Master Plan includes 29 Fuller-owned properties, which distinguishes between 29 Fuller-owned properties within the proposed Master Plan boundary, designated as “core” and “non-core.”



# 1) Master Plan and Boundary

Planning & Community Development Department

## “Core” Properties

- 15 core properties are proposed to continue to be used for school related facilities, such as classrooms, administrative offices, and student housing.
- Any future development would require a new Master Plan Amendment, which would be subject to a public hearing and environmental review.

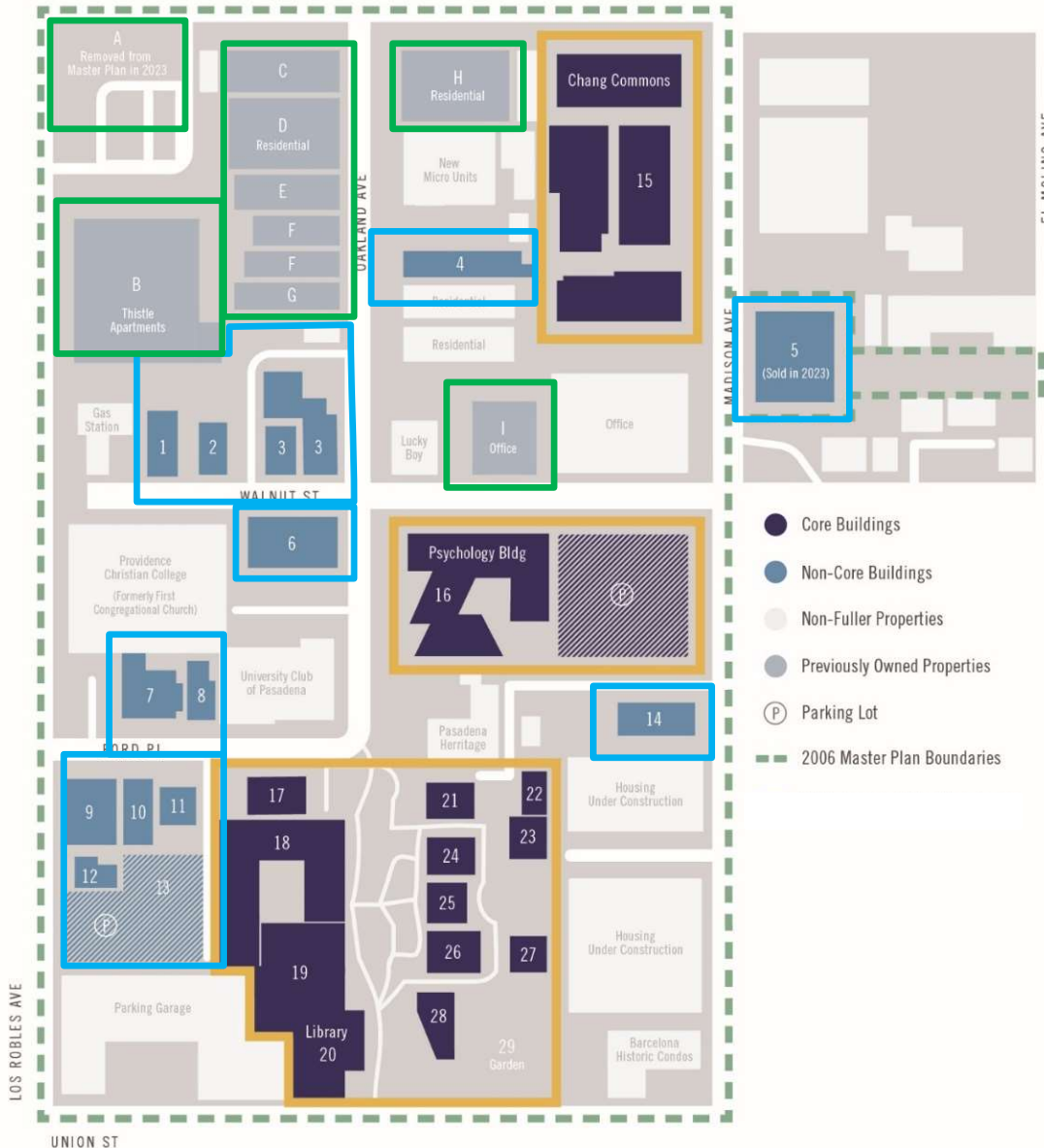
## “Non-Core” Properties

- 14 non-core properties would continue to be subject to the Master Plan until they are no longer needed for Fuller campus purposes and are sold or leased to non-Fuller entities.
- Once sold or leased for non-Fuller purposes, they would be subject to the underlying zoning district.
- The parcels could not be used again for Fuller purposes without another Master Plan Amendment.



# 1) Proposed Master Plan

Planning & Community Development Department



## Non-Core Properties

1. 483 E Walnut St
2. 493 E Walnut St
3. 495-509 E Walnut St
4. 260 N Oakland Ave
5. 250 N Madison Ave
6. 490 E Walnut St
7. 451-455 Ford PI
8. 465 Ford PI
9. 144 N Los Robles Ave
10. 454-456 Ford PI
11. 460 Ford PI
12. 130 N Los Robles Ave
13. 110 N Los Robles Ave
14. 155 N Madison Ave

## Core Properties

15. 261-291 N Madison Ave
16. 180 N Oakland Ave
17. 145 N Oakland Ave
18. 135 N Oakland Ave
19. 125 N Oakland Ave
20. 135 N Oakland Ave
21. 150 N Oakland Ave
22. 146-148 N Oakland Ave
23. 140 N Oakland Ave
24. 130 N Oakland Ave
25. 120 N Oakland Ave
26. 110 N Oakland Ave
27. 114 N Oakland Ave
28. 90 N Oakland Ave
29. 94 N Oakland Ave

## Previously Fuller-Owned Properties (to be immediately removed)

- A. 282 N Los Robles Ave
- B. 262 N Los Robles Ave
- C. 303 N Oakland Ave
- D. 285 N Oakland Ave
- E. 275 N Oakland Ave
- F. 265 N Oakland Ave
- G. 251 N Oakland Ave
- H. 296 N Oakland Ave
- I. 535 E Walnut St

PASADENA



## 2) Development Agreement No. 19378

### Planning & Community Development Department

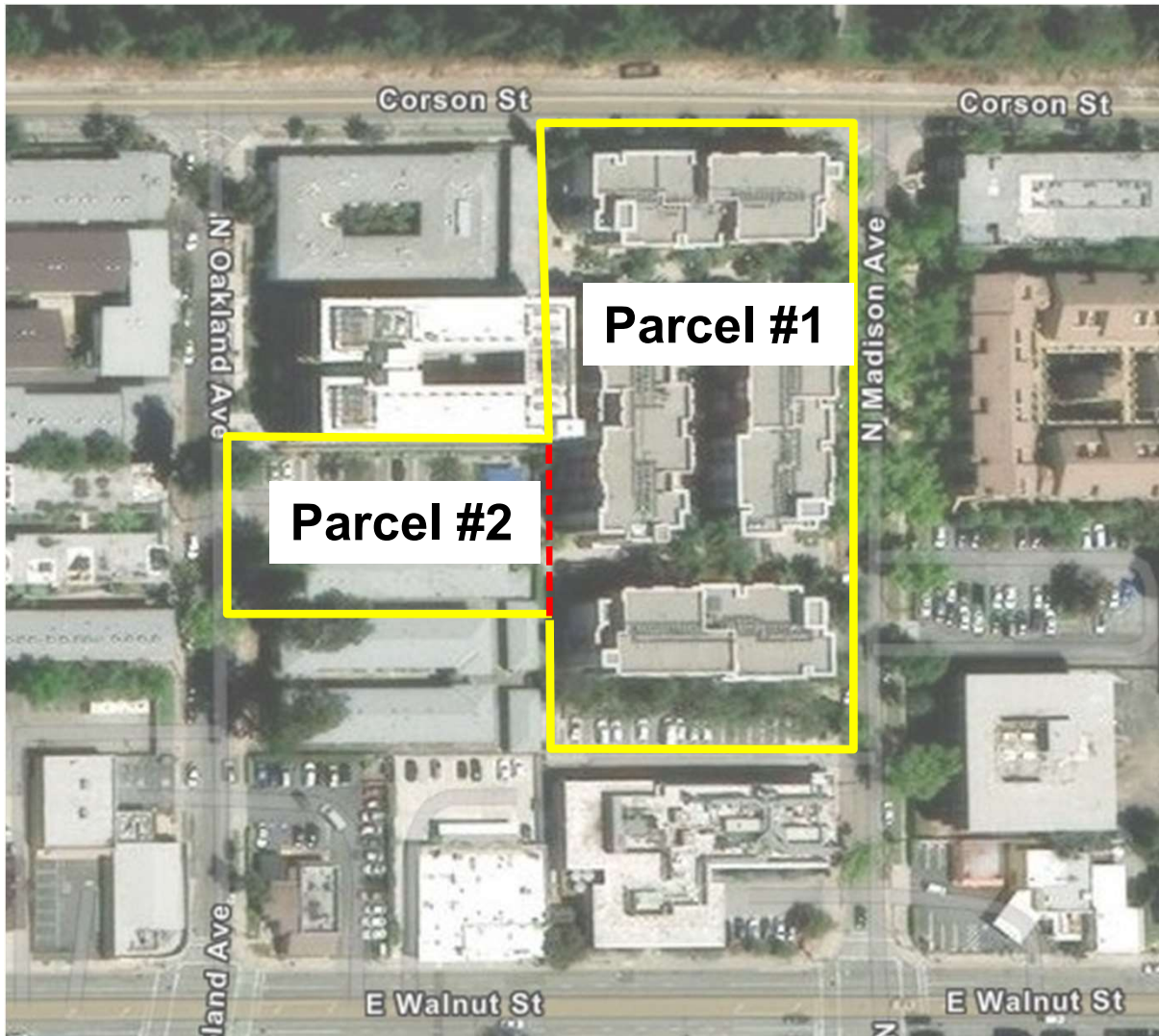
- The Development Agreement (DA) became effective in 2007 for a 20-year period and only applied to Fuller-owned properties.
- The DA vested the development standards in the 2004 Central District Specific Plan and the Master Plan. In exchange, Fuller was to provide:
  - > New affordable student housing;
  - > Publicly accessible community open space; and
  - > Night-time/weekend parking for the Playhouse District.
- Since 2006, nine previously Fuller-owned properties have been sold but continue to be subject to the Development Agreement, except for 282 N. Los Robles Avenue, which was formally removed in 2022 through the Amendment process.
- Since Fuller does not intend to build out any of the academic or residential projects called out for by the 2006 Master Plan, Fuller proposes to cancel the Development Agreement.





# 3) Tentative Parcel Map #084630

Planning & Community Development Department



- Existing parcel: 97,759 sq. ft. or 2.24 acres.
- PS Zone
- Parcel #1:
  - > 76,746 sq. ft.
  - > PS Zone
  - > Student Housing
- Parcel #2:
  - > 21,013 sq. ft.
  - > PS Zone (currently)
  - > Student Housing



# 4) General Plan Land Use Designation

Planning & Community Development Department

Existing General Plan Designation



Proposed General Plan Designation



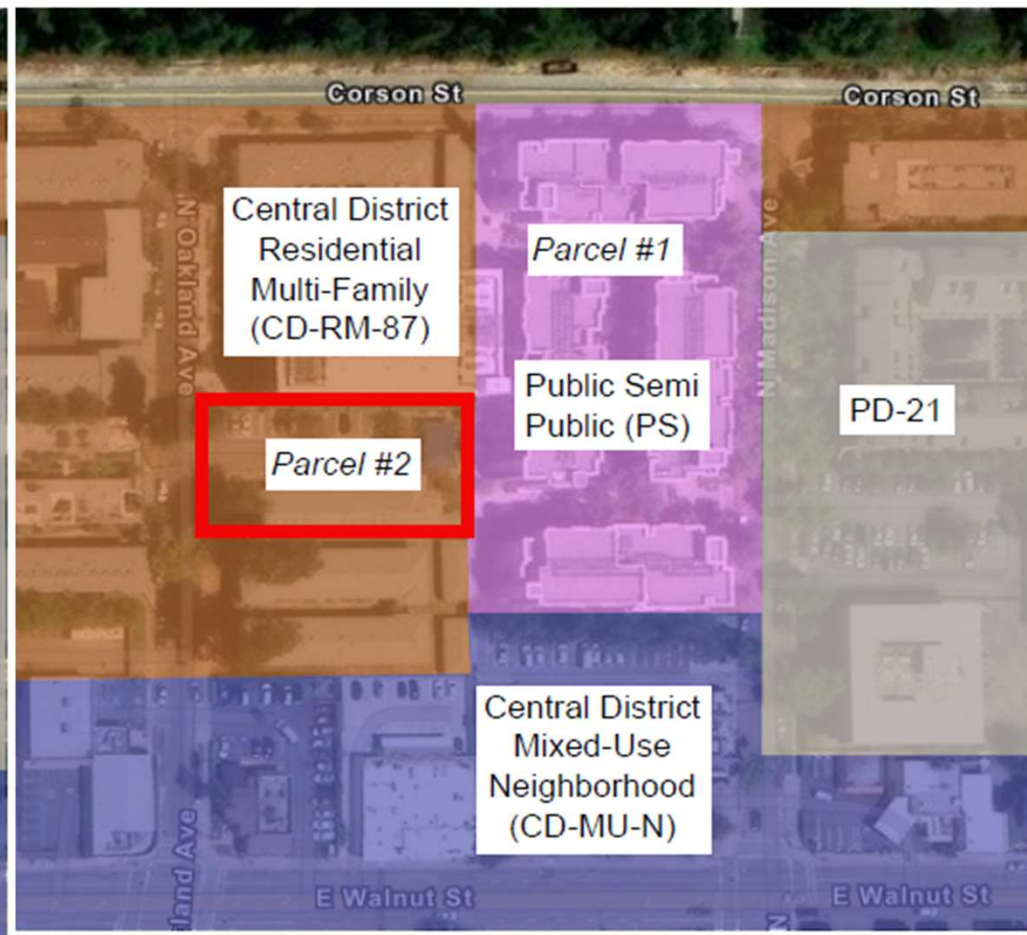
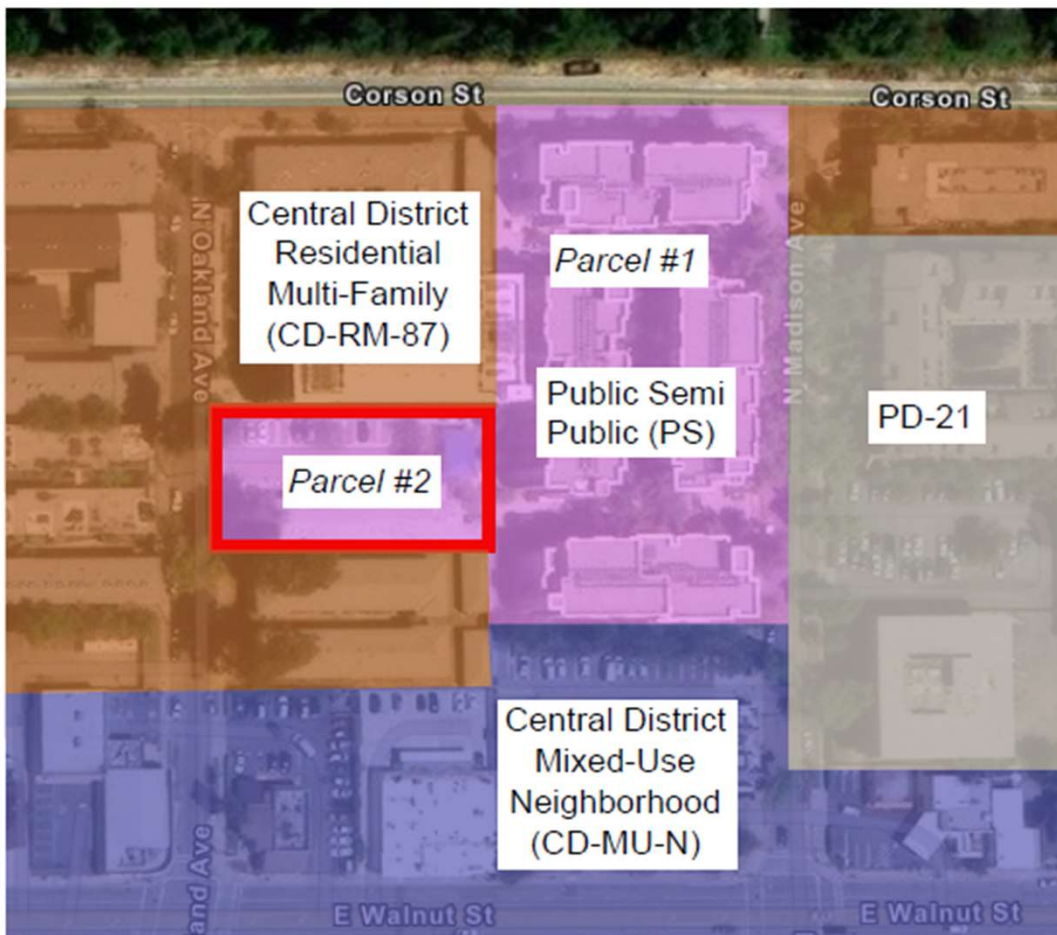


# 4) Zoning Designation

Planning & Community Development Department

Existing Zoning Map

Proposed Zoning Map





# Recommendation

## Planning & Community Development Department

### Staff recommends that City Council:

1. Find that the Addendum to the 2015 Pasadena General Plan Environmental Impact Report addresses the potential environmental impacts associated with the proposed amendments have been prepared in accordance with the California Environmental Quality Act (CEQA);
2. Adopt the Findings for the Master Plan Amendment; to cancel the Development Agreement No. 19,378; to approve Tentative Parcel Map #084630; and for the General Plan and Zoning Map Amendment.
3. Adopt a Resolution approving the Master Plan Amendment;
4. Direct the City Attorney to prepare an ordinance to cancel Development Agreement No. 19,378 within 60 days consistent with the provisions set forth in the agenda report;
5. Adopt a Resolution approving a General Plan Diagram Amendment to change the land use designation for Parcel #2 from Institutional to Medium Mixed Use; and
6. Conduct first reading of an ordinance approving a Zoning Map Amendment to change the zoning designation for Parcel #2 from Public and Semi-Public (PS) to Central District Residential Multi-Family (CD-RM-87).



Planning & Community Development Department

# Fuller Theological Seminary Master Plan Amendment

City Council  
February 3, 2025





# 2006 Master Plan Boundary

Planning & Community Development Department

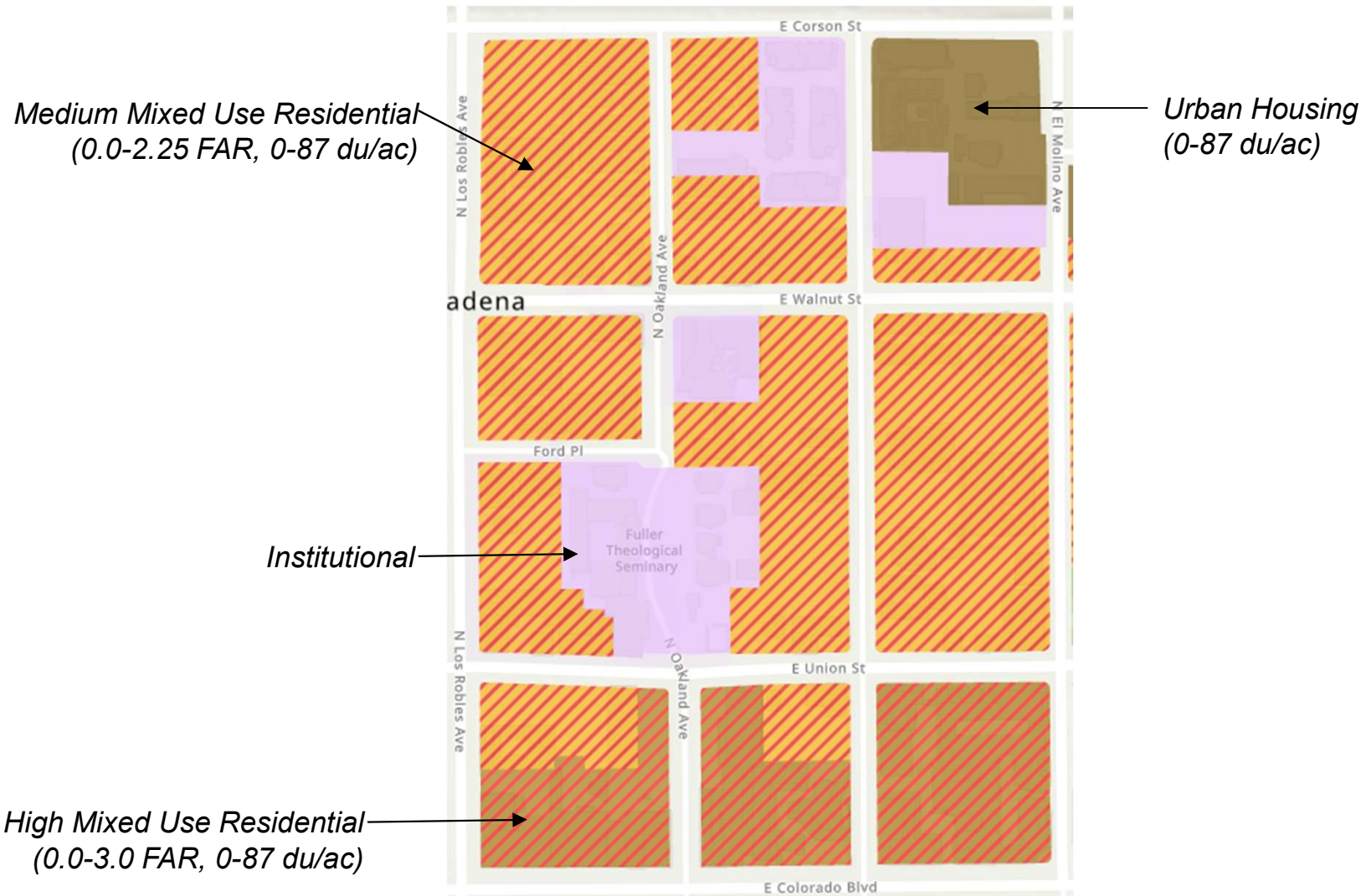
282 N Los Robles was removed from the DA/MP in 2022





# Existing General Plan Land Use

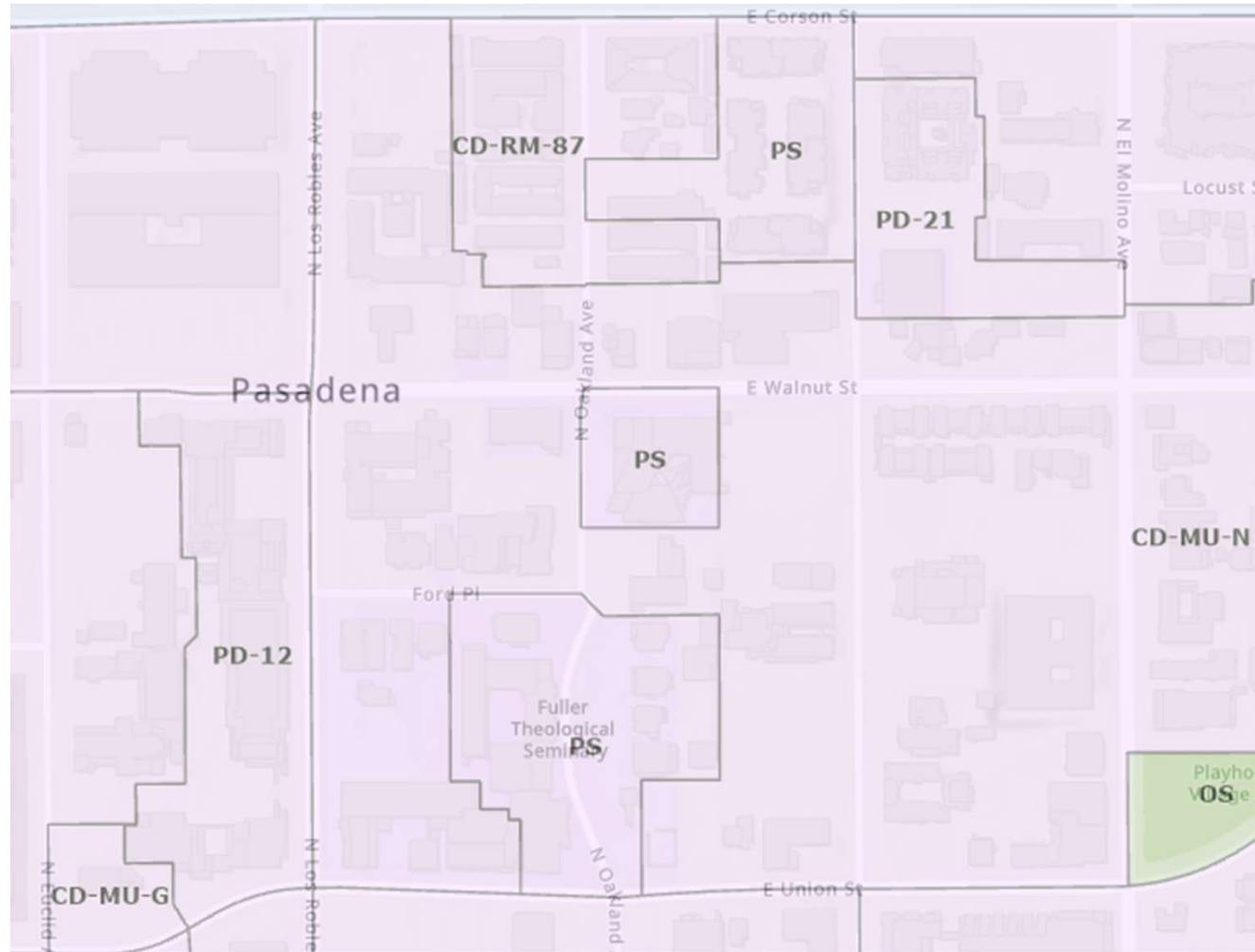
Planning & Community Development Department





# Existing Zoning Districts

Planning & Community Development Department







# Shared Parking Condition

Planning & Community Development Department

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.



# Non-Core Properties

## Planning & Community Development Department

### **Non-Core Property**

260 N Oakland Ave

155 N Madison Ave

250 N Madison Ave

483 E Walnut St

493 E Walnut St

509 E Walnut St

490 E Walnut St

451-455 Ford Pl

465 Ford Pl

450-456 Ford Pl

460 Ford Pl

144 N Los Robles Ave

130 N Los Robles Ave

110 N Los Robles Ave

### **Existing Use**

Student Housing – 10 units

Office

Student Services

Office

Office

Bookstore

Office

Student Housing – 8 units

Office

Student Housing – 15 units

Office

Student Housing – 4 units

Student Housing – 7 units

Garden/Parking