

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN AND APPROVE AN AMENDMENT TO THE FULLER THEOLOGICAL SEMINARY MASTER PLAN

WHEREAS, on November 20, 2006, the City Council for the City of Pasadena approved Fuller Theological Seminary’s Master Development Plan (Fuller’s Master Plan) to implement a 20-year plan to expand its campus to accommodate projected growth of up to 2,014 students; and,

WHEREAS, the City of Pasadena provides a process for the adoption and amendment of master plans pursuant to the Pasadena Municipal Code, Title 17, Chapter 17.61.050, which sets forth specific findings that must be made before a master plan may be approved or amended; and

WHEREAS, since the approval of the Master Plan, Fuller’s vision for its campus has changed significantly due to its online programs and decline in student enrollment, and as a result, Fuller no longer intends to expand its campus; and

WHEREAS, Fuller submitted applications to the City to amend the Master Plan draft document and boundaries to include only Fuller-owned properties and to designate properties as “core” and “non-core”, and to extend the expiration date an additional 20 years; to cancel the Development Agreement No. 19,378; to subdivide the lot at 261 N. Madison Avenue into two lots; and to change the General Plan Land Use Designation from Institutional to Medium Mixed Use Residential 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; and

WHEREAS, on October 9, 2024, the Planning Commission held a duly noticed public hearing regarding an amendment to the Master Plan to amend the Master Plan draft document and boundaries to include only Fuller-owned properties and to designate properties as “core” and “non-core”, to extend the expiration date an additional 20 years; to cancel the Development Agreement No. 19,378; to subdivide the lot at 261 N. Madison Avenue into two lots; and to change the General Plan Land Use Designation from Institutional to Medium Mixed Use Residential 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; and

WHEREAS, Fuller proposes to subdivide a parcel subject to the Master Plan and as part of the amendment designate one parcel as a “core” property and the newly created parcel as a “non-core” property pursuant to the Master Plan Amendment; and

WHEREAS, the Land Use Element of the Pasadena General Plan established the City’s goals, objectives and policies with respect to the development of its land resources; and

WHEREAS, the Land Use Diagram of the General Plan designates land within the City for certain types of development consistent with its land use policies and as a result of the City Council’s action on the Amendment to the Master Plan and parcel subdivision, there is a need to amend the Land Use Element of the General Plan to keep it current with respect to future development potential; and

WHEREAS, on February 3, 2025, the City Council of the City of Pasadena conducted a duly noticed public hearing regarding the Amendment to the Master Plan, after which the Council: (1) found that the Addendum to the 2015 Pasadena General Plan Environmental Impact Report (State Clearinghouse No. 2013091009) prepared to address the potential environmental impacts associated with the proposed Fuller Theological Seminary Master Plan Amendment and other related applications has been prepared in accordance with the California Environmental Quality Act of 1970 (CEQA) (Cal. Public Resources Code Section 21000, et. seq., as amended) and its implementing guidelines (Cal. Code Regs., Title 14, Section 15000 et. seq., 2016). The addendum found that the proposed Master Plan Amendment will not result in any potentially significant impacts that were not already analyzed, and no conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred; and (2) adopted findings in support of the Amendments to the Master Plan and approved the Amendments to the Master Plan.

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**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA
RESOLVES AS FOLLOWS:**

1. The above recitations are true and correct and are incorporated by reference into this action.
2. As required by the Zoning Code, the City Council finds that for the Amendments to the Master Plan:

A. The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code;

The Fuller Theological Seminary (Fuller) was established in 1947 and moved to their current location in Pasadena in 1953. The Fuller campus includes properties located within the Public, Semi-Public (PS), Central District Residential Multi-Family (CD-RM-87), Central District Mixed-Use Neighborhood (CD-MU-N), and Planned Development 21 (PD-21) Zoning designations. The application includes a Tentative Parcel Map to split the parcel at 261 N. Madison Avenue into two parcels (Parcel #1 - 261 N. Madison Avenue and Parcel #2 – 260 N. Oakland Avenue) and a General Plan Amendment and Zoning Map Amendment to change the land use designation of the property located at Parcel #2 from Institutional to Medium Mixed Use Residential (87 du/ac) and to change the zoning designation of the same property from Public and Semi-Public (PS) to Central District Residential Multi-Family (CD-RM-87).

A “School - public and private” is a conditionally permitted use that is allowed in the PS zoning district. The project complies with the applicable provisions of the Zoning Code as the development standards for PS zoned parcels are established through either a Conditional Use Permit or a Master Plan. The proposed Fuller Master Plan includes conditions of approval for operational restrictions. Additionally, the Master Plan complies with other applicable provisions of the Zoning Code such as standards for specific land uses (Schools, private) in Zoning Code Section 17.50 and parking and landscaping

requirements in Section 17.46. The Master Plan Amendment will reduce the boundary to only PS zoned properties operated by Fuller. Thus, the use is allowed with a Master Plan and complies with all applicable provisions of the Zoning Code.

B. 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 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 purpose of the PS zoning district is for large public or semi-public land uses that may not be appropriate in other zoning districts, such as educational institutions. The PS zone is applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. The Master Plan Amendment proposes a reduction in the Master Plan boundary, which will only include Fuller-owned core properties. A proposed condition of approval would include Fuller-owned non-core properties within the boundary until they are sold or leased for non-campus use. The Master Plan allows Fuller to continue to operate as an educational institution within the proposed campus boundaries, which is consistent with the purpose and intent of the PS zoning district.

C. 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;

Guiding Principle #6 of the Land Use Element of the General Plan places importance on education and opportunities for existing institutions:

Pasadena will be a cultural, scientific, corporate, entertainment and education center for the region. Long-term growth opportunities will be provided for existing institutions; a healthy economy will be fostered to

attract new cultural, scientific, corporate, entertainment and educational institutions.

Fuller Theological Seminary is proposing to continue its operation of a private university in its existing location; the Master Plan does not include any new uses but does include a reduction in the Master Plan boundary which would result in a reduction of campus services. The use is in conformance with the goals, policies, and objectives of the General Plan in that Land Use Policy 2.9 (Institutional Uses) requires the City to “accommodate the development of educational, religious, cultural, and similar facilities that enrich the lives of Pasadena’s residents.” Additionally, Land Use Goal 17 supports “a strong and diverse educational system that is responsive to the life-long needs of the community and related to maintaining a high quality of life and a strong economy.” Consistent with Land Use Policy 17.4, related to long-range planning for private schools and collaboration with the City on site selection, site design, traffic control, circulation and site acquisition to ensure compatibility with the neighborhoods or districts in which they are located, and through the Master Plan process, as conditioned, Fuller and the City are collaborating to ensure the campus continues to be compatible with the surrounding neighborhood.

The Fuller Master Plan is located in the Walnut Transit Subarea of the Central District Specific Plan (CDSP). Goal 8 of the CDSP is to create “a supportive environment for new developments and businesses that are compatible with surrounding residential uses and historic resources, and which also leverage major institutions.” Furthermore, CDSP Policy 14.c Institutional Uses requires the City to “maintain the current mix and character of institutional uses, including educational, religious, and cultural facilities.” The Fuller campus has existed in Pasadena since 1953. Allowing the institution to reduce their Master Plan Boundary would further support their continued use of their

campus while maintaining Pasadena's position as a leader in intellectual pursuits.

D. 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;

The proposed Master Plan Amendment is consistent with the existing institutional land use. The Fuller campus has been in this location since 1953 and the proposed amendments allow for the continued use of the campus and educational operations. The purpose of the Master Plan Amendment is to reflect the changing operation of the campus as student enrollment declines. The proposed amendment includes requests to amend the boundaries of the Master Plan to only include Fuller-owned core properties; Extend the Master Plan an additional 20 years from the date of adoption and cancel the Development Agreement, both set to expire in 2026; Approve a Tentative Parcel Map to split the parcel at 261 N. Madison Avenue into two parcels (Parcel #1 - 261 N. Madison Avenue and Parcel #2 – 260 N. Oakland Avenue); and Change the General Plan land use designation from Institutional to Medium Mixed Use Residential (87 du/ac) and the Zoning designation from Public-Semi Public (PS) to Central District Residential Multi-Family (CD-RM-87) for Parcel #2. No development is proposed as part of the Master Plan Amendment. Conditions of approval have been included to require non-core properties to remain within the boundary until they are sold or leased for non-campus use and address operational aspects of the Master Plan to ensure the campus remains not detrimental to the public interest, health, safety, convenience, or general welfare of the City.

E. 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; and

Fuller Theological Seminary has been in operation at the existing campus since 1953 and has demonstrated that an institutional use has been a compatible use with this neighborhood. Conditions of approval are included to further ensure the continual compatibility of the use in the neighborhood, including restrictions on night-lighting, noise, number of students, staff, and minimum off-site parking requirements. As described and conditioned, the use will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.

F. 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.

There is no development proposed as part of this Master Plan Amendment. Any future development on any core properties would require a new Master Plan Amendment, which would be subject to a public hearing and environmental review. Once the non-core properties are sold off or leased for non-Fuller purposes, any new development would be subject to the requirements of the underlying zoning designation. Once these properties are out of the Master Plan boundary, they would not be permitted to be used for Fuller purposes without a Master Plan Amendment. Since the campus has been located on the site since 1953 and will continue to operate as an educational institution, the existing use is compatible with the surrounding neighborhood.

3. As required by the Zoning Code, the City Council finds that for the Amendments to the General Plan:

A. The proposed amendment is in conformance with the goals, policies, and objectives of the General Plan;

Fuller owned parcels have General Plan Land Use Designations of Institutional and Medium Mixed Use. The Institutional Land Use Category applies to uses that are “characterized by facilities owned and operated by the City or by other public and/or private institutions such as corporate yards,

schools, libraries, and hospitals.” The Medium Mixed Use Land Use Category applies to uses that are “exclusively commercial or exclusively residential, or with buildings vertically integrating housing with non-residential uses.” Fuller has been an established graduate institution in the City since 1953. If the tentative parcel map to create an east parcel (Parcel #1 - 261 N. Madison Avenue) and a west parcel (Parcel #2 – 260 N .Oakland Avenue) is approved, the request to change the General Plan Designation of Parcel #2 from Institutional to Medium Mixed Use Residential (87 du/ac) is more appropriate since the parcel is proposed to be removed from the Master Plan boundary and will not be used for Fuller campus operations. The existing two-story 10-unit residential building would still be used for residential purposes, consistent with the proposed General Plan Land Use designation.

The Land Use Element of the General Plan provides a number of Goals and Objectives that support the General Plan Land Use Designation change of 260 N Oakland Avenue:

GOAL 2. Land Use Diversity. A mix of land uses meeting the diverse needs of Pasadena’s residents and businesses, fostering improved housing conditions, offering a variety of employment and recreation opportunities, and supporting a healthy population while protecting the environment.

2.5 Mixed Use. Create opportunities for development projects that mix housing with commercial uses to enable Pasadena’s residents to live close to businesses and employment, increasing non-auto travel, and interact socially.

GOAL 4. Elements Contributing to Urban Form. A safe, well-designed, accessible City with a diversity of uses and forms. These diverse forms include distinct, walkable districts, corridors, and transit and

neighborhood villages and cohesive, unique single and multi-family residential neighborhoods and open spaces where people of all ages can live, work, shop and recreate.

4.8 Complete and Livable Neighborhoods. Maintain the pattern of distinct residential neighborhoods oriented around parks, schools, and community meeting facilities that are connected to and walkable from neighborhood-serving businesses and public transit.

GOAL 6. Character and Scale of Pasadena. A built environment that evolves while maintaining Pasadena's unique sense of place, character, and the urban fabric.

6.2 Established Neighborhoods. Preserve, protect, and enhance established residential neighborhoods by providing appropriate transitions between these and adjoining areas. Require new development to complement and respond to the existing physical characteristics that contribute to the overall character and livability of the neighborhood.

GOAL 21. Desirable Neighborhoods. A City composed of neighborhoods with a variety of housing types that are desirable places to live, contribute to the quality of life, and are well maintained.

21.3. Neighborhood Character. Maintain elements of residential streets that unify and enhance the character of the neighborhood, including parkways, street trees, and compatible setbacks.

The Fuller Master Plan Amendment proposes to designate Parcel #2 as "non-core" and it will no longer use the property for campus operations. As the property is currently used for residential purposes, the application also includes a request to change the General Plan

Designation of Parcel #2 from Institutional to Medium Mixed Use Residential (87 du/ac), consistent with the surrounding residential community. There is no development proposed for this site as part of this project and any future development would be subject to the underlying zoning regulations. In this instance, the change from an Institutional land use to a Medium Mixed Use Residential land use is appropriate as it will reflect the residential use on the property. This land use designation change is supported by General Plan Policies 2.5, 4.8, 6.2, 21.3 as it more closely aligns to the residential use of the property and will maintain the character of the neighborhood.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The General Plan characterizes the Medium Mixed Use Land Use designation as intended to support the development of multi-story buildings with a variety of compatible commercial (retail and office) and residential uses. Since the property will be labeled as “non-core” and no longer be used for campus operations, the changes to the General Plan are necessary to align the General Plan Land Use diagram with the surrounding residential community, which also has a Medium Mixed Use Land Use designation. Therefore, the General Plan Amendment is consistent with and implements goals, policies, and objectives of the General Plan. The General Plan Amendment will benefit the city by aligning residential land use designations and will not adversely impact the public interest, health, safety, convenience, or general welfare of the city since there is no change to the intended use of the property.

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4. NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PASADENA RESOLVES AS FOLLOWS:

The City Council of the City of Pasadena hereby approves proposed amendments to the Fuller Theological Seminary Master Plan, as shown on Exhibit 1 attached hereto, and boundary, as shown on Exhibit 2 attached hereto, and adopts the following amendment to the Land Use Element of the General Plan: Change the General Plan Land Use designation from Institutional to Medium Mixed Use Residential (0 – 87 du/ac) for Parcel No. 2 of Tentative Parcel Map No. 084630 at 260 North Oakland Avenue, as shown on Exhibit 3 attached hereto.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Approved as to form:

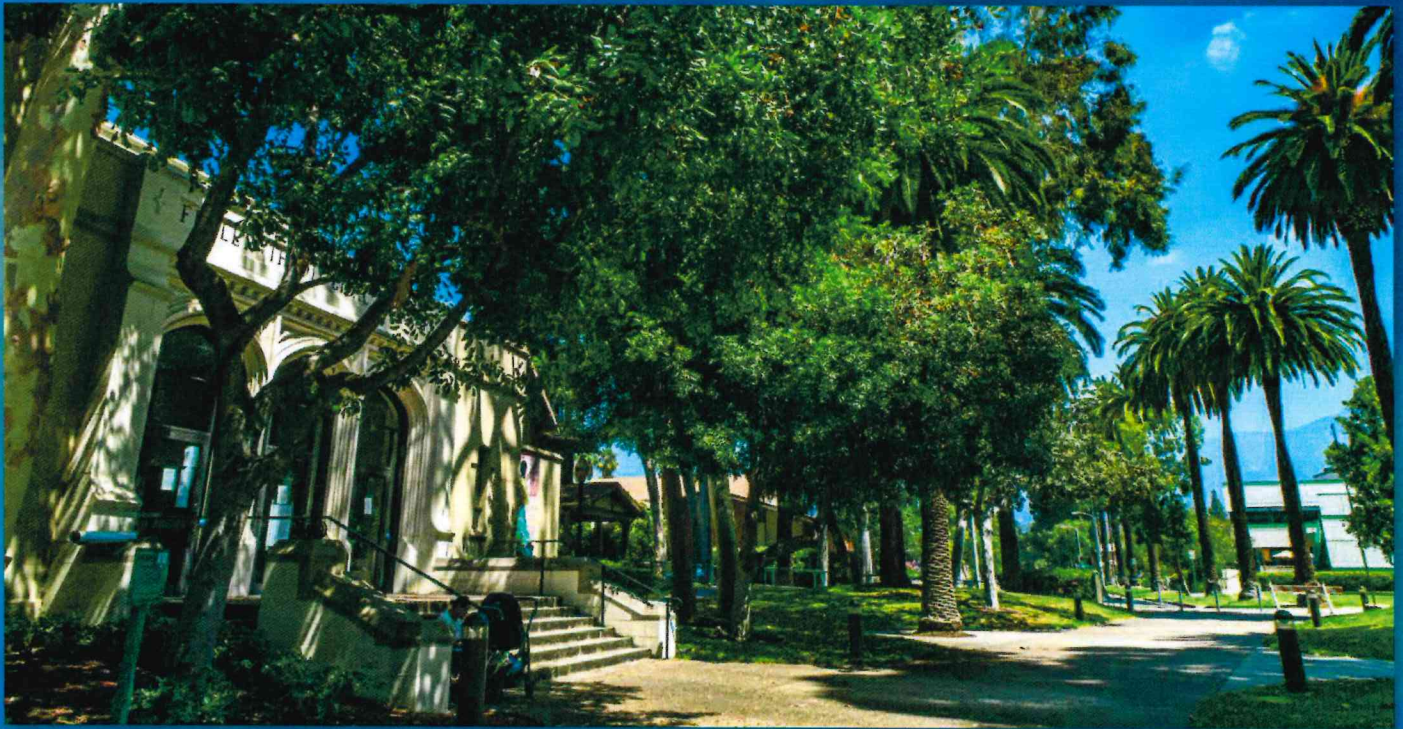
Mark Jomsky, City Clerk



Caroline Monroy
Deputy City Attorney

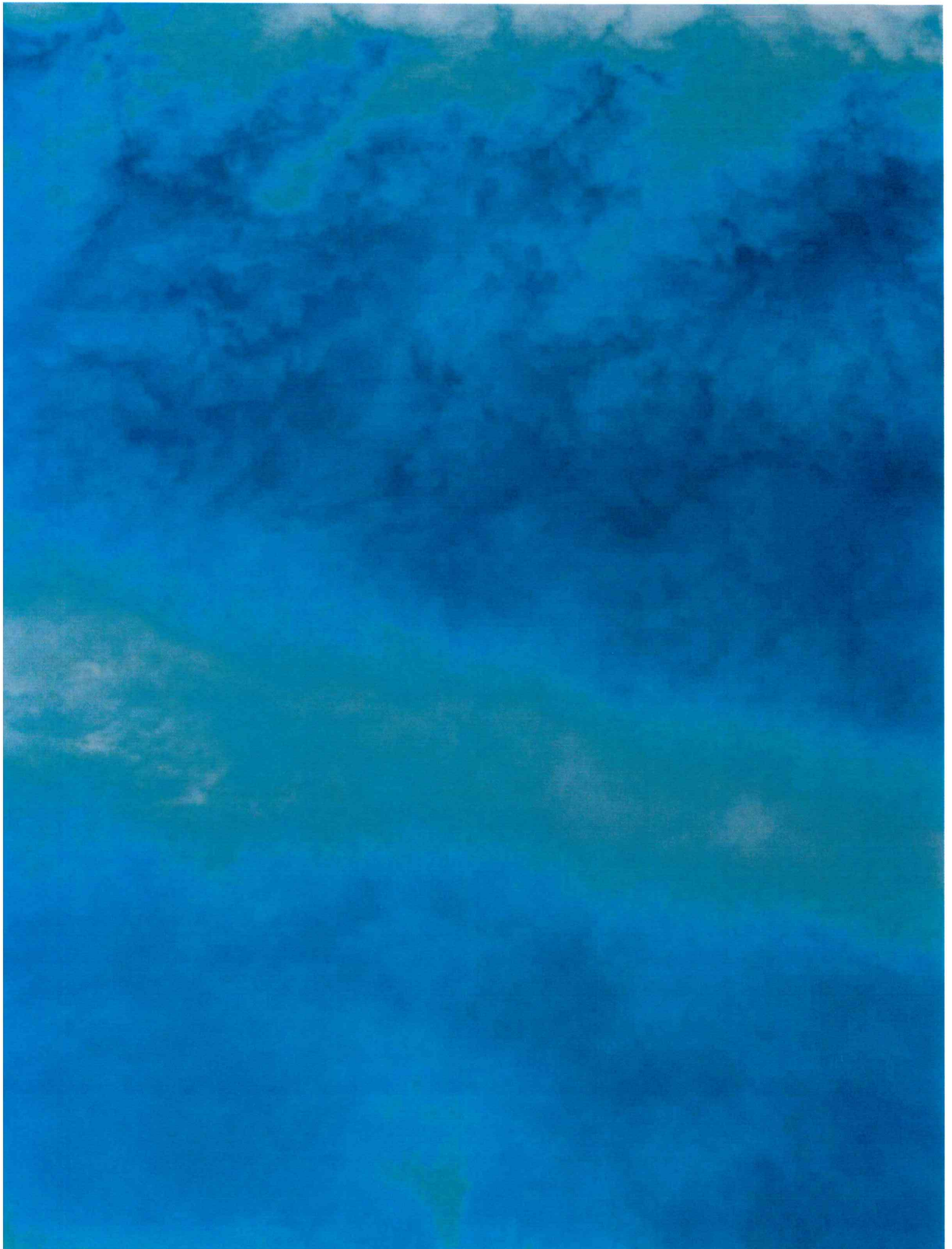
 FULLER

FULLER THEOLOGICAL SEMINARY



Amended Master Plan

November 2023



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CHAPTER I: Background

Reimagining the Future

Seventy-five years ago, fledgling Fuller Seminary chose Pasadena as its home to build a world-renowned institution of theological education. After many years of partnering with the community, managing through growing pains, and achieving that grand vision, Fuller remains proud to call Pasadena its home.

*Fuller remains
proud to call
Pasadena its home.*

Fuller currently maintains three campuses—Pasadena, Phoenix, and Houston—in addition to online programming, with more than 2,800 total students. Pasadena remains the administrative headquarters and hosts the majority of students among the campuses. Sixteen degree programs are offered to meet the needs of students seeking careers in ministry, psychology, and marriage/family therapy, or spiritual enrichment. A multitude of professional certificates and personal growth experiences are offered as well. Approximately 75,000 learners from all over the world access online courses through the online platform FULLER Equip. These learners represent more than 80 countries and 110 denominations.

Although Fuller has grown and evolved in many ways over the years,



challenges continue to flow from changing demands in higher education and lingering repercussions of the pandemic. At 75, while not veering from its mission, Fuller finds it must continue to adapt and reimagine its future within these new contexts.

As a result, Fuller is redefining the seminary experience by adapting to what the world needs now in its leaders and change-makers. New and refreshed degrees provide students with practice-focused education built on the academic rigor for which Fuller is known, while a new digital platform allows nonprofit organizations and churches to provide leadership formation curated by Fuller experts. And, Fuller is reimagining the traditional campus model to build a global learning community where students and learners can access a Fuller education from their own unique contexts.

Fuller continues to serve thousands of students, but the majority are already online rather than on campus. This trend, which increased during the pandemic, allows graduate students from all over the world to maintain their existing housing, jobs, childcare, and social networks without having to relocate for significant periods of time.



The future for Fuller imagines a Pasadena campus that accommodates both on-campus and online modes of learning in a vibrant, yet condensed, campus footprint.

Despite these changes, however, a solid base of on-campus students will remain. The psychology degree programs require a percentage of credits to be completed in person, including class work and practicum hours. Fuller reimagines a Pasadena campus that accommodates both on-campus and online modes of learning in a vibrant, yet condensed, campus footprint.

In addition to shifts to online learning, Fuller expects to enroll fewer students overall. Colleges across the country have seen dropping enrollment since 2010 and accelerated declines since the Covid-19 pandemic. Fuller has been similarly impacted by this pattern. Although Fuller has begun offering new degrees and plans to continue refining programming in response to changing demand, enrollment numbers are still projected to fall below prior expectations.

As a result of these trends, the broad physical infrastructure for a large in-person student body is no longer needed. The City of Pasadena last adopted a master plan for Fuller in 2006, a wide-ranging plan that envisioned significant

growth and the construction of both housing and academic facilities. This was at the peak of enrollment, approaching 5,000 degree-seeking students from Pasadena and multiple satellite campuses. Nearly 20 years later, Fuller's operation has evolved into a more modern format, embracing online and hybrid learning as well as fewer students. Now, rather than focusing on growth and expansion of campus facilities, Fuller looks to reduce its overall footprint to rightsize in conformance with current market demands.

While future trends see a smaller physical footprint, Fuller's intellectual footprint and global impact will not diminish.

Yet, while future trends see a smaller physical footprint, Fuller's intellectual footprint and global impact will not diminish. Fuller has prepared this Amended Master Plan to build a new foundation on which to grow its worldwide impact while streamlining its real estate holdings. Fuller recently concluded a comprehensive fundraising campaign that, despite facing numerous challenges (including a global pandemic), saw an increase in the number of donors and alumni contributors. The funds were donated specifically to provide student scholarships, to support Fuller's innovative centers and institutes, and to improve facilities and technology. This success empowers Fuller to reach further in fulfilling the strategic vision.

Although it may reduce the size of its physical campus, Fuller has no plans to leave Pasadena. It remains committed to being a significant institution and





Fuller has no plans to leave Pasadena. It remains committed to being a significant institution and good neighbor in service to the Pasadena community.

good neighbor in service to the Pasadena community. As referenced in this Plan, Fuller will maintain the historic buildings and the paseo in the core campus, part of a National Register district that Fuller helped to nominate. Fuller will also continue to provide affordable housing for students, as well as some faculty and staff, including short-term dormitory housing for students on campus for hybrid learning, intensives, and seminars. Chang Commons will remain the center of campus housing.

And, while Fuller may need to release some non-core properties, parcels will be sold, leased, or considered for joint venture gradually and only as deemed necessary. This Plan seeks to place them within the context of the City’s planning process for the best possible outcome for the community as Fuller looks forward to its next 75 years in Pasadena.

History of Fuller Seminary

When Charles Fuller envisioned a research center for biblical scholars over half a century ago, his intention was to create “the best of its kind in the world” or nothing at all. The founders who joined him in that mission were galvanized against religious anti-intellectual and separatist trends.

With an intention to emphasize service to and integration in the surrounding community, land for the nascent seminary was chosen in the heart of Pasadena’s civic center. When 39 graduate students met for the first time on October 1, 1947, they inaugurated what would one day become the largest multid denominational seminary in the world.

Construction of Fuller’s present campus began in 1953 with the bricks and mortar of Payton Hall and the ideal of being a vibrant part of the community—a “nonsectarian” attitude unlike religious isolationist tendencies of the time. Full academic accreditation from the American Association of Theological Schools came as early as 1957 (with subsequent accreditation by

the Western Association of Schools and Colleges). By then Charles Fuller's original mission to broaden the orthodox agendas of the church had solidified into a two-fold objective: theological scholarship and a commitment to peace, justice, and sociological concerns.

Not underwritten by any denominational affiliation, Fuller has always been supported by its active Board of Trustees, for which it has gained distinction. This has made it possible for the seminary to pursue unfettered scholarship, or, as subsequent president David A. Hubbard voiced it, "Truth seen as a whole, not a series of fragments."



In the early '60s, McAlister Library was finished, and the School of Intercultural Studies (formerly School of World Missions) and the School of Psychology & Marriage and Family Therapy were added to the School of Theology in order to address changing times and needs. (At the time, Fuller was the only seminary-based graduate school of psychology accredited by the American Psychological Association.) Master's and doctoral degrees were offered in this "theological university" with a legacy of thorough training and access to the finest theological minds

of the day. During the decade of the '70s, Fuller was recognized as a leader in the field of graduate religious studies, hailed by *Time* magazine as "the best United States evangelical divinity school" (May 1976).

North Oakland Avenue was turned into the Arol Burns walking mall in 1971, which remains one of downtown Pasadena's few park-like spaces with open access to the community. As the heart of the Fuller campus—by some estimations an extravagant use of prime real estate—the mall served as an unexpected oasis of contemplative space within walking distance of the civic center.

Less than a decade later, Fuller had five major extended education sites and had embarked on building the School of Psychology (1986). This ambitious undertaking included Travis Hall, which was designed for public forums and houses the memorabilia of M. Scott Peck, whose papers reside with the institution.



In 2009, Fuller completed the expansion and renovation of the David Allan Hubbard Library, tripling the size of the facility. Home to one of the finest theological collections in the world, including many rare books and manuscripts, the new library integrates the original library buildings, constructed in 1961 and 1977, to create a cohesive entity that incorporates modern library technology as well as state-of-the-art environmental controls for the below-grade rare book storage areas.

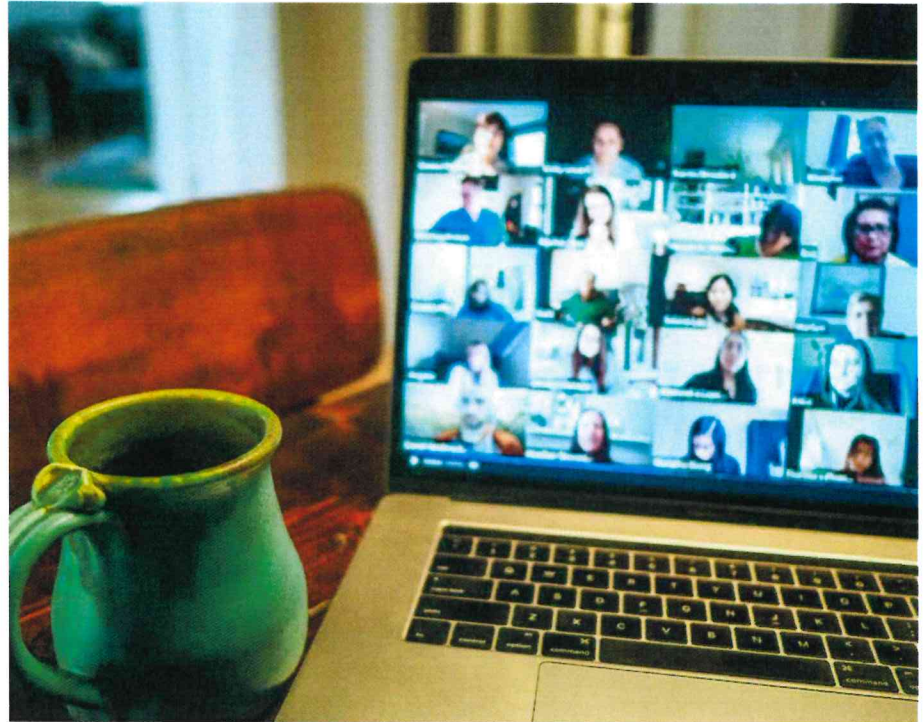
Changing Environment

When the 2006 Fuller Seminary Master Plan was drafted, it predicted a modest 3–4 percent increase in students each year, reaching an optimum population of roughly 2,000 students on campus in Pasadena.

High among the priorities of the Plan was the need to resolve the lack of appropriate classroom facilities for the preaching arts programs. Classroom upgrades and additions were planned to alleviate the strictures of scheduling just nine classrooms for Fuller’s more than 1,700 on-campus students. In addition, a new chapel was planned to offer much-needed assembly space and release Fuller from the burden of renting off-campus space.

The need for office and administrative space was also critical. The acquisition of 250 N Madison Avenue in 2003 was intended to allow for the centralization of student services and extension offices, to relieve overcrowding in existing departments, and to accommodate new faculty members joining the seminary as student enrollment slowly increased over the coming decades.

Another priority of the prior Plan was to build additional housing on campus to better accommodate students and their families. When campus enrollment was at its peak, Fuller maintained multiple housing sites, including on-campus housing and master-leased apartment buildings off campus.



At the time the Plan was prepared, Fuller held 471 units, and a total of 706 units was envisioned.

However, two dominant trends changed the necessities underlying the Plan: falling enrollment and shifts toward online and hybrid programming.

Studies show enrollment in higher education began to decline across the country as early as 2010, for a variety of reasons. Lower birth rates meant fewer high school students graduating and entering college. Fluctuations in the economy caused students to delay higher education. Grants and scholarships didn't keep pace with increasing tuition, making college more expensive. Even families who were able to afford higher education questioned whether the cost was worth it. Multiple studies show a nationwide graduate enrollment decrease of more than 11 percent between 2010 and 2019. The pandemic in 2020 then dramatically accelerated the slide, with data showing that many students who quit during Covid have not returned.

The pandemic cemented the concept of online learning as a viable alternative to residing on campus, particularly for graduate students.

The pandemic also cemented the concept of online learning as a viable alternative to residing on campus, particularly for graduate students. When the 2006 Master Plan was drafted, Fuller had already begun hybrid programming. A new online Master of Arts in Global Leadership degree had recently been launched and more than 100 new students per year from all over the world were expected to enroll. These students would be on campus for only four accumulated weeks through their course of study. While innovative at the time, following several years of pandemic-induced remote learning, this is the new standard for graduate programming.

As these factors grew in the years following adoption of the Master Plan, Fuller opted to delay implementation, recognizing that the changing environment would shape the future. The only construction completed under the 2006 Plan was the expansion of the library, totaling 47,000 sq. ft. The chapel was not constructed, nor were any of the potential student housing projects or academic spaces.

As change accelerated, not only was new space no longer needed but existing facilities became underutilized. Off-campus housing was consolidated on campus. Several buildings that closed as a result of the pandemic have remained mostly vacant with no viable campus use. For example, student services and offices previously located at 250 N Madison have been downsized and consolidated elsewhere on campus. The building was placed on the market for lease in 2022. However, following the pandemic, the market for commercial office buildings was poor nationwide and particularly in the Los Angeles and Pasadena areas. Although no viable offers for lease were received, Fuller received an offer for purchase and ultimately sold the building, bringing new corporate neighbors to the area.

Today, Fuller anticipates ongoing reductions in on-campus enrollment, combined with a significant shift to part-time and online students. While on-campus enrollment will continue to decline over the next several years, forecasts predict it will ultimately rebound and stabilize at around 500 students on campus. With the previous Plan anticipating more than 2,000 students on campus, this creates a sharp decline in demand for housing and other campus services.

This Amended Master Plan reduces the footprint of the campus to focus essential services in the historic core and housing at Chang Commons.

Fuller finds itself now owning more than a dozen properties within the 2006 Master Plan boundaries that either no longer have a current function or may be considered for consolidation as demand evolves. As a result, Fuller has identified core properties that remain fundamental to its operations under a new educational model, and properties that are no longer necessary nor appropriate to retain within the Master Plan. This Amended Master Plan reduces the footprint of the campus to focus essential services in the historic core and housing at Chang Commons while allowing non-core properties to be woven back into the fabric of the community at such time that campus consolidation makes sense.



Fuller's smaller campus will be more effective in meeting the needs of today's students, the demand for evolving program delivery, and the economic conditions underpinning the success of future programs. This Amended Plan also seeks to strategically position Fuller's real-estate holdings to align with the City's long-term plans and achieve a mutually beneficial outcome for both Fuller Seminary and the Pasadena community.

CHAPTER II: Planning Context

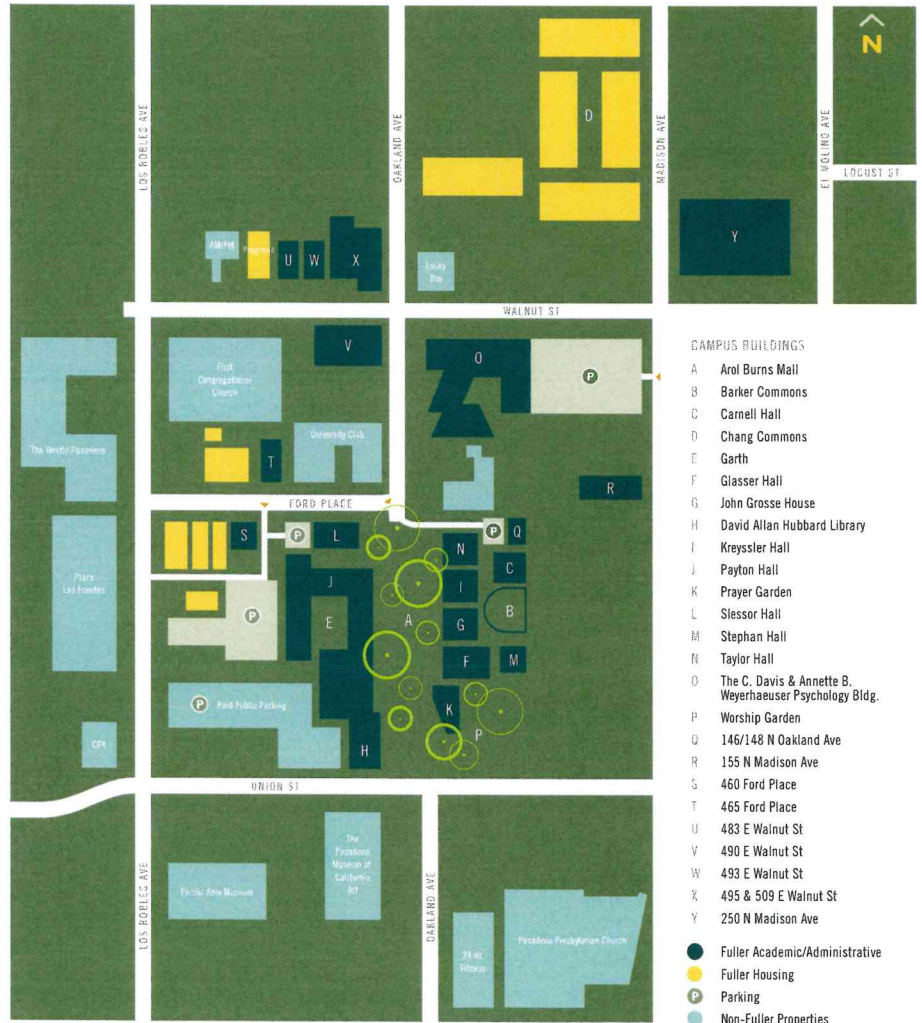
The Campus

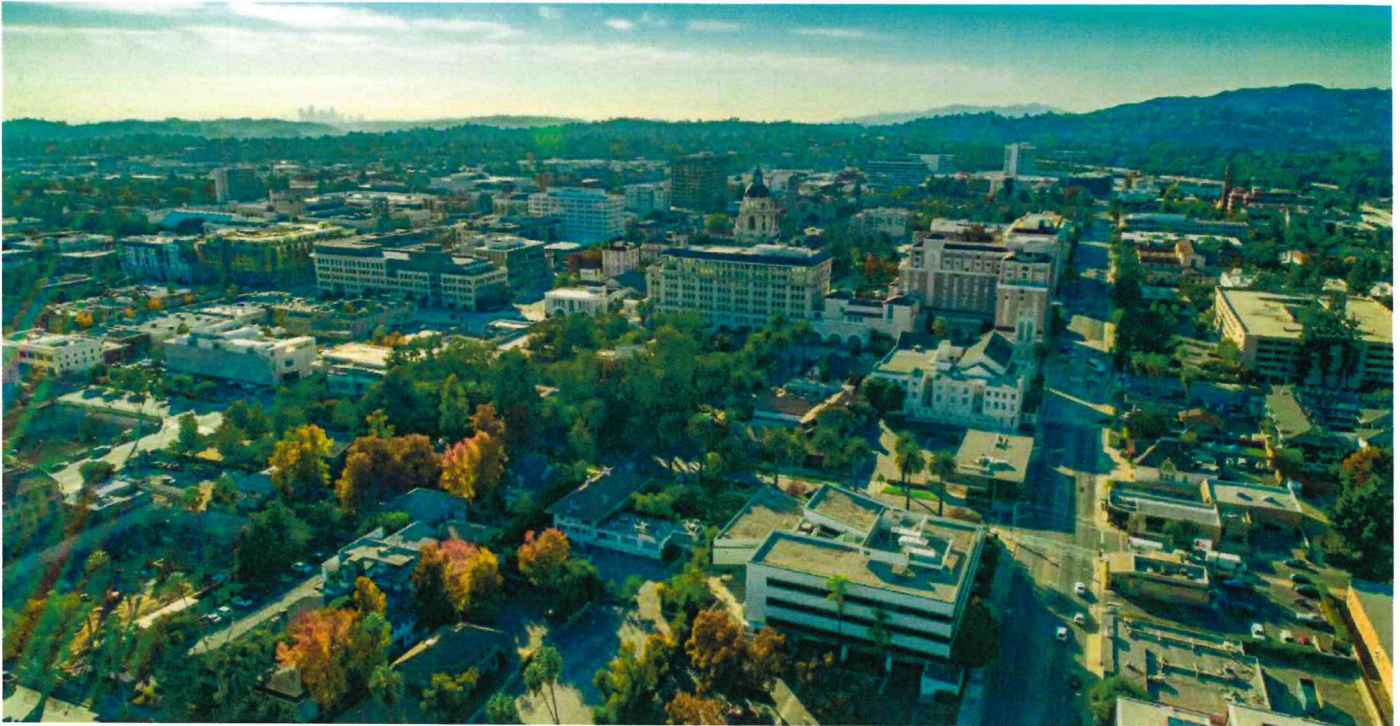
The boundaries of the 2006 Fuller Master Plan campus encompass approximately 25 acres bounded roughly by:

- Los Robles Avenue to the west
- Corson Street to the north
- Madison Avenue to the east
- Union Street to the south

Fuller also previously owned the former Student Services building at 250 N Madison, also within the current Master Plan boundaries.

MAP 2.1 Campus Directory Map





Existing Conditions

Fuller Theological Seminary is in the heart of downtown Pasadena, located largely within the Playhouse Village Business Improvement District and one block east of the historic Civic Center District, which includes City Hall, Central Library, and Civic Auditorium.

Along Los Robles Avenue on the west edge of campus are large commercial buildings, including the ten-story Pasadena Westin Hotel and the eight-story Kaiser Permanente offices. Beyond City Hall to the west and southwest is the historic Pasadena commercial district.

At the north edge of the campus is the eight-lane 210 freeway and the A Line light rail, both of which run parallel to Corson Street, creating a hard boundary. Residential and low-rise commercial neighborhoods spread north of the freeway. To the east of the campus is a rapidly developing neighborhood previously dotted with a blend of older multifamily residential complexes and low-rise offices. New four- and five-story residential infill projects are changing the character of the neighborhood, and a community park was recently added to further enhance the community feel.

Along the southern edge of the campus, low- to mid-rise commercial and cultural facilities on Union Street give way one block south to higher-density commercial and cultural facilities along Colorado Boulevard.

Previous General Plan & Zoning

At the time of adoption, zoning for the 2006 Fuller Master Plan was directed by the 1992 General Plan, the 1994 General Plan Revision Program, and the Pasadena Municipal Code Title 17 Zoning, as adopted by the Board of Directors of the City of Pasadena on May 14, 1985 and subsequently amended.

In addition, the Master Plan was located within Central District Specific Plan (CDSP), and, at the time of its adoption, incorporated the goals, objectives, design guidelines, and standards that were proposed in the draft Central District Specific Plan (CDSP), conceptually approved by City Council in February 2004 and City of Pasadena Planning Division Memorandum—Revisions to draft Central District Specific Plan (June 22, 2004). The CDSP was later adopted in the fall of 2004.

The Fuller campus was located within the City's CD-13A: North Oakland District and PD-21, as set forth in the Pasadena Municipal Code Title 17 Zoning. The Fuller campus was designated the "Walnut Housing" subdistrict under the CDSP which incorporated CD-13A and PD-21.



The 2006 Fuller Master Plan worked toward the goals of the draft CDSP in the following ways:

- Providing for a mixture of uses and scales of development that are in scale with, and beneficial to, the surrounding neighborhoods
- Encouraging pedestrian circulation by providing interesting, well-landscaped streetscapes and public spaces, and creating new pedestrian and bicycle routes
- Maximizing the use of mass transit and transit corridors adjacent to the Fuller campus
- Providing low-cost housing in the heart of Pasadena for Fuller students
- Developing the campus in ways that respect and enhance Fuller's surroundings
- Creating strong linkages to the adjacent Civic Center and Playhouse sub-districts

Updated Central District Specific Plan

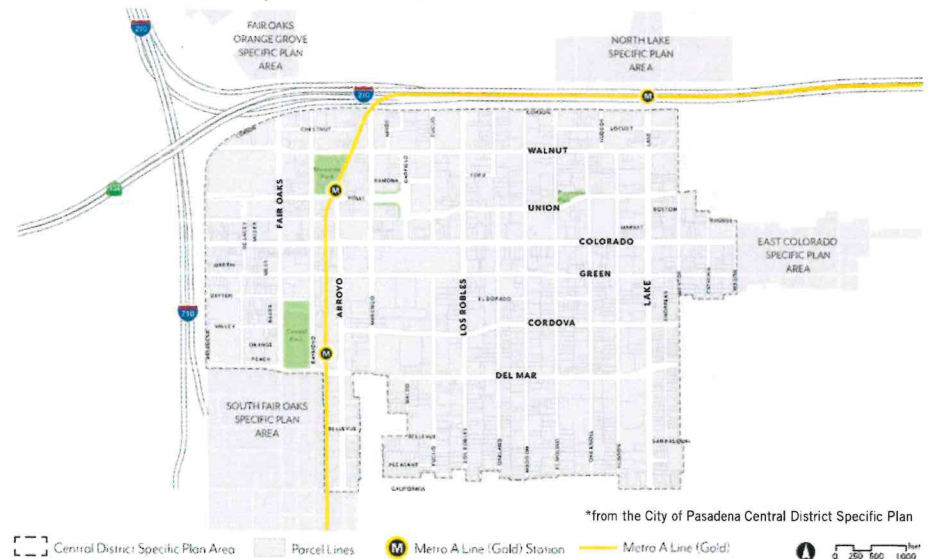
In the nearly 20 years since the Fuller Master Plan was adopted, the City's land use regulations have all been modified. The General Plan, the City's blueprint for future growth, was updated in 2015. That plan calls for eight Specific Plan areas to regulate development and manage growth with neighborhood-specific design and development standards. The boundaries of those plan areas are somewhat different than the nine Specific Plan areas incorporated in the prior General Plan. All eight Specific Plans have either recently been updated or are in the process of being updated by the City.



The Fuller Seminary campus continues to fall within the Central District Specific Plan (CDSP) area. On June 28, 2023, the Planning Commission voted unanimously to recommend that the City Council adopt the proposed updated Central District Specific Plan, and on October 16, 2023, the City Council approved the document as described below.

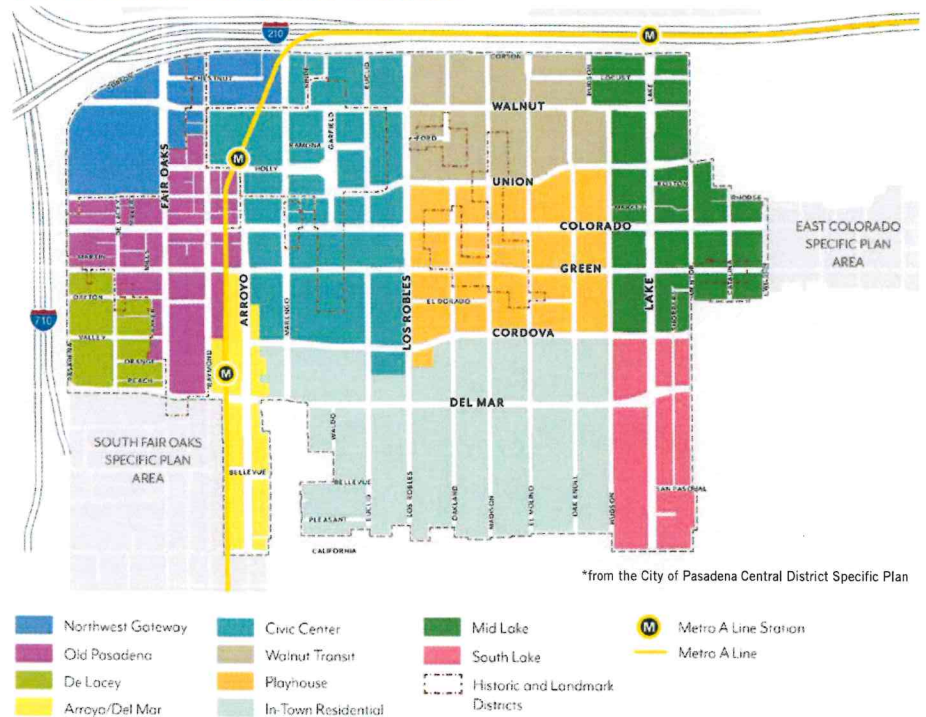
The General Plan’s vision for the Central District is to “build upon the existing strengths as a vibrant downtown with a mix of uses, walkable areas with shopping, entertainment, restaurants, offices, and housing connected by multiple modes of transit.” The plan seeks to stimulate economic development, encourage pedestrian-oriented retail and services, support pedestrian mobility, and target housing opportunities in a contextually sensitive manner.

MAP 2.2 Central District Specific Plan Boundaries



The updated CDSP builds upon that broad vision. It is divided into ten subareas, each with unique character and individual goals and guidelines. The Fuller Master Plan falls within the “Walnut Transit Village” in the new plan.

MAP 2.3 Central District Specific Plan Subareas*



Walnut Transit Village Subarea

As defined by the plan, “Walnut Transit Village is a medium-density mixed-use neighborhood at the northern end of Central District, bounded by Los Robles Avenue to the west, Hudson and Lake Avenues to the east, Corson Street to the north, and Union Street to the south. The subarea is located just southwest of the Metro A Line (Gold) Lake Avenue Station. Activity in the subarea is primarily focused along the east/west Walnut Street corridor.”

Existing uses within the subarea are mostly commercial offices and multi-family residential, in addition to Fuller Seminary. There is very little existing retail; however, considerable new development of



A mixed-use residential-focused district that supports existing neighborhoods and provides context-sensitive commercial and residential infill development near transit and services.

medium- and high-density multi-family residential with ground-floor retail is emerging on Walnut Street, indicating the area’s continued transition. Fuller Theological Seminary contributes to a significant institutional presence, with the campus encompassing the southwest corner of the subarea.

The CDSP outlines the following vision for the Walnut Transit Village:

A mixed-use residential-focused district that supports existing neighborhoods and provides context-sensitive commercial and residential infill development near transit and services.

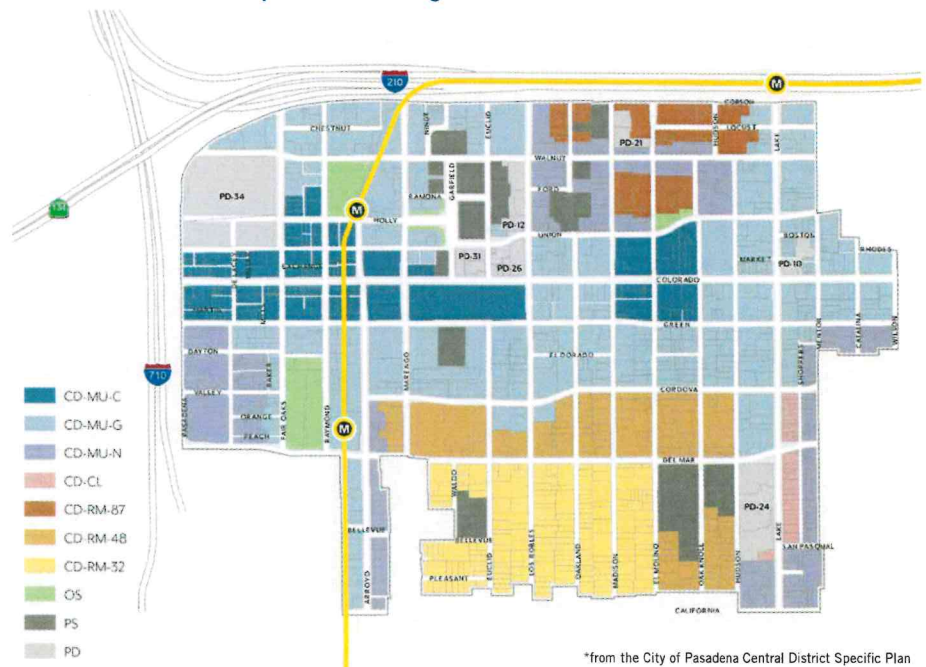
The Plan further outlines the following policies, among others, for the area:

Residential Uses: Enable high-quality multi-family residential infill at an urban scale in proximity to transit and services.

Mixed-Use Infill: Allow mixed-use housing and commercial uses to enable residents to live close to businesses and jobs and support a vibrant neighborhood.

Institutional Uses: Maintain current mix and character of institutional uses, including educational, religious, cultural, and similar facilities.

MAP 2.4 Central District Specific Plan Zoning*





Zoning Districts

The draft CDSP Zoning Map shows the parcels within the current Fuller Master Plan boundaries falling into three zoning districts defined in the CDSP as follows:

CD-MU-N: Mixed Use Neighborhood

- Promote the development of pedestrian-friendly neighborhoods with commercial uses that are sensitive to neighboring residents.
- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically consistent with ground-floor use requirements.

CD-RM-87: Residential Multi-family

- Allow opportunities for high-density urban housing and relate new development to the surrounding community in scale and character.

PS: Public-Semipublic

- Maintain the current uses and protect the existing institutional character.

All core properties to be kept within the Amended Master Plan boundaries fall within the PS zone. All non-core properties to be removed from the Plan boundaries fall within either the Mixed Use Neighborhood or Residential Multi-family zones.

Development & Design Standards

According to the Residential Density map incorporated into the CDSP, parcels within the Mixed Use Neighborhood or Residential Multi-family zones would allow density up to 87 dwelling units per acre.

According to the Building Height map incorporated into the CDSP, parcels north of Walnut Street are permitted to have a maximum height of 63 feet or

All non-core properties to be removed from the Plan boundaries fall within either the Mixed Use Neighborhood or Residential Multi-family zones.

78 feet with height averaging. Parcels facing onto and south of Walnut Street may have a maximum height of 51 feet or 66 feet with height averaging.

Similarly, FAR values are 2.25 north of Walnut Street and 2.0 south of Walnut Street.

Numerous other development and design standards are incorporated into the plan and would be applied to any new development on sites being removed from the Fuller Master Plan boundaries.

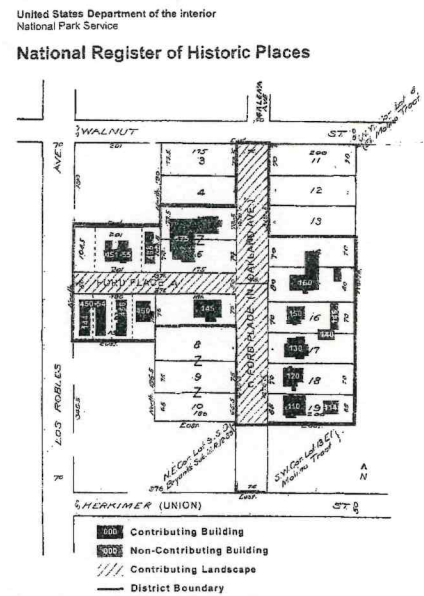
Historic Resources

The Fuller Seminary campus falls within the Ford Place National Register District.

As some of the oldest portions of the city, the Central District holds a broad variety of historic resources and multiple historic districts. The Fuller Seminary campus falls within the Ford Place National Register District.

The 2006 Fuller Master Plan area encompasses mostly pre-existing buildings acquired for institutional use (mostly apartment buildings to house students and single-family residences that were converted to offices), as well as buildings that were purpose-built by the institution in the 1950s and 1980s. A survey performed by the Historic Resources Group at the time of drafting for the 2006 Master Plan included single-family residences from the early 20th century, older two- and three-story apartment buildings (c. 1920), newer and larger apartment buildings (c. 1950s and later), small office and professional buildings (c. 1960), and some older churches and institutional buildings.

The core campus is mostly comprised of large-scale single-family residences surrounding two larger institutional buildings, Payton Hall (1953) and McAlister Library (1963). The heart of the campus is a landscaped mall that replaced the southern half of the 100 block of N Oakland Avenue when the campus was established and the street was closed. Large trees that were street trees or were part of the grounds of the houses are a strong characteristic of the campus.





The most significant historic buildings in the heart of the campus were built as single-family residences between 1903 and 1906, and are large, excellent examples of an early Transitional Craftsman style. This style incorporates elements of earlier Queen Anne-style buildings such as gambrel roofs, turrets, varied wood sidings styles, and more vertical than horizontal orientation in their two- to three-story facades. These buildings form the core of the Ford Place National Register District.

Conditions of approval for the 2006 Master Plan required that a National Register District nomination be prepared to ensure preservation of specific properties. That nomination was approved in 2010 as the Ford Place National Register District with the boundaries as detailed above.

Further, the 2006 conditions of approval required that efforts be made to allow the relocation of Greene and Greene-designed Herkimer Arms (1912) apartment building previously located at 527 Union. That building was relocated in 2009 and successfully rehabilitated into affordable housing on N Raymond Avenue.

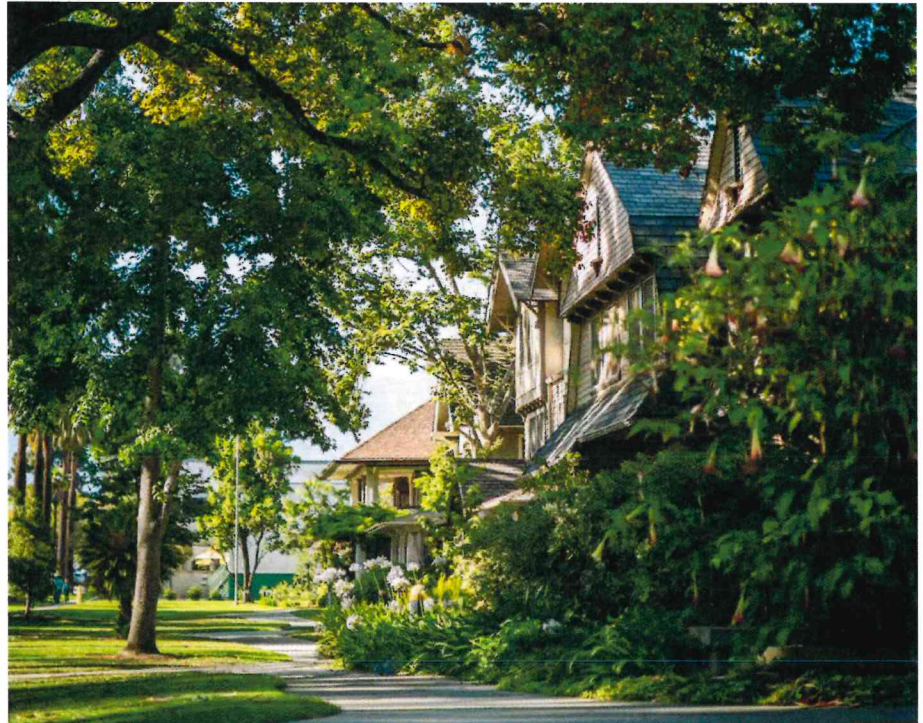
CHAPTER III: Master Plan Amendments

Due to the changing nature of graduate higher education, the demand for online learning, and the need to maintain fiscal sustainability in an evolving environment, Fuller Seminary must reduce and consolidate its campus footprint to make more efficient use of core properties and consider alternative uses for non-core properties. As non-core properties become underutilized according to changing market demands, Fuller will consider opportunities to sell, lease, or partner to create alternatives that better fit the community. This will position Fuller to continue quality in-person teaching while broadening its mission within a modern context of digital delivery and short-format on-campus programming.

Core & Non-Core Properties

Fuller has identified as core buildings those that serve fundamental purpose, maintain an established central focus, and preserve the historic walkable spine of the campus.

Fuller has identified as core buildings those that serve fundamental purpose, maintain an established central focus, and preserve the historic walkable spine of the campus. The majority of these buildings sit on N Oakland Avenue and contribute to the Ford Place National Register District. Core buildings also include the Psychology Building on the corner of N Oakland and Walnut Street, and Chang Commons apartments on N Madison.

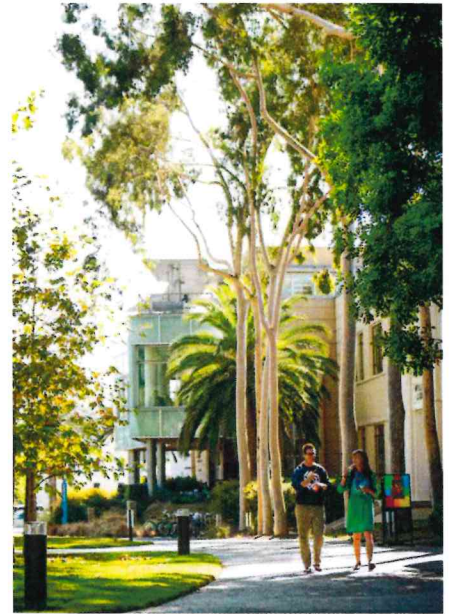


Many of the non-core sites were slated for new development under the prior Master Plan and therefore were never envisioned to be used in their current format.

These buildings provide the framework to maintain a strong academic presence and essential student housing that will allow Fuller to continue to grow its programming and expand its mission with a solid foundation in the City of Pasadena.

Non-core properties are to be removed from the Master Plan boundaries because they either currently do not provide essential operating functions or may need to be phased out as student population and programming evolve. Many of the non-core sites were slated for new development under the prior Master Plan and therefore were never envisioned to be used in their current format.

When the 2006 Master Plan was adopted by City Council, it included 482,000 square feet of new construction spread across multiple sites. A Development Agreement was adopted by the City in 2007 that outlined mutually beneficial





terms for the construction projects described in the Master Plan. However, the only project constructed from the Plan was the expansion of the library at 47,000 sq. ft. All conditions of approval for the project were completed at the time.

With the adoption of this Amended Plan, all other projects approved under the 2006 Master Plan, and related conditions of approval established under the Master Plan, will be eliminated and development rights terminated. None of the prior approvals obligated Fuller to complete any of the projects, but rather allowed that Fuller would use business judgment and consider market conditions and economic context when determining when to move forward with construction projects.

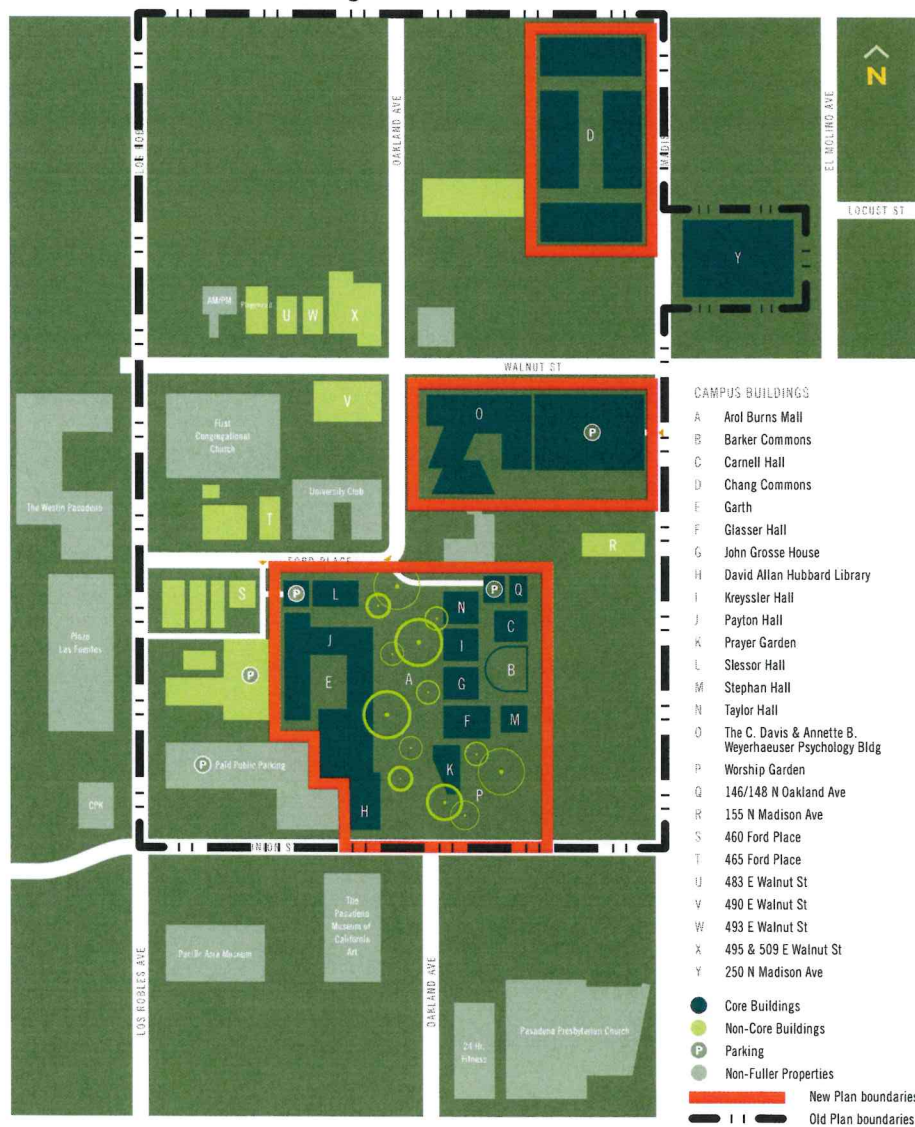
Master Plan Boundary Amendments

The boundaries of the original Master Plan were broad to encompass extensive new construction, enhanced green space, and improved pedestrian pathways, creating a lush and expansive campus. Many of the properties were not owned by Fuller but were envisioned as future acquisitions.

Most of those sites were never acquired by Fuller and some that were owned by Fuller have since been sold and removed from the Plan. As a result, the

current Master Plan boundaries are in no way reflective of current Fuller land ownership or aspirations. The amended boundaries incorporate only properties currently owned by Fuller that will provide a cohesive, consolidated campus. Properties not controlled by Fuller, and those now considered non-core, are removed.

MAP 3.1 Core and Non-Core Buildings





Key Points

Student Population

In the approved 2006 Master Plan, Fuller had roughly 1,700 students on the Pasadena campus and none online. The plan anticipated slow growth to a peak enrollment of just over 2,000 students on campus with an undefined potential to build online programming. In contrast to that which was anticipated, Fuller now has 626 students on campus in Pasadena in the current academic year, and thousands more enrolled in online programs—a dramatic shift from the 2006 vision.

Moving forward, on-campus student population is predicted to continue to decline in the near future, but potentially recover to a new normal. Current projections indicate that Fuller could see 500 students in Pasadena next year, and less than that in the two following academic years. Total student population is still expected to hover around 3,000 across the institution, but the vast majority will be either entirely online or participate in hybrid programs with limited time on campus. For example, a new hybrid program recently launched at the Texas campus requires students to be on campus for only two weeks each year of their program.

However, it is difficult to accurately predict future enrollment in today's evolving environment. On-campus enrollment may increase as impacts of the pandemic recede. Fuller anticipates that while on-campus enrollment will continue to decline over the next several years, it will ultimately rebound and stabilize at around 500 full-time students on campus.

In addition to the students regularly on campus, Fuller anticipates growing new online programs to possibly 500 additional hybrid students. Those students will be on campus for only days or weeks during an academic term. Each program will have different needs and attendance on campus will be



Chang Commons

greatly staggered across the academic year. Students will never all be on campus at the same time.

Student Housing

Fuller retains its historical commitment to provide affordable housing for students.

As the on-campus student population shrinks, Fuller retains its historical commitment to provide affordable housing for students. The 2006 Master Plan anticipated a peak enrollment of 2,000 students on the Pasadena campus and proposed a total of 734 housing units, including Chang Commons, which was then under construction. That approved number of units equated to roughly 35 percent of students (all on campus at the time).

With changes over the years, Fuller has maintained that 35 percent ratio of student housing and typically sees 90 percent occupancy in their housing inventory, indicating lack of further demand. Fuller intends to maintain that 35 percent ratio for on-campus students and anticipates providing additional short-term dormitory housing in the future to accommodate the growing demand for intensive and hybrid programs.

Participants in intensive programs visit campus a few days to a few weeks for short-term intensive learning programs that are supplemented by online learning. Without short-term dormitory housing options on campus, students would be forced to stay in local hotels or book into short-term housing options such as Airbnb. These options are not typically cost effective for students and are not likely to be accessible without transportation. Further, Fuller does not want students to compete with the tourist market for these properties.

As demand for on-campus housing from Fuller students recedes, housing

will be consolidated in Chang Commons. Based on the above projections, providing housing for 35 percent of on-campus students, estimated at 500 in the long term, would require 175 units. With Chang Commons offering 179 units, it is ideal to consolidate housing in that property.

For the remaining units on campus, Fuller will explore converting excess units to dormitory housing in concurrence with the growing trend toward intensive programs and the associated demand for short-term housing. If, as anticipated, on-campus enrollment does not rebound while hybrid programming expands, excess units at Chang will also be considered for dormitory housing.

Should Fuller find it does not have either long-term or short-term demand consistent with the total number of housing units currently available on campus, the Ford Place and Los Robles residential properties would be made available for sale, lease, or joint venture.

Historic Properties

Much of the Fuller campus sits within the Ford Place National Register Historic District, comprised of 11 buildings located along Oakland Avenue and Ford Place. Fuller owns 10 of the buildings, with nonprofit Pasadena Heritage owning the remainder. Of the buildings Fuller owns, 5 create the core campus along Oakland Avenue and will be retained and preserved in their current use.



Fuller will maintain this island of green space among the stately historic buildings and continue to offer it as a quiet respite to the community.

The 5 remaining buildings owned by Fuller along Ford Place will be removed from the Master Plan boundaries and potentially phased out in future years. Because they are designated historic resources, if these buildings are sold in the future, new owners will be required to preserve and maintain the buildings in accordance with the Pasadena Municipal Code.

Open Space

This green campus holds a unique place in the Central District. Analysis of the existing landscape in the prior Plan revealed significant stands of mature trees, most notably in the central green space formally known as the Arol Burns Mall. Here, remnants of Oakland Avenue can be seen in the rows of Canary Island date palms that once lined the now-converted street. Fuller will maintain this island of green space among the stately historic buildings and continue to offer it as a quiet respite to the community.



Chapel & Prayer Garden

In addition, the prayer garden at the corner of Oakland and Union, associated with the chapel, will also remain open space available to the community until such time that Fuller may have a future need for expansion. The prior Plan designated this site for the construction of a new chapel. Buildings were removed in anticipation of new construction and a garden was planted as interim use. While Fuller has no immediate plans for development on this site, it is an important cornerstone of the campus and Fuller reserves the right to pursue future development through appropriate amendments, if necessary, to this Plan.

Rather than creating a significant change all at once, the Plan seeks to create an envelope of opportunity as Fuller continues to adapt to changing conditions.

Non-Core Properties

All non-core buildings will be removed from the Master Plan boundaries; however, the process of change will be gradual. While some buildings will be sold and others potentially leased or considered for joint ventures, the approach to releasing properties to the market will be the result of evolving demands for academic programming and will allow for efficient integration back into the community. While some of the properties will be made available in a shorter time frame, Fuller does not anticipate phasing out others for many years. Rather than creating a significant change all at once, the Plan seeks to create an envelope of opportunity as Fuller continues to adapt to changing conditions.

The occupancy status of each of the non-core buildings is described in the following section. While some of the properties have already lost their purpose, none are entirely vacant. Fuller maintains minimum operations in all buildings to prevent nuisance issues. Other buildings remain fully occupied and will remain so until the appropriate time for downsizing and consolidation. Those buildings that are largely vacant and occupied by minimal operations, such as the buildings along Walnut Street, will be first to be considered for alternative use.

All buildings described below are currently owned by Fuller unless otherwise noted.

Non-Core Properties

ADDRESS	USE	NAME
260 N Oakland	Apartments	Jubilee Apartments
155 N Madison	Office	Urban Initiatives
250 N Madison	Student Services	Student Services Center
483 E Walnut	Office	Building Services
493 E Walnut	Office	Alumni Engagement
509 E Walnut	Bookstore	Campus Café & Bookstore
490 E Walnut	Office	Horner Center
451–455 Ford Place	Apartments	Herbert Hall Apartments
465 Ford Place	Office	Cook House
450–456 Ford Place	Apartments	Erickson Apartments
460 Ford Place	Office	Clara Hatch House
144 N Los Robles	Apartments	Erickson Apartments
130 N Los Robles	Apartments	
110 N Los Robles	Garden/Parking	

Academic & Administrative Buildings

No academic or classroom facilities are considered non-core buildings, nor are they scheduled to be removed from the Master Plan. However, seven administrative buildings are either largely vacant or anticipated to be phased out in future years. Those include four buildings on Walnut Street that were closed due to the pandemic and an administrative building on N Madison, also largely vacant. These properties have significant potential to benefit the community as they are suited to housing and/or commercial development.

In addition, two historic properties on Ford Place, originally built as residential and now used as office space, could potentially be phased out in future years.

Finally, an office building at 250 N Madison has recently been sold and will be occupied by the new owner as private office space.



483 E Walnut



493 E Walnut

Walnut Street

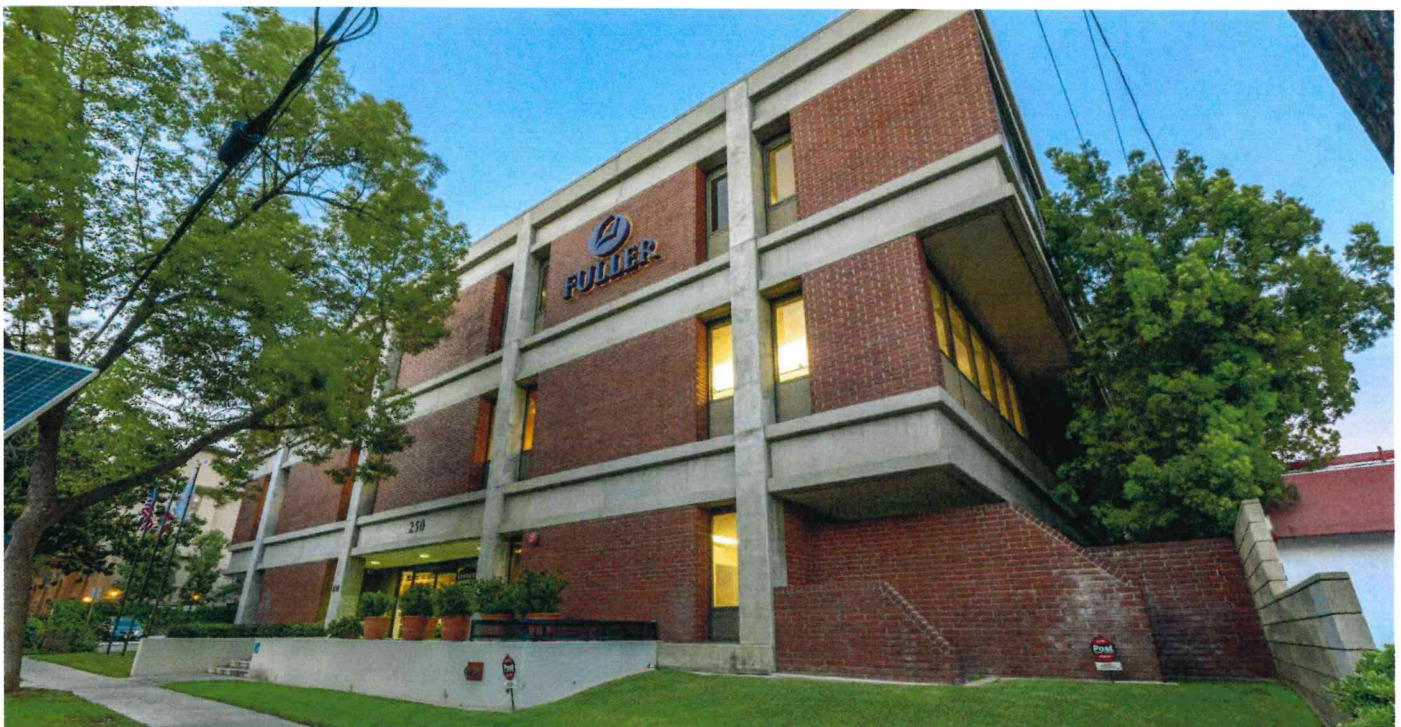
On the north side of the street, properties include 483, 493, and 509 Walnut, previously housing a bookstore, café, and offices. The 509 lot on the corner includes a one-story commercial building and garage, surrounded by a surface parking lot. It previously housed a student bookstore and café. The 493 and 483 lots are older one- and two-story single-family homes that have been converted to office use and exhibit extensive modifications, nearly erasing their original architecture. They have little parking and have housed administrative functions in the past. The current low-rise development on these sites falls short of the City's vision for future land use.

Across the street to the south, Fuller owns the two-story office building on the corner at 490 Walnut, formerly the Horner Center. The building includes a covered surface parking lot in the rear.

All of these buildings are largely vacant. In the prior 2006 Master Plan these sites were designated for mixed-use development incorporating student housing that is no longer needed.

Madison Avenue

The building at 155 N Madison was built in 1928 as multi-family housing



250 N Madison



155 N Madison



509 E Walnut



490 E Walnut



460 Ford Place

that has been converted to office space and significantly remodeled. It currently houses administrative functions that could be shifted into available space within core campus buildings. The site is a small lot not visually well connected to the rest of the campus.

In the prior Plan, this building was proposed for replacement with a new garage and student housing that are no longer needed.

The property at 250 N Madison, a viable office building that formerly housed the Montgomery Engineering Company, became the Student Service building in 2006. It was largely vacated during the pandemic and was placed on the market for lease in 2022. After a year of lease availability and little interest, the building was ultimately sold in 2023. It will be occupied by the new owner, who plans to transition it into a state-of-the-art office building housing 250 professionals. Governed by the PD-21 overlay, the site cannot currently be used for housing development. In the prior Plan it was designated to remain administrative offices.

Ford Place

At 465 Ford Place is a structure built as a single-family home but currently serving as administrative space. In the prior Plan this site was designated to remain as is. On the south side is 460 Ford Place, a former residential building now used for offices. In the prior Plan this site was slated for demolition to make way for new academic space.

Both buildings are currently occupied and serving a purpose for Fuller. However, should Fuller need to further consolidate the campus footprint, these uses would be shifted to core properties along the Oakland paseo. Both properties are included in the Ford Place National Register District and, as such, would be required to be preserved according to the Pasadena Municipal Code.



465 Ford Place



260 N Oakland Avenue



451-455 Ford Place



450-456 Ford Place

Residential Buildings

Included in this section are four buildings currently used for student housing. Fuller plans to continue to use each for housing as long as demand from students and/or faculty remains. This includes the possible conversion of some units into dormitory housing in the future if online and hybrid programs grow to create demand for short-term housing on campus. However, if demand does not meet supply, these buildings will be considered for sale, lease, or joint venture.

North Oakland

Fuller owns a small two-story apartment building at 260 N Oakland, immediately behind Chang Commons. The apartments continue to house students.

In the prior Plan this site was intended to be demolished for new student housing. The parcel immediately to the north, which was never owned by Fuller, is newly developed with 180 high-density affordable micro units.

This parcel is currently incorporated in the Chang Commons parcel and will be separated through a legal lot split to allow for independent consideration in the future.

Ford Place

On the north side is 451-455 Ford Place, a large Tudor building that was built as housing and currently serves as student housing. In the prior Plan, this building was to be preserved and retained as housing. It is included in the Ford Place National Register District.

Buildings at 450-456 and 144 N Los Robles (at the corner of Ford Place) were built as, and are currently used for, apartments. In the prior Plan these buildings were slated for demolition to make way for new academic space. However, following the adoption of the Plan, they were included in the Ford Place National Register District and are now precluded from demolition.

Because these are designated as historic buildings, the Pasadena Municipal Code will require a new owner to preserve these structures and comply with historic preservation standards which will limit exterior alteration, regardless of use.

Los Robles

At 130 N Los Robles is a former single-family home modified to house multiple apartments. It currently provides student housing. Despite its age, it was not found to be historically significant and was not included in the Ford Place National Register District.



130 N Los Robles

In the prior Plan this building was slated for demolition to make way for new academic space.



144 N Los Robles

Vacant Lot & Parking

The lot at 110 N Los Robles, immediately south of 130 N Los Robles, is not developed and currently contains drought-tolerant planting. Immediately behind this lot is a large surface parking lot for Payton Hall. These properties may also be made available as part of a larger offering should further downsizing be necessary.

In the prior Plan they were designated for new academic space and a new campus entry.



110 N Los Robles

Parking Analysis

As amended, the Fuller Master Plan will continue to provide onsite parking in compliance with the parking standards approved in the previous Master Plan. The adopted 2006 Plan incorporated the following parking standards:

Student Housing: 1 space for every unit

Fuller plans to consolidate student housing in Chang Commons which provides the required number of parking spaces on site. Therefore, these students don't need to be accommodated in on-campus parking calculations.

Employees: 1 space for every 2 employees

Under the existing plan, parking for commuter students and employees is pooled across all available spaces on campus. The Psychology Building provides the majority of parking, offering 172 spaces between the garage and adjacent parking lot. Additional spaces are available behind Payton Hall, Slessor Hall, and Taylor Hall.

The adopted standard for full-time campus and hybrid employees is one space for every two employees. Fuller currently has roughly 230 employees but only 121 work on campus, with the remainder telecommuting. Employment numbers and mode split are not anticipated to change. Therefore, at one space for every two employees, a total of 61 parking spaces is required.

Commuter Students: 1 space for every 3 students

Fuller projects a stabilized on-campus student population of approximately 500 students. If 35 percent are housed on site, and therefore park at their residence, 325 students remain as commuters, requiring 108 parking spaces on campus.

Parking Calculations

For purposes of analysis, the following calculation assumes all non-core buildings are removed from the Master Plan and no longer available to be factored into consolidated parking calculations across campus. It is not anticipated this will happen immediately but is a necessary assumption to evaluate long-term parking availability. As such, it also assumes that all student housing has been consolidated into Chang Commons. That leaves employee and student parking to be accommodated through a pooled approach across the Fuller campus.

Based on a projected on-campus student population of 500, with 35 percent



Psychology Building

housed on campus, and on-campus staff population of 121, the total parking required for both employees and off-campus students is 169 spaces:

TYPE OF PARKING	SPACES REQUIRED
Employee parking (121/2)	61
Commuter students (325/3)	108
Total spaces required	169

The total parking spaces remaining within the Master Plan boundaries, associated only with the core buildings, is 181, providing an excess of 12 spaces.

LOCATION OF PARKING	SPACES PROVIDED
145 N Oakland (Slessor Hall)	4
150 N Oakland (Taylor Hall)	5
180 N Oakland (Psych Building)	179
Total spaces provided	181

Therefore, the Amended Master Plan, if fully executed, has sufficient parking available to continue to meet the parking standards adopted in the original Plan document.

Future Online/Hybrid Students

Fuller does not currently have any online/hybrid programs that require students to spend time on campus in Pasadena. However, several new programs are currently under development. It will take time for these programs to grow. Initially, the addition of online/hybrid students will have a negligible effect on parking as so few students will be on campus for so few days at a time.

In addition, Fuller forecasts that as the online student population grows, demand for housing from on-campus students will decline, allowing for the conversion of some housing units into short-term dormitory facilities. Ideally, students on campus for only a short time would be housed on campus and would not need transportation. Nonetheless, those housing units would have parking spaces associated with each housing unit.



Parking and housing demand for online/hybrid students will be evaluated as programming evolves and market trends dictate. Parking impacts are expected to be minimal and not require additional spaces.

Relationship to City Plans

The Amended Master Plan represents a pivotal moment in the history of Fuller Seminary and its relationship with the City of Pasadena. Fuller intends that this Plan will support the City in moving toward important planning and housing goals in a meaningful way and create positive outcomes for the community at large.

One of the most important contributions of this Plan may be to create opportunity sites for housing development.

One of the most important contributions of this Plan may be to create opportunity sites for housing development. As the City struggles to comply with State mandates for housing growth, finding appropriate land parcels is often the most difficult step. Some non-core parcels to be removed from the Master Plan are particularly desirable because they are located within a transit zone, highly walkable neighborhood, and high-density multi-family zoning. In this area, the draft Central District Specific Plan calls for high-quality multi-family residential infill at an urban scale in proximity to transit and services. The availability of non-core sites could help the City move toward achieving both State and local housing goals.

Economic development opportunities may also become available. A goal of the General Plan is to strengthen the Central District's economic vitality by supporting existing businesses and providing opportunities for new commercial development in underutilized areas with higher development capacity. The CDSP also seeks to stimulate economic development in the Central District. The availability of non-core properties suitable for commercial and office development could draw new businesses to the city or support local business expansion. This has already happened with the office

building at 250 N Madison. After attempting to lease the building, Fuller recently sold it to an owner who will be upgrading the site to a state-of-the-art office building housing 250 professionals jobs. This business is new to the City of Pasadena.

Historic preservation is a cornerstone of Pasadena’s planning vision. Fuller is proud to have been part of the Ford Place National Register District nomination and now to be able to maintain the historic spine and paseo along Oakland Avenue. This grouping of stately buildings is equally important to Fuller as it is to the community. If the remaining buildings in the district are to be considered for alternate use, Fuller will work to find buyers or partners who share the same respect for historic properties and have the resources necessary to appropriately preserve and operate the buildings as good neighbors to the historic Fuller campus.

Finally, it’s clear that the Arol Burns paseo is an important green space in a dense urban district. Fuller is pleased to be able to continue offering this quiet respite lined with history for the enjoyment of the Pasadena community.

At the same time, Fuller will continue to provide critical social services to the community. Fuller Psychological and Family Services (FPFS) is the



Prior to the pandemic, Fuller Psychological and Counseling Services provided more than 15,000 annual affordable mental health sessions to a diverse range of clients.

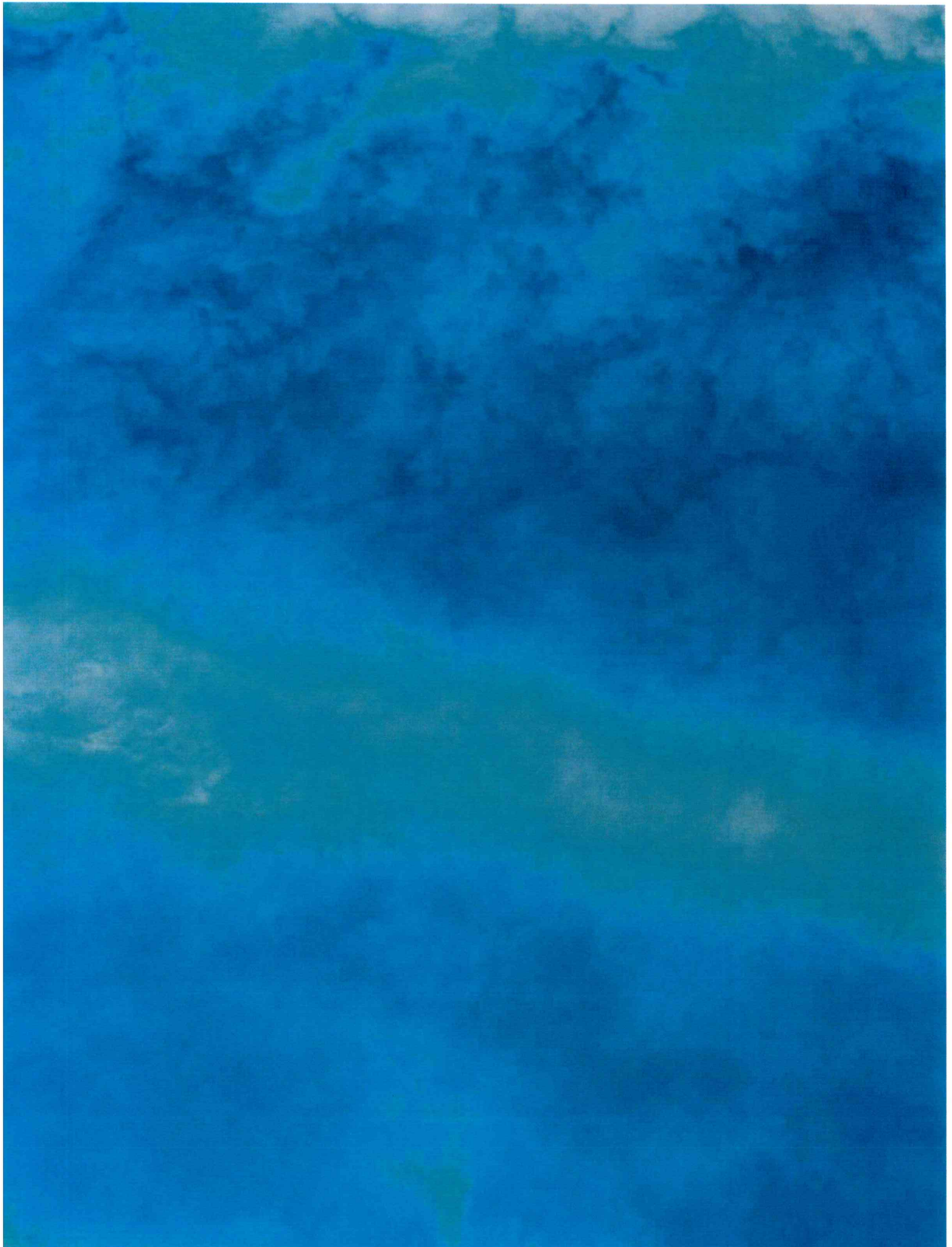
largest university-based mental health clinic in the US, as measured by metrics such as client sessions and total number of clients. Prior to the pandemic, FPFS provided more than 15,000 annual affordable mental health sessions to a diverse range of clients. Hourly rates charged by FPFS are a fraction of the cost of market rates for a licensed therapist and services are provided



in four languages: Korean, Mandarin, Spanish, and English. The program has since recovered from the pandemic slowdown to approximately 10,000 sessions per year and expects to return to pre-pandemic levels. Through partnerships with local nonprofits and faith organizations, Fuller is able to provide critical support to populations who otherwise could not afford mental health services. Fuller is proud to be able to offer this much needed service to vulnerable communities and will continue to strengthen these programs to our neighbors.

In addition to the services provided directly by Fuller Seminary, the impact of Fuller alumni across the community is significant. More than 2,800 alumni work and live within 20 miles of Pasadena, many working to actively develop, lead, and manage social services and faith-based programs. For example, nearly 200 Fuller alumni are currently working as pastoral staff at churches in the greater Pasadena area. And Fuller alumni currently run important local programs including the Hub for Urban Initiatives, a nonprofit that supports economic development, faith-based, and social justice initiatives; Elizabeth House, a residential program and lifelong care for pregnant and parenting women and their children; Door of Hope, a homeless provider that can shelter any kind of family together in their own private unit; and the Community Clergy Coalition, focused on initiatives for housing justice, education equality, and public safety and policing justice.

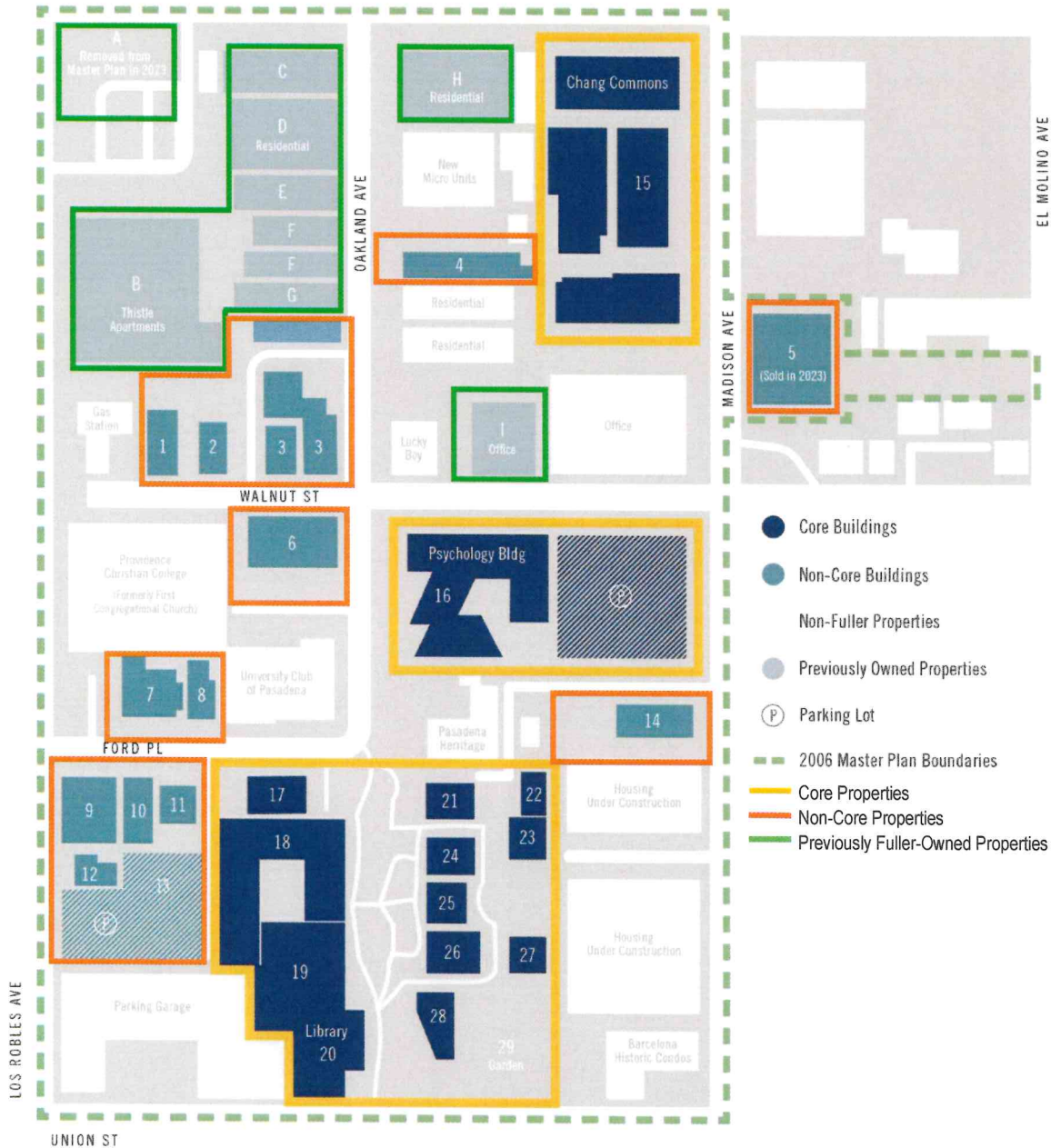
While this Plan seeks to adapt the Fuller campus to the evolving needs of students and enhance global impact, it also seeks to achieve a mutually beneficial outcome for both Fuller Seminary and the Pasadena community.





135 N. Oakland Avenue | Pasadena, CA 91182 | Fuller.edu

MASTER PLAN BOUNDARY MAP



Non-Core Properties

- 1. 483 E Walnut St
- 2. 293 E Walnut St
- 3. 509 E Walnut St / 241 N Oakland (Parking Lot)
- 4. 260 N Oakland Ave
- 5. 250 N Madison Ave
- 6. 490 E Walnut St
- 7. 451-455 Ford Pl
- 8. 465 Ford Pl
- 9. 144 N Los Robles Ave
- 10. 454-456 Ford Pl
- 11. 460 Ford Pl
- 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

- 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

EXISTING GENERAL PLAN DESIGNATION



PROPOSED GENERAL PLAN DESIGNATION

