



Notice of Public Hearing

Planning Commission

Notice of Intent:

Adoption of a Subsequent Mitigated Negative Declaration to the Environmental Impact Report for the Fuller Theological Seminary Master Plan (State Clearinghouse No. 2005041163); and

Notice of Public Hearing

Proposed Amendments to Fuller Theological Seminary Master Plan and Development Agreement No. 19378

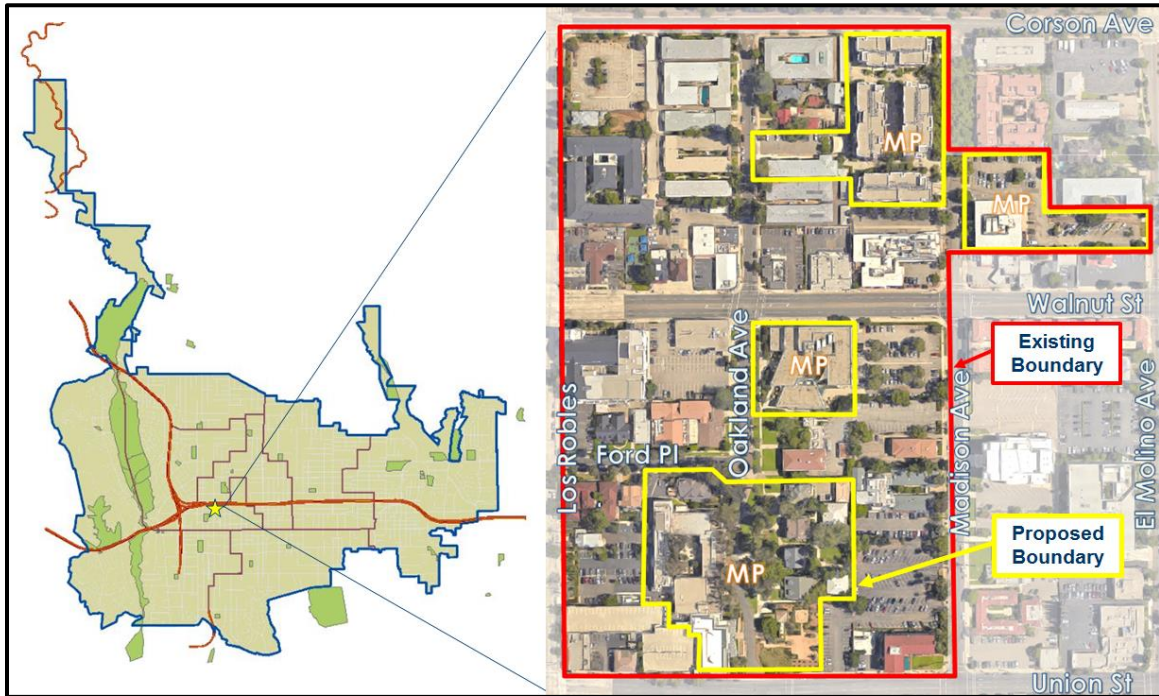
PROJECT DESCRIPTION AND LOCATION: The proposed project are amendments to the current Master Plan and Development Agreement (adopted in 2006) for Fuller Theological Seminary (Fuller), located at 135 North Oakland Avenue in the City of Pasadena, Los Angeles County, CA. The proposed Master Plan Amendment would reconfigure the 2006 Master Plan boundaries and forfeit development rights for all development previously approved and not constructed except for a 35,000 square-foot chapel. The amended Master Plan would also include a decrease in the student enrollment capacity from 2,014 campus-students to 1,090 students (950 campus students and 140 partially online/on-campus students). Parking will continue to be provided through on- and off-site parking, on Fuller-owned properties, as well as through lease agreements on non-Fuller-owned properties. The proposed project would also terminate the existing Development Agreement between Fuller and the City.

The 2006 Master Plan area comprises approximately four square blocks and is bounded by E. Union Street to the south, N. Los Robles Avenue to the west, Corson Street to the north, and N. Madison Avenue to the east, with one parcel located east of N. Madison Avenue. The amended Master Plan boundary would create a noncontiguous area focused on Fuller's 'core' properties, and would be comprised of approximately nine acres consisting of Chang Commons, located southwest of the Corson Street/N. Madison Avenue intersection; Student Services Center, located midblock east of N. Madison Avenue between Corson Street and E. Walnut Street; Psychology Building, located southeast of the E. Walnut Street/N. Oakland Avenue intersection; and the campus center including the library, administrative buildings and classrooms, the cafeteria, Arol Burns open space, and a future chapel site, located midblock north of E. Union Street.

PUBLIC MEETINGS/HEARINGS: The Planning Commission will conduct a public hearing and receive comments on the Subsequent Mitigated Negative Declaration, the proposed Fuller Theological Seminary Master Development Plan Amendment, and the associated proposed Development Agreement Amendment, on April 26, 2017. The Planning Commission will forward a recommendation to the City Council which is the approval body for the proposed Master Plan Amendment. A public hearing for the project before the City Council has not yet been scheduled.

ENVIRONMENTAL DETERMINATION: In compliance with State CEQA Guidelines Sections 15162–15164, a Subsequent Mitigated Negative Declaration was prepared for the proposed project which determined that there would be less than significant impacts on the environment after the incorporation of mitigation measures. The Planning Commission will take comment on the proposed Subsequent Mitigated Negative Declaration at the hearing and will forward a recommendation to the City Council.

Project Location



NOTICE IS HEREBY GIVEN that the Planning Commission will hold a public hearing to receive testimony, oral and written, on the above proposed Fuller Theological Seminary Master Development Plan Amendment, Development Agreement No. 19378 Amendment, and Subsequent Mitigated Negative Declaration. The hearing is scheduled for:

Date: April 26, 2017
Time: 6:30 p.m.
Place: Pasadena City Hall
Council Chamber, Room S249
100 North Garfield Avenue

PUBLIC REVIEW PERIOD: Comments on the Subsequent Mitigated Negative Declaration may be submitted in writing between April 6, 2017 and April 26, 2017 and orally at public hearings or meetings considering these documents. Written comments should be sent to David Sinclair, Senior Planner, Permit Center, 175 N. Garfield Ave., Pasadena, 91109-7215, dsinclair@cityofpasadena.net. If you wish to challenge this matter in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or written correspondence delivered to the hearing body, at or prior to the public hearing. If you have any questions, please call David Sinclair at (626) 744-6766.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The proposed Subsequent MND and supporting documents may be viewed on the City of Pasadena website at: cityofpasadena.net/Planning/Environmental_Notices. The documents are also available during regular business hours at the City of Pasadena, Office of the City Clerk (100 N. Garfield Avenue, Room S228, Pasadena, CA), Pasadena Central Library (285 E. Walnut Avenue, Pasadena, CA) and Planning & Community Development Department (175 N. Garfield Avenue, Pasadena, CA) during normal business hours.

ADA: In compliance with the American with Disabilities Act (ADA) of 1990, listening assistive devices are available with a 48-hour advance notice. Please call (626) 744-4009 or (626) 744-4371 (TDD) to request use of a listening device. Language translation services may be requested with 48-hour advance notice.