

From: [David Woo](#)
To: [Melgar, Myrna \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#)
Cc: [Dorsey, Matt \(BOS\)](#); [Tam, Madison \(BOS\)](#); [Low, Jen \(BOS\)](#); [Sciammas, Charlie \(BOS\)](#); [Cooper, Raynell \(BOS\)](#); [Carroll, John \(BOS\)](#); [Raquel Redondiez](#); [DPH-acabande](#); [Zachary Frial](#); [Steve Leeds](#); [anastasia Yovanopoulos](#); [Peter Stevens](#)
Subject: Updating Requirements for Institutional Master Plans (Board File No. 260239)
Date: Monday, June 15, 2026 8:05:57 AM
Attachments: [Letter Re Updating Requirements for Institutional Master Plans \(Board File No. 260239\).pdf](#)

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Hello Chair Melgar and Members of the Land Use Committee, please see attached a letter from five organizations regarding the legislation before you today "Updating Requirements for Institutional Master Plans" (Board File No. 260239).

June 15, 2026

Board of Supervisors Land Use and Transportation Committee
1 Dr. Carlton B. Goodlett Place, City Hall
San Francisco, CA 94102

RE: Exempting C-3 Districts in Updating Requirements for Institutional Master Plans

Chair Melgar and Members of the Land Use and Transportation Committee,

The below signed organizations are opposed to the exemption for C-3 districts in the legislation "Updating Requirements for Institutional Master Plans" (Board File No. 260239). The legislation is not simply updating requirements for Institutional Master Plans (IMP), but removing them completely in C-3 districts, heavily impacting the South of Market.

The legislation includes a carve out for Vanderbilt University, presumably to help attract the university to San Francisco. The legislation should be reduced to only exempt an IMP at the former site of California College of the Arts (the future Vanderbilt site) to narrow the target and scope. In general, the decision of Vanderbilt University or any other post-secondary institution to locate in San Francisco does not hinge in any way on the requirement of an IMP. If an IMP is the reason a university does not want to locate in San Francisco, then they would likely be bad additions to the city and bad neighbors. There are several post-secondary institutions in the South of Market, and our neighborhood deserves comprehensive planning.

Institutional Master Plans are a way for the city, its residents, and its institutions to have a clear and reasonable working relationship that improves transparency, respect, and planning. IMPs also work to protect the city against bad actors as is abundantly clear with the case of the Academy of Art University who illegally converted housing in San Francisco and repeatedly ignored city laws. The IMP helped San Francisco to win a lawsuit against the Academy of Art and stop the illegal conversions. Incredibly, this new legislation would directly reduce oversight of this same institution, which has several locations (including its main office) in a C-3 district.

We support the requirement in the legislation that any post-secondary educational institution

that receives an exemption should declare that it will not demolish or convert any housing. This should go further, with any institution receiving an exemption also declaring that it will not convert or demolish any neighborhood serving retail uses or legacy businesses. We ask that you remove the C-3 district exemption, continuing to require IMPs in C-3 districts, and narrow the exemption to only the future Vanderbilt University site.

Thank you,

South of Market Community Action Network
SOMA Pilipinas Filipino Cultural Heritage District
Build Affordable Faster California
San Francisco Tenants Union
West Side Tenants Association

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David Woo
Community Development and Policy Coordinator
SOMA Pilipinas Cultural Heritage District



BUILD AFFORDABLE FASTER

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