

File No. 201429 Committee Item No. 1
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date January 11, 2021

Board of Supervisors Meeting Date _____

Cmte Board

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Completed by: Erica Major Date January 7, 2021
Completed by: Erica Major Date _____

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Rich Hillis, Director, Planning Department

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: January 5, 2021

SUBJECT: HEARING MATTER INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following hearing request, introduced by Supervisor Preston on December 22, 2020:

File No. 201429

Hearing on the Comprehensive Parnassus Heights Plan proposed by the University of California at San Francisco (UCSF) as well as the draft Memorandum of Understanding between UCSF and the City; and requesting the Planning Department to report.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

cc: Corey Teague, Planning Department
Dan Sider, Planning Department
Laura Lynch, Planning Department
Scott Sanchez, Planning Department
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
Adam Varat, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Andrea Ruiz-Esquide, Deputy City Attorney
Joy Navarrete, Planning Department



University of California
San Francisco

**Office of Community &
Government Relations**

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www.ucsf.edu

January 11, 2021

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

Chair Peskin and Members of the Land Use & Transportation Committee,

Over the last two years, UCSF has worked with thousands of community members to develop a bold 30-year vision for our original campus at Parnassus Heights called the Comprehensive Parnassus Heights Plan (CPHP).

UCSF plans to update our campus to support our care delivery, research, education, and public service missions. Together with accompanying community investments, the plan envisions a future Parnassus Heights campus and hospital that not only supports UCSF's students, patients, faculty and staff, but also improves the daily experience of our neighbors and addresses local challenges facing our city.

The CPHP will create a new hospital that meets the 2030 seismic safety guidelines required by state law, as well as expand inpatient care capacity by 200 beds in order to meet growing regional demand for UCSF's specialty care. The plan will also update aging labs and classrooms that currently have an average age of 50 years old, in order to continue to attract and train the world class faculty and students that make UCSF one of the nation's leading academic medical centers.

Community Outreach

Beginning in July 2018, UCSF worked closely with neighbors, community leaders, elected officials, and city partners on a two year process to develop ideas for community investments. This process included:

- 28 community meetings
- 71 meetings with local, state, and federal elected officials
- 2,400 community surveys collected
- Regular updates to a 1,200 member listserv
- A total of 10,000 neighbors actively engaged

As a result of this process, the community identified 25 specific investment ideas that aim to benefit the local neighborhood and address potential impacts of the CPHP.



Memorandum of Understanding

Over the last several months, UCSF has worked closely with the City and County of San Francisco to develop a Memorandum of Understanding (MOU) that refines and aligns the opportunities where UCSF and the City will collaborate on community investments to accompany the CPHP.

The MOU includes UCSF investments in:

- **Housing:** 1,263 net new housing units, 40% of all new and existing units are available to households earning up to 120% of AMI, and half of those to household earning up to 90% of AMI.
- **Transportation:** \$20 million to SFMTA to improve transit to Parnassus Heights, including increased capacity on the N-Judah, as well as streetscape improvements to make streets safer, better lit, and more beautiful.
- **Open Space:** UCSF will maintain its Mt. Sutro Open Space Reserve at no less than its current size of 61 acres, while improving wayfinding as part of our “park to peak” vision between the Reserve and Golden Gate Park.
- **Community Workforce and Equity:** A revitalized campus will bolster the economic strength of the community as we recover from COVID-19, creating thousands of new construction jobs and permanent positions over the life of the project. UCSF has committed to a 30 percent local hire goal for project construction jobs, through our existing partnership with the CityBuild program. UCSF will also expand its EXCEL workforce training program, in partnership with the City’s JobsNow! program to provide more opportunities for entry-level administrative jobs in health care for City residents. We commit to expand these existing programs by a combined \$5 million over the next 10 years. Finally, UCSF commits to leverage its commitment as an Anchor Institution to advance economic security and opportunity in under-resourced communities to improve health equity, including increasing spending with small, local and diverse businesses by at least 50% by 2024.
- **Equity and Educational Opportunities:** UCSF will strengthen its existing partnerships with SFUSD – such as the Science Education Partnership and Center for Science Education and Outreach – to support STEM curriculum, internship opportunities, pipeline programs and providing increased exposure to career opportunities in health care and mental health care professions for underrepresented and minority youth.
- **Behavioral Health:** To support the City’s mental health care needs, UCSF will continue to maintain inpatient psychiatric beds at UCSF facilities throughout the City, as well as at Zuckerberg San Francisco General Hospital. We will also explore partnerships and collaborations to: increase the number of adult inpatient psychiatric beds for Medi-Cal patients; provide mental health care services; and continue collaborations with the Department of Public Health.

Community investments in the MOU go beyond CEQA mitigation measures, which will be addressed in the Final Environmental Impact Report. We thank the City family for their time and

feedback, and commitment to making sure UCSF's community investments align with the City's priorities and community feedback.

Community Support

We are proud to have received support letters for the plans for Parnassus Heights from over 20 community organizations, including SPUR, San Francisco Bicycle Coalition, Inner Sunset Park Neighborhood Association Board of Directors, Westside Transportation and Accessibility Coalition, Bay Area Council, San Francisco Housing Action Coalition, local Chambers of Commerce, and elected officials, such as Congresswoman Jackie Speier, State Senator Scott Wiener, and Assemblymembers Phil Ting, David Chiu, Kevin Mullin, and Marc Levine. These letters are enclosed and addressed to the UC Board of Regents, who will vote to approve the plan to revitalize our Parnassus Heights campus in January.

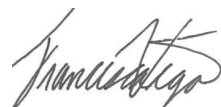
We are also honored to have received hundreds of support letters from San Francisco residents and hundreds more who have signed a petition in support of the plans for Parnassus.

The CPHP is the roadmap to modernize our labs and classrooms and build a new hospital to serve our community with enough beds to accommodate current and future patient demand. The MOU is our commitment to San Francisco to create a more welcoming environment for the community with pathways to Mount Sutro, enhance onsite amenities and services, generate local jobs and stimulate the economy during a pivotal time for the future of our city.

Parnassus Heights is more than where we work, study and provide care. It's the neighborhood where UCSF was born more than a century ago, and where many of us live today. We look forward to our continued work together to support new housing and transit solutions that will help us address everyday challenges facing our shared neighborhood.

Thank you for your leadership in our community and partnership with UCSF. UCSF remains committed to continuing engagement on future projects, such as with the New Hospital design process that is anticipated to begin in early 2021. We look forward to our continued collaboration.

In partnership,



Francesca Vega
Vice Chancellor, UCSF Community & Government Relations



HOUSE OF REPRESENTATIVES
WASHINGTON, D.C. 20515

JACKIE SPEIER
CALIFORNIA

October 27, 2020

The Honorable John Perez, Chair
University of California, Board of Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607

Dear Chair Perez:

I write to respectfully express my support for the University of California San Francisco (UCSF) Comprehensive Parnassus Heights Plan. It is my understanding that the university has worked with neighbors over the past two years to address concerns. I hope that these conversations continue.

When I served in the state legislature, I was the author of legislation that extended the deadline for seismic retrofitting of our hospitals that agreed to take proper interim measures to ensure safety. UCSF Parnassus was a campus identified at the time as in need of replacement. Decades later, the comprehensive plan before you will finally enable this to happen. UCSF patients and personnel will obviously benefit.

In addition, it is my understanding that the university intends to construct housing on the site in order to provide for UCSF personnel. As the Regents are aware, housing for university personnel in the Bay Area is scarce and providing units on campus will help reduce traffic and aid in the university's recruitment efforts.

The university's research continues to lead the world in finding new solutions to our nation's most pressing medical challenges, including of late COVID-19. The university system must reconstruct and change its campuses to meet these evolving needs.

Many years ago, no one entirely saw the transformative impact upon medical research that the campus in Mission Bay would have. However, those few who tried, and who lent their support to Mission Bay, provided the crucial foundations for the medical miracles that we all enjoy today.

Knowing your longtime leadership in the state, I know you will review this plan by taking a multi-generational approach. We all recognize that no one can clearly see all of the benefits of a transformed campus, but everyone in the future will clearly benefit from the discoveries and care that will emerge from a new Parnassus campus. Approving this plan will be a demonstration of the university's motto, Fiat Lux. I respectfully suggest that now is the moment to rise to that hopeful mandate.

All the best,

Jackie Speier

KJS/bp



California Legislature

January 4, 2021

The Honorable John Pérez, Chair
University of California, Board of Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607

Dear Chair Pérez,

As legislators representing the City and County of San Francisco, San Mateo, Marin and Sonoma Counties, we are pleased to offer our support for UCSF's Comprehensive Parnassus Heights Plan (CPHP). For more than a century, UCSF at Parnassus Heights has been the birthplace of world-class research, a top-ranked training ground for health care professionals and scientists, and the destination for complex care that only UCSF can provide.

The shared history of the Bay Area and UCSF spans more than a century of partnership in ensuring the health of our community. From the 1906 earthquake to the HIV epidemic to COVID-19, UCSF has served the health care needs of Northern California's diverse communities during public health care crises and every year in between.

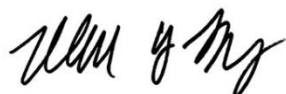
To keep pace with the Bay Area's and California's growing health care needs, UCSF is making plans to replace and renovate some of its outdated and seismically vulnerable buildings. State-of-the-art facilities will strengthen UCSF's renowned research and training programs. Due to the COVID-19 pandemic, every Californian understands the importance of this research and training at UCSF.

The project also includes a modern hospital with more capacity so that the UCSF Helen Diller Medical Center at Parnassus Heights no longer has to turn away patients because it does not have enough beds. UCSF states it will have to turn away 3,000 patients this year alone. With the Bay Area and California's population projected to grow over the next decade – including among the elderly, who typically require specialized care – it is essential for UCSF to build a modern hospital to address this critical capacity shortage.

The Parnassus Campus is located in the heart of San Francisco. With this in mind, the collaborative work that UCSF has done with the community and the city to address the impact of the development in the neighborhood pleases us. Most importantly, we understand that UCSF is working with city and community leaders to address the potential challenges of a redeveloped campus. UCSF is planning over 1,000 units of new housing and commits itself to exploring with the city ways to ease traffic through enhancements to transit and employee work-at-home solutions to lower the on-campus population.

We are proud to represent UCSF and nearby communities in the Legislature, and support their efforts through the Comprehensive Parnassus Heights Plan to maintain their position as the leading university dedicated exclusively to the health sciences.


Sincerely,



Philip Y. Ting
Assemblymember, 19th District



Scott Wiener
Senator, 11th District



David Chiu
Assemblymember, 17th District



Kevin Mullin
Assemblymember, 22nd Assembly District



Marc Levine
Assemblymember, 10th District



November 5, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607

Dear University of California Board of Regents,

The Board of Directors of the Inner Sunset Park Neighbors (ISPN) writes in support of the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF is a valued contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and "innovation ecosystem," attracting world-class talent to live, work, and study; many of whom choose to live in our beloved neighborhood- the Inner Sunset. The CPHP will bring much-needed improvements to the Parnassus Heights campus, allowing UCSF to continue being a major economic driver in the Inner Sunset.

Over the past two years, ISPN board members have been engaged in developing the CPHP through the thoughtful process UCSF created to embed neighbor voice in the plan. Members of our organization were engaged from the beginning as part of the Parnassus Heights Community Working Group to create a plan that opens the campus to the neighborhood. ISPN members also participated in the Advisory Committee on the Future of Parnassus Heights to identify potential improvements to help further neighborhood goals for the Parnassus Heights campus. UCSF was responsive and eager to hear our input.

With the input of organizations like the ISPN, a variety of community investments were identified in the areas of open space, mobility, and housing. ISPN is encouraged by UCSF's collaboration with the City and County of San Francisco to develop a MOU and discuss the feasibility of these ideas that range from building more housing, increasing capacity of Muni lines that serve our neighborhood, and connecting Golden Gate Park and Mount Sutro through our neighborhood streets.

On behalf of the Inner Sunset Park Neighbors, we urge you to support UCSF's Comprehensive Parnassus Heights Plan as they are a valued neighbor. The ISPN looks forward to continuing to work with UCSF to bring these community investments to fruition and ensure neighbor voice continues to be part of the process.

Sincerely,

Martha D. Ehrenfeld

Martha Ehrenfeld
President, Inner Sunset Park Neighbors



SPUR

San Francisco | San Jose | Oakland

July 10, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607
via email to regentsoffice@ucop.edu

RE: SPUR Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

UCSF presented its Comprehensive Parnassus Heights Plan Vision to SPUR's Project Review Advisory Board at our June 30, 2020 meeting for review and consideration. **The SPUR Project Review Advisory Board finds this plan to be an appropriate set of uses for this location and endorses UCSF's concept as presented at this time, recognizing that project design and some policy details are not yet solidified.**

SPUR is generally focused on policies, plans and codes rather than on individual projects. In order to support well-designed, high-quality infill development, we prefer to help set good rules around zoning, fees, housing affordability, sustainability, etc. However, on occasion, our Project Review Advisory Board will review and endorse development proposals of citywide or regional importance, such as the UCSF Comprehensive Parnassus Heights Plan, evaluating their potential to enhance the vitality of the city and region according to the policy priorities and principles of good placemaking supported by SPUR.

Located south of Golden Gate Park and north of Mount Sutro, between the Cole Valley and Inner Sunset neighborhoods, the Parnassus Heights Campus is a 107-acre site (including 61 acres of Mount Sutro Open Space Reserve). Driven by UCSF's need to modernize UCSF's medical and research facilities and meet the state's 2030 Hospital Seismic Safety requirements, the Comprehensive Plan proposes to increase the site's capacity by 2.04 million gross square feet, bringing the campus to 5.96 million square feet at full build-out. The plan will add 762 net new units of faculty and student/trainee housing, bringing the total to 984 units.

The Comprehensive Plan lays out master plan-level guidance for the overall physical environment at Parnassus Heights. While it does not include specific architectural designs for individual buildings or projects, it does include design guidelines and outlines the configuration of buildings and open space areas as well as the major types of uses within them (such as inpatient, outpatient, research, instruction, support, housing, and parking), with special attention paid to the adjacency of uses especially at the intersection of clinical, research and instruction uses.

SPUR affirms that the Comprehensive Parnassus Heights Plan:

- ✓ **Is located at an appropriate location for development**, near transit and infrastructure and not on a greenfield site. The Parnassus Heights campus is located in an infill location, on the N Judah Muni line and near other frequent transit options such as buses and University-run shuttles.
- ✓ **Provides an appropriate mix of land uses** including medical, research, clinical, educational, residential and open space uses. The plan contributes to the diversity of the city's housing stock, fosters economic development and provides critical amenities and services to the surrounding community. This complex plan replaces an aging hospital, research facilities and infrastructure, and it incorporates an additional 762 units of much-needed faculty and student housing into the overall campus.
- ✓ **Provides sufficient density at the site** without expanding the existing campus boundaries, supporting a key medical institution in San Francisco and preventing underutilization of land, serving the future needs of Bay Area residents.
- ✓ **Creates a good place for people and contributes to a walkable environment** with conceptual proposed changes to the campus plan, including improvements to the Irving Street entry, a "main street" pedestrian focus and streetscape improvements on Parnassus Avenue, the restoration of Fourth Avenue to the city grid and the "Park to Peak" connections through campus that further open up Mount Sutro Open Space Reserve to the public. We also appreciate that the plan reduces the amount of parking by 380 spaces from the existing number.

The SPUR Project Review Advisory Board finds this plan to set out an appropriate set of land uses for this location and endorses the concepts proposed in the Comprehensive Parnassus Heights Plan. We understand the need to replace and renovate the medical, clinical and research facilities to avoid obsolescence, meet seismic code upgrade requirements and

maintain Heights' stature as a world-class medical and research hub. support UCSF's use planning, including density, at this infill location, and we appreciate the efforts to engage the With that in is crucial that robust transit and public realm improvements be paired with these changes. We would also support any additional housing that could be added, which serves a dual role as a transportation demand management measure. Lastly, we are excited about the "Park to Peak" concept, which could be a character-defining feature for the community, and we encourage the university to comprehensively build out those physical connections. Recognizing that this is an early stage of planning, we look forward to final commitments around public realm concepts and other community benefits. We are encouraged by the design team selection this week and look forward to future designs of the buildings proposed in the plan.

Please do not hesitate to contact us or Kristy Wang, SPUR's Community Planning Policy Director, with any questions or clarifications.

Sincerely,

Charmaine Curtis Diane Filippi
Co-Chairs, SPUR Project Review Advisory Board

cc: SPUR Board of Directors



June 3, 2020

SENT VIA EMAIL

San Francisco Planning Commission
1650 Mission Street, 4th Floor, Suite 400
San Francisco, CA, 94103

RE: UCSF Comprehensive Parnassus Heights Plan

Dear President Koppel and Planning Commissioners,

California is experiencing an unprecedented housing shortage that, without significant intervention, will devastate our cities and communities. The California Department of Housing and Community Development estimates that the state needs to build 180,000 new units of housing annually by 2025 to meet projected population growth - over 100,000 more units than our current pace. According to Next 10's *Missing the Mark: Examining the Shortcomings of California's Housing Goals*, San Francisco is far behind in most of their RHNA (Regional Housing Needs Allocation) targets. In fact, the report estimates the County will not meet its very low income target until 2030, low income until 2025, and moderate income levels until 2045. This shortage is degrading the quality of life for all of San Francisco, pushing out long-time residents and future generations alike.

The UCSF Comprehensive Parnassus Heights Plan includes a densification and expansion of housing opportunities on campus, more than quadrupling the number of units that currently exists. This plan will create new on-campus housing opportunities for students, trainees, faculty, and staff. As you are aware, there is a significant need for additional housing in San Francisco, especially for students and the workforce. For this and the following reasons, the Bay Area Council strongly supports this proposed project:

- **New On-Campus Housing for Students and Trainees** – This project will increase the amount of housing on site by over 4x and provide housing for students, medical trainees, faculty and workforce housing. The on-campus housing opportunities will allow residents to walk to their daily activities on campus. This project demonstrates that locating housing near jobs can alleviate traffic with new housing, rather than exacerbate it. The housing densification project is a priority and will occur in first 10 years of the project as part of the Initial Phase.



- **Transit Accessibility & Alternative Transportation** – Over half of those arriving to UCSF Parnassus arrive by transit or bicycle. The campus is directly connected to the SFMTA transit system via the N Judah light rail line which runs by the Irving Street entrance. Improvements to the Irving Street entrance will further encourage use of public transit, improve the arrival experience, and create a welcoming campus to visitors, patients and the public. The plan includes a mobility component to promote and support alternative transportation strategies and provide pedestrian safety improvements.
- **Robust Community Engagement and Community Benefits** – Community engagement efforts for this project have been ongoing since the fall of 2018. The process began with a community working group in which the neighborhood was engaged in a re-envisioning process to inform the plan. Over 1,000 survey responses with community member concerns and feedback were considered. The ongoing effort has included focused discussions on the public realm, connectivity to nature, mobility, and housing. A wide range of community benefits have been incorporated into the plan in order to offset impacts to the existing community, including a new network of public open spaces, improved streetscapes, and publicly-accessible connections between Golden Gate Park and Mount Sutro.
- **New Hospital at Parnassus** – A new hospital will increase patient capacity to keep pace with demand and provide additional space for research, academic, support, and clinical uses. The new hospital will address issues with overcrowding, seismic compliance, and functional obsolescence that the aging Moffit Hospital currently faces.

The UCSF Comprehensive Parnassus Heights Plan improves upon the existing condition of the campus by drastically increasing the amount of housing on-site, expanding medical and research capacity with new state-of-the-art facilities, and improving the public realm for the community. On behalf of the Bay Area Council, we urge you to support this project.

Sincerely,

A handwritten signature in black ink that reads 'Matt Regan'.

Matt Regan
Senior Vice President
Bay Area Council



December 18, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street
12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: UCSF's Comprehensive Parnassus Heights Plan- Hispanic Chamber of Commerce

Dear University of California Board of Regents,

I write to you to convey Mission Hiring Hall's enthusiastic support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF is a powerful contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and "innovation ecosystem," attracting world-class talent to live, work, and study.

As San Francisco recovers from the economic toll of COVID-19, UCSF's thirty-year plan will be a key economic driver in rebuilding our workforce. New jobs will be created over the course of redeveloping the Parnassus Heights campus, including an estimated 1,200-1,400 labor jobs through construction of the new, state-of-the-art hospital and the same amount of permanent positions once the hospital opens.

This CPHP envisions a reinvigorated Parnassus Heights campus that both strengthens the neighborhood's economic and cultural vitality and allows UCSF to deliver world-class health care and research to San Francisco, the Bay Area, and the global community for decades to come.

On behalf of Mission Hiring Hall, I urge you to support the Comprehensive Parnassus Heights Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "MBA", is positioned above the typed name.

Michelle Leonard-Bell
General Manager
Email: mleonardbell@missionhiringhall.org



Charity Cultural
Services Center
博愛文化服務中心

731 Commercial Street, San Francisco CA 94108
Tel: (415) 989-8224 • Fax: (415) 391-0525
Email: info@sfccsc.org • Web: <http://sfccsc.org>

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street
12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

November 16, 2020

Re: UCSF's Comprehensive Parnassus Heights Plan- Hispanic Chamber of Commerce

Dear University of California Board of Regents,

I write to you to convey Charity Cultural Services Center's enthusiastic support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF is a powerful contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and "innovation ecosystem," attracting world-class talent to live, work, and study.

As San Francisco recovers from the economic toll of COVID-19, UCSF's thirty-year plan will be a key economic driver in rebuilding our workforce. New jobs will be created over the course of redeveloping the Parnassus Heights campus, including an estimated 1,200-1,400 labor jobs through construction of the new, state-of-the-art hospital and the same amount of permanent positions once the hospital opens.

This CPHP envisions a reinvigorated Parnassus Heights campus that both strengthens the neighborhood's economic and cultural vitality and allows UCSF to deliver world-class health care and research to San Francisco, the Bay Area, and the global community for decades to come.

On behalf of Charity Cultural Services Center-San Francisco, I urge you to support the Comprehensive Parnassus Heights Plan.

Sincerely,


Ashley Cheng
Executive Director



Coalition to Grow San Francisco
San Francisco, CA

December 28, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

RE: Support for UCSF's Comprehensive Parnassus Heights Plan from Grow SF

Dear University of California Board of Regents,

Grow SF envisions a San Francisco that is inclusive, livable, sustainable, and affordable for all families. We want healthy transportation systems, more housing, and smart growth to happen in partnership with organizations and their employees who are committed to San Francisco.

That is why we wholeheartedly support UCSF's Comprehensive Parnassus Heights Plan (CPHP) and their inclusive community engagement process that resulted in identifying neighbor-driven priorities for community investments such mobility and housing. UCSF is a valued contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF attracts and maintains world-class talent to live, work, and study in San Francisco; many of whom choose to live in the surrounding neighborhood. The CPHP will bring much-needed improvements to the Parnassus Heights campus, allowing UCSF to continue being a major economic driver in the city.

San Francisco has not been able to build enough housing for decades. This has led to skyrocketing rents, increasing homelessness, and reduced economic opportunity as rent eats up an ever-growing amount of everyone's paycheck. We support making it easier to build homes at all price points to reduce rent and displacement pressures, once again making San Francisco a city where renters and first-time homeowners can thrive. San Francisco's transit network could be one of the best in the country, but unfortunately gets caught in the same traffic as cars, reducing reliability, service, and efficiency. We support making San Francisco a truly transit-first city with more bus lanes, bike infrastructure, and Muni/BART investments that make it easier for everyone to get around. Climate Change is real, and automobiles are the number one source of carbon emissions in the state. We support building more housing in urbanized coastal areas with temperate weather and strong public transit to reduce VMT.

The UCSF Parnassus Heights campus plan would bring a world class hospital and research facility to the immediate neighborhood and beyond. It would also create over 1,000 new housing units, thousands of jobs, additional bike infrastructure, and direct millions of dollars to San Francisco's transit system. COVID-19 has taken a massive toll on our great city. People are out of work, our public transportation systems have a huge deficit, and our hospital beds are filling up. This project is exactly what we need for San Francisco to come back from the pandemic even stronger.

We are encouraged by UCSF's collaboration with the City and County of San Francisco to develop a Memorandum of Understanding and discuss the feasibility of community ideas that range from constructing more housing, increasing capacity of Muni to serve our neighborhood, and connecting Golden Gate Park and Mount Sutro through our neighborhood streets.

On behalf of the GrowSF, we urge you to support UCSF's Comprehensive Parnassus Heights Plan as a valued contributor to creating a better future for San Francisco.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Agarwal', with a large, stylized flourish at the end.

Sachin Agarwal
Founder, Grow SF



235 Montgomery St., Ste. 760, San Francisco, CA 94104
tel: 415.392.4520 • fax: 415.392.0485
sfchamber.com • twitter: @sf_chamber

June 3, 2020

President Koppel and San Francisco Planning Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA

Re: UCSF Comprehensive Parnassus Heights Plan

Dear President Koppel and Members of the San Francisco Planning Commission,

On behalf of the San Francisco Chamber of Commerce, I am pleased to **support the UCSF Comprehensive Parnassus Heights Plan**. As San Francisco recovers from the COVID-19 pandemic and re-opens its economy, this 30-year project will be a key economic driver for the City, adding jobs in health care and construction and increasing economic activity citywide.

UCSF plays an essential role in San Francisco, as a top-ranked medical center, University of California health sciences campus, and major biotechnology research center. UCSF is also the second-largest employer in San Francisco, after the City itself, and half of its employees are San Francisco residents.

UCSF's aging facilities have not kept pace with the University's renowned status nationwide. Its flagship Moffitt Hospital was designed in the 1940s and opened in the 1950s, and is now unable to meet the growing demand for patient referrals and modern standards of care. Its aging research labs make it more difficult for UCSF to recruit and retain the world-class faculty and students that make UCSF a world-class university and medical center, and which UCSF needs in order to lead cutting edge research to fight diseases like COVID-19.

Over the last two years, UCSF has engaged in an open and transparent process with its neighbors regarding the plan. The Chamber is excited about the benefits that this plan will provide to the City, including: jobs, new housing, transportation enhancements, and improved access to open space.

The Chamber looks forward to implementation of UCSF's Comprehensive Parnassus Heights plan, and urges your support.

Respectfully,

Jay Cheng
Public Policy Director
San Francisco Chamber of Commerce



SAN FRANCISCO AFRICAN AMERICAN CHAMBER OF COMMERCE

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San Francisco International Airport

November 9, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: UCSF's Comprehensive Parnassus Heights Plan- San Francisco African American Chamber of Commerce

Dear University of California Board of Regents,

I write to you to convey the San Francisco African American Chamber of Commerce's enthusiastic support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF is a powerful contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and "innovation ecosystem," attracting world-class talent to live, work, and study.

As San Francisco recovers from the economic toll of COVID-19, UCSF's thirty-year plan will be a key economic driver in rebuilding our workforce. New jobs will be created over the course of redeveloping the Parnassus Heights campus, including an estimated 1,200-1,400 labor jobs through construction of the new, state-of-the-art hospital and the same amount of permanent positions once the hospital opens.

The CPHP envisions a reinvigorated Parnassus Heights campus that both strengthens the neighborhood's economic and cultural vitality and allows UCSF to deliver world-class health care and research to San Francisco, the Bay Area, and the global community for decades to come.

The San Francisco African American Chamber of Commerce looks forward to collaborating with UCSF on this transformative effort. On behalf of the San Francisco African American Chamber of Commerce, I urge you to support the Comprehensive Parnassus Heights Plan.

Sincerely,


Frederick Jordan (Nov 12, 2020 15:24 PST)

Frederick Jordan, Chairman
San Francisco African American Chamber of Commerce

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Sandra Beaton
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Servio Gomez
Back to The Picture

Manuel Rosales
The Latino Coalition

Karla Garcia
Bris's Creations
CEIWY



Hispanic Chambers of Commerce of San Francisco
Cámaras de Comercio Hispanas de San Francisco



September 24, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street
12th Floor, Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: UCSF's Comprehensive Parnassus Heights Plan- Hispanic Chambers of Commerce

Dear University of California Board of Regents,

I write to you to convey the Board of Directors of the Hispanic Chambers of Commerce of San Francisco's enthusiastic support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF is a powerful contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and "innovation ecosystem," attracting world-class talent to live, work, and study.

As San Francisco recovers from the economic toll of COVID-19, UCSF's thirty-year plan will be a key economic driver in rebuilding our workforce. New jobs will be created over the course of redeveloping the Parnassus Heights campus, including an estimated 1,200-1,400 labor jobs through construction of the new, state-of-the-art hospital and the same number of permanent positions once the hospital opens.

The CPHP envisions a reinvigorated Parnassus Heights campus that both strengthens the neighborhood's economic and cultural vitality and allows UCSF to deliver world-class health care and research to San Francisco, the Bay Area, and the global community for decades to come.

On behalf of the Hispanic Chamber of Commerce of San Francisco, we urge you to support the Comprehensive Parnassus Heights Plan.

Sincerely yours;

Carlos Solórzano-Cuadra
CEO

Hispanic Chambers of Commerce
Of San Francisco (HCCSF)
Office: 415.735.6120
E mail: carlos@hccsf.com

3597 Mission Street ♦ San Francisco ♦ CA ♦ 94110

415-735-6120 ♦ 415-259-1498

E-mail Info@hccsf.com ♦ www.hccsf.com



CHINESE CHAMBER OF COMMERCE

730 Sacramento Street, San Francisco, CA 94108

(415) 982-3000
Fax: (415) 982-4720

September 20, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents 1111 Franklin St., 12th floor
Oakland, CA 94607
via email to regentsoffice@ucop.edu

Re: Chinese Chamber of Commerce Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

On behalf of the San Francisco Chinese Chamber of Commerce, I am pleased to **support the UCSF Comprehensive Parnassus Heights Plan**. As San Francisco recovers from the COVID-19 pandemic and re-opens its economy, this 30-year project will be a key economic driver for the City, adding jobs in health care and construction and increasing economic activity citywide.

UCSF plays an essential role in San Francisco, as a top-ranked medical center, University of California health sciences campus, and major biotechnology research center. UCSF is also the second-largest employer in San Francisco, after the City itself, and half of its employees are San Francisco residents.

UCSF's aging facilities have not kept pace with the University's renowned status nationwide. Its flagship Moffitt Hospital was designed in the 1940s and opened in the 1950s, and is now unable to meet the growing demand for patient referrals and modern standards of care. Its aging research labs make it more difficult for UCSF to recruit and retain the world-class faculty and students that make UCSF a world-class university and medical center, and which UCSF needs in order to lead cutting edge research to fight diseases like COVID-19.

Over the last two years, UCSF has engaged in an open and transparent process with its neighbors regarding the plan. The Chinese Chamber is excited about the benefits that this plan will provide to the City, including: jobs, new housing, transportation enhancements, and improved access to open space.

The Chinese Chamber looks forward to implementation of UCSF's Comprehensive Parnassus Heights plan, and urges your support.

Respectfully,

Eddie Au, President
San Francisco Chinese Chamber of Commerce

San Francisco Filipino American Chamber of Commerce

www.sffilamchamber.org



October 1, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: UCSF's Comprehensive Parnassus Heights Plan- San Francisco Filipino American Chamber of Commerce

Dear University of California Board of Regents,

I write to you to convey the San Francisco Filipino American Chamber of Commerce's enthusiastic support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF is a powerful contributor within San Francisco's economic and social landscape. As a top job creator and the second largest employer in the City and County, UCSF contributes to San Francisco's energy and "innovation ecosystem," attracting world-class talent to live, work, and study.

As San Francisco recovers from the economic toll of COVID-19, UCSF's thirty-year plan will be a key economic driver in rebuilding our workforce. New jobs will be created over the course of redeveloping the Parnassus Heights campus, including an estimated 1,200-1,400 labor jobs through construction of the new, state-of-the-art hospital and the same amount of permanent positions once the hospital opens.

The CPHP envisions a reinvigorated Parnassus Heights campus that both, strengthens the neighborhood's economic and cultural vitality through enhanced retail and amenities, and allows UCSF to deliver world-class health care and research to San Francisco, the Bay Area, and the global community for decades to come.

The San Francisco Filipino American Chamber of Commerce looks forward to collaborating with UCSF on this transformative effort. On behalf of the San Francisco Filipino American Chamber of Commerce, I urge you to support the Comprehensive Parnassus Heights Plan.

Sincerely,

Jose Pecho President
San Francisco Filipino American
Chamber of Commerce
jose@sffilamchamber.org

233 Sansome Street, Suite 1008
San Francisco, CA 94104
www.sffilamchamber.org
(925) 286-6607



November 16, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: SF Bike Coalition Support for UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents,

On behalf of the San Francisco Bicycle Coalition, I am writing to express strong support for the Comprehensive Parnassus Heights Plan (CPHP) at the University of California, San Francisco (UCSF).

UCSF's flagship campus was established at Parnassus Heights over 150 years ago and is in critical need of revitalization. As the COVID-19 pandemic has shown, we need to invest in our local hospitals, specifically their need for additional beds and technological improvements to serve increased patient demand. We've also seen how we need to critically reevaluate the ways we navigate our dense, urban areas and create a shift in modality away from single-occupancy vehicles.

The CPHP envisions a Parnassus Heights campus with improved medical and research facilities, including building a new hospital to meet state seismic requirements, while strengthening neighborhood mobility through critical transportation and safety improvements. In particular, we are enthusiastic about the opportunity to improve the bicycle network between Golden Gate Park and the Parnassus Heights campus to serve all bicyclists in the neighborhood.

UCSF engaged in a thoughtful, two-year, collaborative process with neighbors to develop a list of proposed community investments to be made throughout the life of the plan. Their proposed mobility investments include expanding bicycle routes to and through the campus, working with the City to increase capacity and reliability of Muni lines serving the Parnassus Heights campus, and connecting Golden Gate Park and Mount Sutro with greater access paths, all of which will lead to a safer and more livable community for the surrounding neighbors and staff. We look forward to further collaborating on these investments alongside UCSF staff.

I strongly urge you to support UCSF's plans to revitalize their campus, making it a safer place to live, bike, work, and walk. We look forward to partnering with UCSF in implementation of the CPHP.

Sincerely,
Kristen Leckie
Senior Community Organizer
San Francisco Bicycle Coalition



December 14, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607

via email to regentsoffice@ucop.edu

RE: San Francisco Housing Action Coalition Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

On November 13, 2020 UCSF presented its Comprehensive Parnassus Heights Plan to the Regulatory Committee of the San Francisco Housing Action Coalition (SFHAC) for review and consideration. **SFHAC is proud to endorse UCSF's Comprehensive Parnassus Heights Plan (CPHP).**

SFHAC is a member-supported nonprofit that advocates for building new well-designed, well-located housing at all levels of affordability. For over 20 years, SFHAC's alliance of businesses, organizations, and individuals have been working together to support smart housing policy, transit-oriented development, and creative solutions for the diverse housing needs of San Francisco's current and future residents. We were founded on the conviction that together we can build the city and neighborhoods we all imagine.

SFHAC supports UCSF's vision to utilize their Parnassus Heights Campus plan as an opportunity to make much-needed improvements to both the surrounding neighborhoods and the city as a whole through housing, transit, open space, and workforce development. Driven by UCSF's need to modernize its medical and research facilities and meet the state's 2030 Hospital Seismic Safety requirements, the CPHP proposes to increase the site's capacity by 2.04 million gross square feet, bringing the campus to 5.96 million square feet at full build-out.

We understand the need to replace and renovate the medical, clinical, and research facilities to avoid obsolescence, meet seismic code upgrade requirements, and maintain

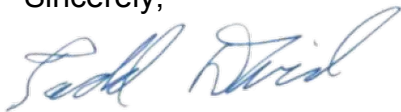
Parnassus Heights' stature as a world-class medical and research hub. SFHAC affirms that the Comprehensive Parnassus Heights Plan:

- **Is situated at an appropriate location for development**, near transit and infrastructure. The Parnassus Heights campus is located on the N Judah Muni line and near other frequent transit options such as buses and University-run shuttles. The Parnassus Heights neighborhood is where UCSF was created more than 120 years ago and where many UCSF employees and students live today.
- **Utilizes smart urban planning to minimize the impact of CPHP development** on the community, particularly in the areas of the new hospital's design, transportation, housing, and construction. We appreciate UCSF and the City's shared commitment to addressing potential challenges by increasing on-campus housing options, mitigating traffic, and exploring ways to lower the on-campus population such as through employee work-from-home solutions. UCSF has shared that they already have the lowest drive-alone rate of any UC campus.
- **Addresses critical healthcare needs** by building a new hospital. UCSF's Moffitt Hospital was built in 1955. Technology and space usage has changed significantly since that time. A new hospital at the Langley Porter Psychiatric Institute site will update the aging infrastructure while also increasing patient capacity by bringing the total number of beds to 675 to meet the growing demand in San Francisco. The new hospital will also feature private patient rooms which are vital for infection control.
- **Is responsive to housing demand in San Francisco** by providing an additional 762 net new units of faculty, student/trainee, and workforce housing, and bringing a total 1,263 net new units. The plan contributes to the diversity of the city's housing stock, fosters economic development, and provides critical amenities and services to the surrounding community. More on-campus housing also reduces transportation demand and bolsters the local economy.
- **Will stimulate the local economy** by providing thousands of construction jobs during the implementation of the plan as well as over 4,000 permanent positions. The New Hospital will be a substantial job generator and will create 1,200 to 1,400 new permanent positions to service the additional beds. In 2011, UCSF voluntarily adopted a local hiring goal that mirrors the standards modeled by the San Francisco Board of Supervisors' Local Ordinance for projects with a contract value of \$5 million and above.
- **Creates an enjoyable environment for residents and contributes to a walkable environment** with conceptual changes proposed in the campus plan such as improvements to the Irving Street entry, a "main street" pedestrian focus, and streetscape improvements on Parnassus Avenue. We also support the restoration of Fourth Avenue to the city grid and the "Park to Peak" connections

through campus that make the Mount Sutro Open Space Reserve further accessible to the public.

Given all of the above, we support UCSF's land use planning, including increased density at this infill location, and we appreciate the University's efforts to engage the community. Recognizing that this is an early stage of planning, we look forward to final commitments regarding public realm concepts and other community benefits, as well as future designs of the buildings proposed in the plan.

Sincerely,

A handwritten signature in blue ink that reads "Todd David". The signature is written in a cursive, flowing style.

Todd David, Executive Director

December 1, 2020
University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607



Via email to regentsoffice@ucop.edu

RE: SF YIMBY Support for the UCSF Comprehensive Parnassus Heights Plan (CPHP)

Dear University of California Board of Regents:

On November 10, 2020, UCSF presented its Comprehensive Parnassus Heights Plan to SF YIMBY. Having taken into consideration the presentation, vision and scope of this project, SF YIMBY is pleased to support the **UCSF Comprehensive Parnassus Heights Plan (CPHP)**.

SF YIMBY is a network of grassroots pro-housing activists advocating for more inclusive housing policies in San Francisco. We drive policy change to increase the supply of housing at all levels of affordability to bring down the cost of living in opportunity-rich cities and towns. We envision an integrated society where every person has access to a safe, affordable home near jobs, services and opportunity.

UCSF demonstrated the need to modernize its medical and research facilities in order to meet California's 2030 Hospital Seismic Safety requirements and maintain its reputation as a world-class medical and research hub. CPHP proposes to increase the site's capacity by 2.04 million gross square feet, bringing the campus to 5.96 million square feet upon full build-out. The plan proposes 762 net new units of faculty and student/trainee housing, bringing the total to 984 units. Additionally, UCSF plans to expand upon housing investments at other UC sites across the city, for a total portfolio of 1,163 new units.

We commend UCSF for re-imagining its campus to better meet the healthcare needs of tomorrow in a way that provides desperately needed housing for its students, staff and faculty. The plan is an extraordinary commitment on behalf of the university to uphold its legacy of being a beloved neighbor. We understand the project is in the early stages of planning, look forward to collaborating with UCSF to finalize its commitments to community benefits, and eagerly anticipate reviewing future designs of the specific buildings proposed in the plan.

Cordially,

SF YIMBY



December 1, 2020
University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607

Via email to regentsoffice@ucop.edu

RE: HAND's Support for the UCSF Comprehensive Parnassus Heights Plan (CPHP)

Dear University of California Board of Regents:

On November 10, 2020, UCSF presented its Comprehensive Parnassus Heights Plan to the Haight-Ashbury Neighbors for Density (HAND). Having taken into consideration the presentation, vision and scope of this project, HAND is pleased to support the **UCSF Comprehensive Parnassus Heights Plan (CPHP)**.

HAND is the Haight-Ashbury and District 5 neighborhood affiliate of San Francisco YIMBY. SF YIMBY is a network of grassroots pro-housing activists advocating for more inclusive housing policies in San Francisco. We drive policy change to increase the supply of housing at all levels of affordability to bring down the cost of living in opportunity-rich cities and towns. We envision an integrated society where every person has access to a safe, affordable home near jobs, services and opportunity.

UCSF demonstrated the need to modernize its medical and research facilities in order to meet California's 2030 Hospital Seismic Safety requirements and maintain its reputation as a world-class medical and research hub. CPHP proposes to increase the site's capacity by 2.04 million gross square feet, bringing the campus to 5.96 million square feet upon full build-out. The plan proposes 762 net new units of faculty and student/trainee housing, bringing the total to 984 units. Additionally, UCSF plans to expand upon housing investments at other UC sites across the city, for a total portfolio of 1,163 new units.

We commend UCSF for re-imagining its campus to better meet the healthcare needs of tomorrow in a way that provides desperately needed housing for its students, staff and faculty. The plan is an extraordinary commitment on behalf of the university to uphold its legacy of being a beloved neighbor. We understand the project is in the early stages of planning, look forward to collaborating with UCSF to finalize its commitments to community benefits, and eagerly anticipate reviewing future designs of the specific buildings proposed in the plan.

Cordially,

The Haight-Ashbury Neighbors for Density

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607

RE: SFWTAC Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

The San Francisco Westside Transportation and Accessibility Coalition (SFWTAC) is writing to express our support for the UCSF Parnassus Heights Plan.

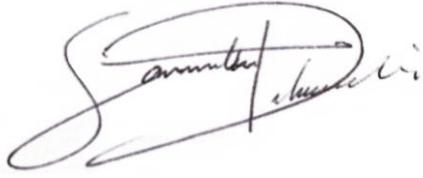
SFWTAC is an organically unified group, established in October 2019. Together, we are comprised of merchant groups, disability rights activists, first responders, neighborhood organizations, and neighbors with a common goal of equity to access for all. All members align with the mission of bringing safe, equitable, and reliable transportation to the west side of San Francisco. The Coalition engages with stakeholders and elected officials to inform and advocate our approach.

UCSF presented its Comprehensive Parnassus Heights Plan (CPHP) to SFWTAC on July 15, 2020. Driven by UCSF's need to modernize UCSF's medical and research facilities and meet the state's 2030 Hospital Seismic Safety requirements, the Comprehensive Plan proposes to increase the site's capacity and add 762 net new units of faculty and student/trainee housing. Most importantly, UCSF's planning team has thought deeply about how to improve arrival, via all modes of transport, to campus, is looking at how to address larger mobility challenges by partnering with SFMTA, and is exploring the safety and greening improvements at the difficult intersection of Irving/Carl/Arguello. UCSF has worked to study their surrounding area to learn about the transportation needs of their visitors and neighbors. SFWTAC hopes to capitalize on the UCSF traffic study and expand it to the entire west side of San Francisco to provide comprehensive data to help inform policy decisions.

SFWTAC supports the June 2020 UCSF Comprehensive Parnassus Heights Plan because it brings the potential to enhance the transportation of the west side of San Francisco. We look forward to continuing an open dialogue with UCSF as the CPHP develops. Moving forward, UCSF and WTAC will fight to bring more equitable and reliable transportation to the west side.

Thank you for your time and consideration of this letter. Please direct any inquiries for the SFWTAC to sfwtac@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Samantha Delucchi". The signature is stylized with a large, sweeping initial "S" and a vertical line through the middle.

Samantha Delucchi
Coalition Secretary
San Francisco Westside Transportation and Accessibility Coalition



December 23, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: San Francisco Urban Riders Support for UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents,

The San Francisco Urban Riders are excited to share our support for the Comprehensive Parnassus Heights Plan (CPHP) at the University of California, San Francisco (UCSF).

UCSF's flagship campus was established at Parnassus Heights over 150 years ago and is in critical need of revitalization. The COVID-19 pandemic has highlighted the need to invest in our local hospitals and that access to open space is a public health necessity. UCSF's Mount Sutro Open Space Reserve is a unique aspect of their campus as it is a 61 acre preserve adjoining their campus that residents throughout San Francisco utilize.

As the COVID-19 pandemic has illustrated, access to nature and the outdoors is an essential public health need. The San Francisco Urban Riders are proud to be partners with a leader in healthcare during this crisis to expand access to this area. We are pleased that the plan prioritizes nature and green space and thoughtfully incorporates the surrounding open space, including Mount Sutro, for the benefit of patients, staff, and visitors, alike.

We applaud UCSF's commitment to maintaining Mount Sutro for public use and the intentional incorporation of this treasured place into the long-term vision for the revitalized campus. We also support the planned increase of open space on campus, more than doubling what exists today (exclusive of the Reserve) and greater community access to Mount Sutro. The CPHP's "Park to Peak" design concept opens up the campus, which is situated between Golden Gate Park and Mount Sutro, through the coordination of planned trailheads at Mount Sutro, improved landscaping, and an enhanced connection between these two parks. In particular, we are enthusiastic about the opportunity to improve the bicycle network and trails, and the continued stewardship of the Mount Sutro Open Space Reserve and support for the Sutro Stewards programs.

UCSF engaged in a thoughtful, two-year, collaborative process with neighbors to develop a list of proposed community investments to be made through the life of the plan.

I strongly urge you to support UCSF's plans to revitalize their campus, making it a safer place to live, bike, work, and walk. The San Francisco Urban Riders are looking forward to partnering with UCSF in implementation of the CPHP.

Sincerely,

Matthew Blain
Chair, San Francisco Urban Riders



October 12, 2020

2020 University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607

via email to regentsoffice@ucop.edu

RE: Hospital Council Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

The San Francisco Section of the Hospital Council Northern & Central California is comprised of the CEOs representing the public and private hospitals across the city. On behalf of the Section, I write to express our strong support of UCSF's *Comprehensive Parnassus Heights Plan* (Plan). We appreciate UCSF's efforts to share information with our members about the Plan, as well as its on-going, broader community engagement.

As the COVID-19 pandemic illustrates, hospitals must be prepared to meet the ever-changing and expansive needs of the communities each serves. While UCSF currently provides excellent care to both San Francisco and Marin Counties, it must both modernize medical and research facilities and meet the state's stringent 2030 Hospital Seismic Safety requirements. We support the Plan as it proposes to increase the site's capacity while improving the medical, clinical and research resources that solidifies Parnassus Heights as a world-class medical center and campus.

Notably, in addition to its essential role in San Francisco as a top-ranked medical center, UCSF is also the second-largest employer in San Francisco (after the City itself). As San Francisco reopens and recovers from the enormous economic impacts of the COVID-19 pandemic, this project will be an important economic driver, providing jobs in healthcare and construction and increasing economic activity across the city.

The Section is pleased to support the proposed Comprehensive Parnassus Heights Plan. We look forward to continued engagement with the team at UCSF so that we may provide the feedback of Council members as the Campus Redevelopment evolves.

Sincerely,

A handwritten signature in blue ink that reads 'David Klein' followed by a stylized flourish.

David Klein, MD, MBA

Chair, San Francisco Section, Hospital Council Northern & Central California

August 12, 2020

2020 University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607

via email to regentsoffice@ucop.edu

RE: SFMMS Endorsement of UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents:

The San Francisco Marin Medical Society (SFMMS) represents over 3000 physicians across all medical specialties and phases of their careers in San Francisco and Marin Counties. We appreciate the UCSF team presenting its *Comprehensive Parnassus Heights Plan Vision* to the SFMMS Executive Committee in June 2020 for its review and consideration, and the extent of community consultation undertaken.

The SFMMS Executive Committee discussed the plan during its meeting of August 2020, with attention paid to the increased capacity to serve patients that redevelopment of the Parnassus Heights Campus would provide. It is our belief that this redevelopment is necessary if the physician community that we represent is to continue to provide excellent care to San Francisco and Marin Counties. Driven by UCSF's need to modernize UCSF's medical and research facilities and meet the state's 2030 Hospital Seismic Safety requirements, the *Comprehensive Plan* proposes to increase the site's capacity while replacing and renovating the medical, clinical and research facilities to avoid obsolescence and maintain Parnassus Heights' stature as a world-class medical and research facility. We believe the planned enhancements to the only health-focused academic medical center and campus within the University of California system will continue to attract the world's best physicians to San Francisco.

SFMMS is pleased to support the proposed *Comprehensive Parnassus Heights Plan Vision*. We encourage the team at UCSF to continue to work with SFMMS as needed and via its Executive Committee so that we may provide the feedback of our members during future planning and execution of the Campus Redevelopment.

We look forward to our continued collaboration.

Sincerely,



Brian Grady, M.D.

President, San Francisco Marin Medical Society



December 17, 2020

To the University of California Regents:

The California Life Sciences Association is pleased to support the UCSF Comprehensive Parnassus Heights Plan. CLSA is the largest statewide life sciences public policy and business leadership organization in the state, and we have been advocating for sound public policy on this issue for nearly a decade. Our mission is to advance California's world-leading life sciences innovation ecosystem by advocating for effective national, state, and local public policies and supporting entrepreneurs and life science business.

As you know, the Bay Area is a hotbed for innovation. The region boasts one of the most robust biomedical hubs in the world and supports 27% of California's life sciences jobs. In San Francisco alone there are close to 40 companies, from small incubators to large facilities like FibroGen, Bristol Meyers Squibb, and Nektar who work to bring new therapies to the market to help fight COVID-19, cancer, kidney disease, blindness, and HIV. To that end, UCSF plays an essential role in the life science ecosystem as a top-ranked medical center, University of California health sciences campus, and major biotechnology research center. Numerous biotechnology companies have been created because of biotechnology research pioneered at UCSF.

UCSF's aging facilities have not kept pace with the University's renowned status nationwide. Its flagship Moffitt Hospital was designed in the 1940s and opened in the 1950s and is now unable to meet the growing demand for patient referrals and modern standards of care. Its aging research labs make it more difficult for UCSF to recruit and retain the world-class faculty and students that make UCSF a world-class university and medical center, and which UCSF needs in order to lead cutting edge research to fight diseases like COVID-19.

To that end, CLSA believes that UCSF's Comprehensive Parnassus Heights Plan is key to maintaining California's leadership in biotechnology research and urges your support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mike Guerra', is written over a light blue horizontal line.

Mike Guerra

President & CEO | California Life Sciences Association (CLSA)

The Premier Life Sciences Trade Association for California



SAN FRANCISCO BAY AREA PHYSICIAN ASSISTANTS

STEERING COMMITTEE:

Martin Kramer, PA-C
Jennifer Nossokoff, PA-C
Kurtis Opp, PA-C
Nais Raulet, PA-C
Lisa Spitalewitz, PA-C
Carl Stein, MHS, PA-C

December 10, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: Physician Assistants in Support of UCSF's Comprehensive Parnassus Heights Plan and New Hospital

Dear University of California Board of Regents,

I am writing today on behalf of the San Francisco Bay Area Physician Assistants (SFBAPA) to express support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

The San Francisco Bay Area Physician Assistants represents over 700 physician assistants in and around San Francisco. We help our members stay current on medical knowledge and practice regulations and continue to grow the profession to meet the rising demand for physician assistants.

We appreciate that as UCSF is reimagining its oldest campus to meet the health-care needs of tomorrow, it remains committed to strengthen the economic and cultural vitality of the surrounding neighborhood.

UCSF's facilities at Parnassus Heights are outdated, inflexible, undersized and clinically obsolete – and the future UCSF Helen Diller Medical Center at Parnassus Heights is an integral part of the CPHP. Building a facility that fosters the bench to bedside connection between UCSF's leading educational programs and world-renowned researchers will enhance health care and accelerate discovery. The increase in new hospital beds from 475 to 675 is crucial to meet the needs of a growing and aging Bay Area population.

The campus improvements and new hospital will continue to attract talented physician assistants to San Francisco, and are critical for the physician assistant community to continue to provide excellent care to San Francisco. Ensuring the new hospital is modern and flexible will support our physician assistants as well as advance patient health throughout the Bay Area.

The San Francisco Bay Area Physician Assistants is in strong support of UCSF's plans to revitalize Parnassus Heights and build a new hospital, which will allow us to continue advancing health care throughout San Francisco together.

Sincerely,

Martin Kramer PA-C

[Martin Kramer PA-C \(Dec 9, 2020 18:00 PST\)](#)

Martin Kramer, PA-C
Chair, San Francisco Bay Area Physician Assistants Steering Committee



california pharmacists association

November 24, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: Support for UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents,

I am writing today on behalf of the California Pharmacists Association to express support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

The California Pharmacists Association (CPhA) was founded in 1869 and is the largest state association representing pharmacists. CPhA represents pharmacists, technicians and student pharmacists from all practice settings. These practice settings include community pharmacy (both independent owners and employees working in chain drug stores), hospitals & health-systems, and specialty practices such as compounding, managed care, and long term care.

UCSF has been an anchor institution in the San Francisco Bay Area for over a century and is a major contributor to the health and well-being of the community. Home to nationally ranked professional health science schools, cutting edge research, and high-quality patient care, Parnassus Heights is UCSF's original campus and in need of investment.

While UCSF is an acclaimed academic medical center, the facilities at Parnassus Heights do not match the quality of health sciences within. UCSF's Moffitt Hospital was built in 1955 and cannot accommodate advancements in medical equipment and technology. A 21st century state-of-the art pharmacy is critical to retaining and recruiting top clinicians, staff, researchers and students and is necessary to sustaining UCSF's public mission of top-quality patient care, research and education.

The future UCSF Helen Diller Medical Center at Parnassus Heights is an integral part of the CPHP. The new hospital at Parnassus Heights plans to increase the square footage of the main and the operating room pharmacies to accommodate growth commensurate with a larger hospital. The future hospital will also allow the pharmacy to be in closer proximity to patients and the operating rooms so medications can be more readily distributed to critical areas. More collaborative spaces envisioned within the new hospital will allow for focused discussions regarding plan of care, timely decisions and teaching opportunities for our future pharmacists.

With the current patient census at record highs, it is essential for UCSF to expand access to accommodate increasing patient demand. The new hospital will increase UCSF's capacity by 42% to keep pace with the increase and aging population and growing need for complex care.

To ensure UCSF can continue to advance health in partnership with the California Pharmacists Association, I urge you to support UCSF's plans to revitalize their flagship campus and build a new hospital.

Sincerely,

A handwritten signature in cursive script that reads "Susan A. Bonilla".

Susan Bonilla, MEd
Chief Executive Officer and Secretary of the Board of Trustees,
California Pharmacists Association

Golden-Gate Chapter of Health-System Pharmacists
821 Irving St #225072
San Francisco, CA 94122
<http://cshpgoldengate.org>



November 20, 2020

University of California Board of Regents
Office of the Secretary and Chief of Staff to the Regents
1111 Franklin Street, 12th Floor
Oakland, CA 94607
via email: regentsoffice@ucop.edu

Re: Support for UCSF's Comprehensive Parnassus Heights Plan

Dear University of California Board of Regents,

The Golden Gate Society of Health-System Pharmacists Board is in full support for the University of California, San Francisco's Comprehensive Parnassus Heights Plan (CPHP).

UCSF's facilities at Parnassus Heights are outdated, inflexible, undersized and clinically obsolete. State seismic laws call for Moffitt Hospital to be structurally retrofitted or decommissioned as an inpatient facility by 2030. The future UCSF Helen Diller Medical Center at Parnassus Heights is an integral part of the CPHP. While UCSF is an acclaimed academic medical center, the facilities at Parnassus Heights do not match the quality of health sciences within. UCSF's Moffitt Hospital was built in 1955 and cannot accommodate 21st century advances in medical equipment and technology.

With the current patient census at record highs, it is essential that UCSF expands access to accommodate increasing patient demand. The new hospital at Parnassus Heights will increase UCSF's capacity by 42% to keep pace with the increase and aging population and growing need for complex care – increasing the number of beds from 475 to 675.

A 21st century state-of-the art pharmacy is critical to retaining and recruiting top clinicians, staff, researchers and students and is necessary to sustaining UCSF's public mission of top-quality patient care, research and education. The new hospital at Parnassus Heights plans to increase the square footage of the main and the operating room pharmacies to accommodate growth commensurate with a larger hospital. The future hospital will also allow the pharmacy to be in closer proximity to patients and the operating rooms so medications can be more readily distributed to critical areas. More collaborative spaces envisioned within the new hospital will allow for focused discussions regarding plan of care, timely decisions and teaching opportunities for our future pharmacists.

To ensure UCSF can continue to advance health in partnership with the Golden Gate Society of Health-System Pharmacists, I urge you to support UCSF's plans to revitalize their flagship campus and build a new hospital.

Sincerely,

Sylvia Stoffella , PharmD
President, Golden Gate Society of Health-System Pharmacists

Alumni Association of UCSF
UCSF Box 0970
San Francisco, CA 94143
www.ucsf.edu
alumni.ucsf.edu

UCSF Alumni

June 1, 2020

AAUCSF Supports the Comprehensive Parnassus Heights Plan

The Board of Directors of the Alumni Association of UCSF emphatically supports the Comprehensive Parnassus Heights Plan. This long-term planning project prioritizes community engagement in order to envision a 21st century educational and clinical health science campus. The new design of the Parnassus Campus aims to create an environment that is more welcoming, navigable, and accessible to the campus and local communities alike. The plan also brings the campus up to the latest seismic codes.

For over 100 years Parnassus Heights has been a vital academic healthcare partner for San Franciscans as a whole. From assisting thousands of San Franciscans following the 1906 earthquake to the present COVID-19 pandemic, UCSF remains committed to the health of those both at home and afar.

The Comprehensive Parnassus Heights Plan will allow future UCSF students to receive top-tier training in facilities promoting interdisciplinary collaboration and highly specialized care in order to further the UCSF mission of *advancing health worldwide*. We are proud of the 68,000 alumni we represent as they apply UCSF's passion for educating, improving and saving lives, and generating and sharing new knowledge across the country and the world. No matter how long it has been since they last set foot at Parnassus Heights, it remains pivotal in their success as leaders in health care and science.

The Comprehensive Parnassus Heights plan will ensure that generations to come will benefit from and contribute to the legacy of UCSF. From epidemiologic research on vulnerable populations to the latest in minimally invasive neonatal surgery, UCSF is known for passionate researchers and consistent advancement of the biomedical field. As alumni we see the Comprehensive Parnassus Heights Plan as a vital vision for a modernized future of UCSF.

This statement was approved by the AAUCSF Board of Directors on June 2, 2020.



Judith Lamberti, MD '78
President, Alumni Association of UCSF

From: [Board of Supervisors, \(BOS\)](#)
To: [BOS-Supervisors](#)
Cc: [Major, Erica \(BOS\)](#)
Subject: FW: UCSF CPHP Comments - Sierra Club
Date: Monday, January 4, 2021 5:03:22 PM
Attachments: [2021-01-04 Sierra Club - UCSF - CPHP comments.pdf](#)

From: Kathy Howard <kathyhoward@earthlink.net>
Sent: Monday, January 4, 2021 4:11 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Fewer, Sandra (BOS) <sandra.fewer@sfgov.org>; Haney, Matt (BOS) <matt.haney@sfgov.org>; MandelmanStaff, [BOS] <mandelmanstaff@sfgov.org>; Mar, Gordon (BOS) <gordon.mar@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Ronen, Hillary <hillary.ronen@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Stefani, Catherine (BOS) <catherine.stefani@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>
Cc: Barry Hermanson <barry@hermansons.com>
Subject: UCSF CPHP Comments - Sierra Club

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

San Francisco Group, SF Bay Chapter

Serving San Francisco County

January 4, 2021

Board of Regents
University of California at San Francisco
c/o Office of the Secretary and Chief of Staff to the Regents
1111 Franklin St., 12th floor
Oakland, CA 94607

Subject: Comprehensive Parnassus Heights Plan (CPHP)

Dear Board of Regents,

In December 2020, the Sierra Club held a meeting to discuss the Comprehensive Parnassus Heights Plan (CPHP) attended by representatives from UCSF and from the local community. The topics discussed at that meeting were transportation, housing, open space, and community participation in the planning process.

First let us say that we deeply appreciate the work that the staff of UCSF has done during the COVID-

19 pandemic and the benefit that they bring to the community. We also understand the need to update or replace facilities that may be at the end of their lifespan. We appreciate UCSF's goals to incorporate "planning elements that seek to improve mobility, increase campus housing, and create significantly more open spaces and greater community access." ^[1] After reviewing the CPHP planning and environmental documents and hearing from community members who have been involved with this project and with UCSF for many years, we are submitting the following concerns for your consideration.

Transportation

UCSF proposes to add an average of 8,000 people to its daily population. UCSF estimates that this will mean adding approximately 3,000 automobile trips a day, about two-thirds of which would be people driving alone, with an additional 2,500 people taking public transportation.

This will place a substantial strain on an already over-burdened transportation system and in particular on the N Judah streetcar, the primary route to downtown for the entire northern part of the Sunset District. Pre-COVID, the N Judah streetcar route was one of San Francisco's most heavily used transit lines, with full-capacity trains that often didn't stop to pick up passengers at rush hour.

We commend UCSF for volunteering to donate approximately \$20 million ^[2] to San Francisco's Transportation Sustainability Fee program for transit improvements, an amount equal to that which would normally be paid by a private developer; however, it is unlikely that the proposed fee will be enough to accommodate the additional riders that will use public transit over the life of the project. It is also unclear how the current system could be expanded to handle the additional projected ridership.

Furthermore, projecting 3,000 automobile trips a day is not a sustainable approach to transportation. The increase in air pollution and greenhouse gases alone are of concern. The State of California has an ambitious goal of reducing greenhouse gasses, and an aggressive transit element in the UCSF proposal is necessary. Any increase in the amount of automobile traffic will also have a negative impact on the surrounding residential neighborhood.

Better plans for and more extensive funding of public transit are going to be needed to keep people out of their cars and meet climate goals regarding greenhouse gases.

Jobs and Housing Balance

The project will bring approximately 4,100 new staff and students to the UCSF campus on Parnassus by 2030. However, only 134 units of housing will be developed by 2030. By 2050, another 1,000 jobs will be created and some additional housing units are planned, but only a fraction of what is needed. In addition, there is no housing planned for the workforce that will be needed to support the additional faculty and staff. It is likely that the result will be the further gentrification of the housing surrounding the UCSF campus as well as the loss of affordable housing for those living nearby through evictions, raised rents, or other pressures.

The Sierra Club is a strong advocate for social equity. A large portion of the existing workforce already cannot afford to live in San Francisco. We urge UCSF to better balance the amount of housing with the number of new jobs. We commend UCSF for increasing the percentage of affordable housing to 40% affordable, which is much closer to our preference for 50%. However, there is no indication when the affordable homes will be built other than a promise to do so by

2050. The need is now, not in 30 years.

Many workers commute daily from as far away as Tracy and Sacramento. Without a substantial increase in the workforce housing, this project will put more economic pressures on the staff and have an enormous negative impact on the local community. Pushing the workforce into extended commutes will result in significant increases in greenhouse gas emissions and undermine attempts to reduce the amount of climate change we are already facing in the future.

The housing-jobs balance for this project should be re-evaluated for the impact it will have on housing not only for the current residents of the neighborhood and the City as a whole, but also for the new workforce.

Open Space – Shadows and Wind

We appreciate the emphasis on open space that is shown in the Programmatic EIR. The Sierra Club supports providing more open space for people who will be working on the new campus as well as for the local residents. Opening up the campus so that there is a connection between Mt. Sutro and Golden Gate Park ("Park to Peak") is also to be commended. However, there is a certain irony to this connection, because the proposed new hospital – the height of a 30-story-tall building - will have a negative impact in terms of wind and shadows on the open space as well as on Golden Gate Park.

A three-hundred-foot building is completely out of scale with this residential neighborhood. Because it is being placed on the side of a hill, the top of the building will be over 400 feet above the level of Golden Gate Park. This building will have considerable impacts in terms of shadows and wind.

The Sierra Club recognizes the importance of open space in urban areas. Parks are a vital resource not only for public health and recreation but also as necessary habitat for wildlife. Wildlife is struggling everywhere, and our cities are becoming one of the areas where they can eke out survival. As isolated parkland surrounded on three sides by urban development, Golden Gate Park is easily impacted by any negative changes in its environment. Even limited shadowing will have an impact on the health of the plant life and on the wildlife habitat as well as detract from the park experience for people, who use the park at all hours of the day.

The EIR illustrates shadowing in Golden Gate Park, including the Park nursery, an area that would be especially sensitive to the need for steady sunlight. In addition, two schools (including school yards open for the public as part of the City's shared Schoolyard Project) and an additional park and a playground, as well as part of the Reserve will be in shadow part of the time with the new project. The Sierra Club opposes any shadowing of our parks, and asks that this plan be modified so that the new buildings will not shadow our parks and have a limited shadow impact on other outdoor space in the neighborhood, such as backyards, which also provide habitat.

An increase in the wind in the area is also a concern. Parnassus Heights is already a windy area. The On-shore breezes sweep in from the ocean. Once the wind hits the proposed 300-foot-tall building, it will be intensified and bounce down into the open space and the surrounding neighborhoods. Although UCSF states that it will meet the City's requirement for wind hazards, that requirement is only for 26-mph winds that don't last more than one hour; this does not make for a comfortable park experience and most plants do not do well in a constantly windy environment.

Moreover, stating in the EIR that tall buildings can be built even if wind speed reduction strategies are "not feasible" or cost more money, [\[3\]](#) is essentially the same as saying that wind reduction does

not have to be done.

A shorter building, wind baffles and other controls on all of the buildings to decrease windspeed, and a more stringent requirement for a lower wind speed throughout the project site should be part of the analysis of this project.

In addition, the CPHP proposes adding outdoor heating elements to mitigate the wind conditions on the project. ^[4] This is not environmentally sustainable and should not be considered for this site.

Instead, a building and open space design that naturally protects open space from wind and preserves natural sunlight should be supported.

Community input

The CHPC states, "We are excited to begin the transformation of Parnassus Heights, a process that will be guided by the continued collaboration and guidance of our stakeholders over many

decades". ^[5] However, many neighbors feel that the local community's suggestions have not been given serious consideration and that UCSF entered the public feedback process with a predetermined plan that was more or less unchangeable. The Sierra Club has signed on to the

Jemez Principles for Democratic Organizing, which support local determination for communities. ^[6]

We suggest that UCSF go back to the neighborhood and include residents' ideas in the plans for the CPHP.

Conclusion

The Sierra Club understands the importance of up-to-date facilities for medical care; however, we would also like to put forward the idea that a healthy environment is important for the well-being of local communities and to combat climate change. A project of this magnitude needs to address its environmental and social equity impacts.

The project's massive increase in square footage, resulting in a much larger campus and patient/workforce/commuter population, as well as the addition of a 300-foot-tall building on a hillside in the middle of a residential community with parks, schools, and other open space, are major factors in the negative environmental impacts that this project will have on this residential section of San Francisco.

New developments should strive to balance new jobs with providing new housing and meeting social equity goals by having a large percentage of the housing be affordable. Providing sufficient affordable housing will also help reduce the greenhouse gas emissions by reducing the number of car trips needed by employees who will walk to work rather than commute long distances. In addition, the project will need an aggressive mass transit program in order to reduce single car use so that the project will not result in increased greenhouse gas emissions.

The Sierra Club urges UCSF to rethink the parameters of this project and create a more environmentally-sustainable, equitable, and neighborhood-friendly project.

Thank you for your consideration.

Sincerely,

Barry Hermanson

Barry Hermanson

On behalf of the
San Francisco Group Executive Committee

cc: San Francisco Board of Supervisors
San Francisco Planning Commission

Please see document for footnotes.

[1] "Comprehensive Parnassus Heights Plan," Updated June 2020, Page 3.

[2] *SF Chronicle*, January 4, 2021.

[3] "OCSF CPHP, EIR". July 2020 page 4.1-47

[4] *"Design buildings and public spaces to address the local microclimate (wind, solar access, fog). Exterior spaces should function for year-round occupancy and include wind mitigation treatments, heating elements, and efficient lighting."*

[5] ."Comprehensive Parnassus Heights Plan," Updated June 2020, Page 3.

[6] [https://avanan.url-protection.com/v1/url?](https://avanan.url-protection.com/v1/url?o=http%3A//www.ejnet.org/ej/jemez.pdf&g=YWEwZjgwOWRkNTJiNjllZg==&h=ZjYzNjc5OTlkNzBkZW5ZjUyZGNlNjRjZmM1NmExZWU0NTY1OTM0YjI0YmQ1OTEwY2RhNGY1OGUyOTJlNWlyMQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvcZmZpY2UzNjVfZW1haWxzX2VtYWlsOjQzYWNiNzgzOTAxZDg1MjE2NzZlZWE2ODc0YThjZmRhOnYx)

[o=http%3A//www.ejnet.org/ej/jemez.pdf&g=YWEwZjgwOWRkNTJiNjllZg==&h=ZjYzNjc5OTlkNzBkZW5ZjUyZGNlNjRjZmM1NmExZWU0NTY1OTM0YjI0YmQ1OTEwY2RhNGY1OGUyOTJlNWlyMQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvcZmZpY2UzNjVfZW1haWxzX2VtYWlsOjQzYWNiNzgzOTAxZDg1MjE2NzZlZWE2ODc0YThjZmRhOnYx](https://avanan.url-protection.com/v1/url?o=http%3A//www.ejnet.org/ej/jemez.pdf&g=YWEwZjgwOWRkNTJiNjllZg==&h=ZjYzNjc5OTlkNzBkZW5ZjUyZGNlNjRjZmM1NmExZWU0NTY1OTM0YjI0YmQ1OTEwY2RhNGY1OGUyOTJlNWlyMQ==&p=YXAzOnNmZHQyOmF2YW5hbGpvcZmZpY2UzNjVfZW1haWxzX2VtYWlsOjQzYWNiNzgzOTAxZDg1MjE2NzZlZWE2ODc0YThjZmRhOnYx)



San Francisco Group, SF Bay Chapter

Serving San Francisco County

January 4, 2021

Board of Regents

University of California at San Francisco

c/o Office of the Secretary and Chief of Staff to the Regents

1111 Franklin St., 12th floor

Oakland, CA 94607

regentsoffice@ucop.edu

Subject: Comprehensive Parnassus Heights Plan (CPHP)

Dear Board of Regents,

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² *SF Chronicle*, January 4, 2021.

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In addition, the CPHP proposes adding outdoor heating elements to mitigate the wind conditions on the project.⁴ This is not environmentally sustainable and should not be considered for this site.

Instead, a building and open space design that naturally protects open space from wind and preserves natural sunlight should be supported.

Community input

The CHPC states, "We are excited to begin the transformation of Parnassus Heights, a process that will be guided by the continued collaboration and guidance of our stakeholders over many decades".⁵

However, many neighbors feel that the local community's suggestions have not been given serious consideration and that UCSF entered the public feedback process with a predetermined plan that was

³ "OCSF CPHP, EIR". July 2020 page 4.1-47

⁴ "Design buildings and public spaces to address the local microclimate (wind, solar access, fog). Exterior spaces should function for year-round occupancy and include wind mitigation treatments, heating elements, and efficient lighting."

⁵ "Comprehensive Parnassus Heights Plan," Updated June 2020, Page 3.

more or less unchangeable. The Sierra Club has signed on to the Jemez Principles for Democratic Organizing, which support local determination for communities. ⁶

We suggest that UCSF go back to the neighborhood and include residents' ideas in the plans for the CPHP.

Conclusion

The Sierra Club understands the importance of up-to-date facilities for medical care; however, we would also like to put forward the idea that a healthy environment is important for the well-being of local communities and to combat climate change. A project of this magnitude needs to address its environmental and social equity impacts.

The project's massive increase in square footage, resulting in a much larger campus and patient/workforce/commuter population, as well as the addition of a 300-foot-tall building on a hillside in the middle of a residential community with parks, schools, and other open space, are major factors in the negative environmental impacts that this project will have on this residential section of San Francisco.

New developments should strive to balance new jobs with providing new housing and meeting social equity goals by having a large percentage of the housing be affordable. Providing sufficient affordable housing will also help reduce the greenhouse gas emissions by reducing the number of car trips needed by employees who will walk to work rather than commute long distances. In addition, the project will need an aggressive mass transit program in order to reduce single car use so that the project will not result in increased greenhouse gas emissions.

The Sierra Club urges UCSF to rethink the parameters of this project and create a more environmentally-sustainable, equitable, and neighborhood-friendly project.

Thank you for your consideration.

Sincerely,

Barry Hermanson

Barry Hermanson

On behalf of the
San Francisco Group Executive Committee

cc: San Francisco Board of Supervisors
San Francisco Planning Commission

⁶ <http://www.ejnet.org/ej/jemez.pdf>

Introduction Form

By a Member of the Board of Supervisors or Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor inquiries"
- 5. City Attorney Request.
- 6. Call File No. from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the BOS on

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

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