

File No. 150652

Committee Item No. 3
Board Item No. 57

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use & Transportation

Date July 13, 2015

Board of Supervisors Meeting

Date July 21, 2015

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution
<input type="checkbox"/>	<input type="checkbox"/>	Ordinance
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Contract/Agreement
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

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Completed by: Andrea Ausberry Date July 10, 2015

Completed by: _____ Date _____

1 [Term Sheet Endorsement - The Regents of the University of California - Ground Lease -
2 Research Facility at 1001 Potrero Avenue - \$180,000 Per Annum]

3 **Resolution endorsing a non-binding term sheet with The Regents of the University of**
4 **California (the Regents) for the potential lease by the Regents of the B/C Lot of the**
5 **Priscilla and Mark Zuckerberg San Francisco General Hospital Campus at 1001 Potrero**
6 **Avenue (a portion of Assessor's Parcel Block No. 4154, Lot No. 001) for development**
7 **by the Regents of a research facility for an initial lease term of 75 years and initial base**
8 **rent of \$180,000 per annum.**

9
10 WHEREAS, The Priscilla and Mark Zuckerberg San Francisco General Hospital and
11 Trauma Center ("SFGH"), is one of the nation's leading public hospitals and has continuously
12 provided a wide range of ambulatory, emergency, acute care and trauma services to San
13 Francisco residents for more than one hundred years; and

14 WHEREAS, The SFGH campus is under the jurisdiction of the City's Department of
15 Public Health ("DPH"); and

16 WHEREAS, DPH and The Regents of the University of California ("the Regents" or
17 "UCSF") have a long standing affiliation through which UCSF provides physicians and other
18 professional services at SFGH; and

19 WHEREAS, Through the SFGH-UCSF partnership, physicians who are leaders in their
20 fields have been attracted to UCSF and SFGH and have established SFGH as one of the
21 nation's leading academic medical centers with a top training program for residents and
22 medical students; and

23 WHEREAS, SFGH is home to more than twenty UCSF research centers and major
24 laboratories, and over 150 principal UCSF investigators conduct research at the SFGH
25 campus; and

1 WHEREAS, The co-location of patient care, teaching and research activities is critical
2 to the ability to recruit and retain the physician leaders who treat patients at SFGH; and

3 WHEREAS, In February 2013 the Mayor and City Administrator established a task
4 force co-chaired by the San Francisco Health Director (or designee) and the UCSF Chancellor
5 (or designee) to collaborate on the development and implementation of certain capital projects
6 on the SFGH campus and to explore the proposal that UCSF construct a modern academic
7 research building at SFGH on what is currently approximately 51,475 square feet of the B/C
8 surface parking lot (the "Research Facility"), which would allow UCSF to consolidate existing
9 SFGH campus research centers and laboratories; and

10 WHEREAS, Since February 2013 staff from the City (DPH, Department of Real Estate,
11 Planning Department and City Attorney's Office) and staff from the Regents have negotiated a
number of agreements with respect to the proposed new Research Facility, including a Fee
13 Payment Agreement between DPH and UCSF, dated October 23, 2013, which establishes
14 cost sharing for the negotiation process, and a Memorandum of Understanding between
15 UCSF and the Director of the Planning Department, dated September 23, 2013, which
16 outlines the manner in which the Regents and the Planning Department will cooperate to
17 perform the environmental review for the proposed Research Facility; and

18 WHEREAS, The Director of Property, in consultation and collaboration with the Office
19 of the City Attorney and DPH staff, negotiated a non-binding term sheet (the "Term Sheet"), a
20 copy of which is on file with the Clerk of the Board of Supervisors under File No. 150652, that
21 sets forth certain basic economic parameters and other fundamental terms to serve as the
22 basis for City staff and UCSF staff negotiating a ground lease between the City and the
23 Regents of that portion of the SFGH campus known as the B/C Lot for the development,
24 ownership and operation of the proposed Research Facility (the "Ground Lease"), and
; provides that the parties will negotiate in good faith with a goal of completing negotiations on

1 the Ground Lease and related agreements by June 30, 2016; and

2 WHEREAS, Under the Term Sheet, the City and UCSF agree to negotiate in good faith
3 for the Ground Lease on the terms set forth in the Term Sheet; and

4 WHEREAS, The Term Sheet is not itself a binding agreement that commits the City or
5 the Regents to proceed with the approval of the Ground Lease or the Research Facility
6 (collectively, the "Project"), and all Project approvals by the City and the Regents, including
7 approvals for the Research Facility and the Ground Lease, are subject to completion of
8 environmental review, including identification of a full range of appropriate alternatives and
9 mitigation measures under the California Environmental Quality Act ("CEQA") and will be
10 subject to public review in accordance with the processes of the City and Regents; and

11 WHEREAS, The Term Sheet proposes certain terms and conditions for a Ground
12 Lease, including, but not limited to (1) an initial term of 75 years, with an option to extend for
13 an additional 24 years, (2) base rent of \$180,000 per annum, (3) annual rental increases of
14 1.75% with resets to fair market rent in years 21, 46, and 61 capped as noted in the Term
15 Sheet, (4) acknowledgement that the rental rate takes into consideration a credit equal to the
16 fair rental value of 85,000 square feet of research space that DPH agrees to provide to UCSF
17 at no cost in exchange for certain administrative costs incurred by UCSF in providing
18 physicians to SFGH, and (5) certain parking impact financial contributions; and

19 WHEREAS, On May 5, 2015, by Resolution No. 15-7, a copy of which is on file with the
20 Clerk of the Board of Supervisors under File No. 150652, the San Francisco Health
21 Commission endorsed the Term Sheet and directed DPH staff to seek the endorsement of the
22 Board of Supervisors of the Term Sheet, and upon the receipt of such endorsement to
23 continue negotiations with UCSF staff with a goal of completing negotiations on the Ground
24 Lease and related agreements by June 30, 2016; and

25 WHEREAS, Staff from the City and the Regents wish to obtain the endorsement of the

1 Term Sheet by the Board of Supervisors; and

2 WHEREAS, The Board of Supervisors has reviewed and considered the proposed
3 terms for the Project as set forth in the Term Sheet; now, therefore, be it

4 RESOLVED, That in accordance with the recommendations of the Director of Property
5 and the Director of Health, the Board endorses the Term Sheet, in substantially the form
6 presented to the Board, and authorizes City staff to continue the negotiation of the Ground
7 Lease consistent with the Term Sheet and such additions, amendments or other modifications
8 to the Term Sheet that the Director of Property and Director of Health determine are in the
9 best interests of the City; and, be it

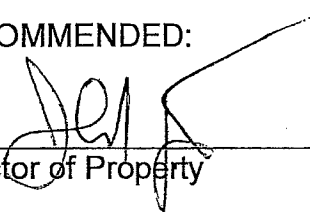
10 FURTHER RESOLVED, That if the parties are successful in negotiations, the Director
11 of Property and Director of Health shall seek Health Commission and Board approval of the
Ground Lease before it will become effective; and, be it

13 FURTHER RESOLVED, That the Board of Supervisors' endorsement of the Term
14 Sheet does not commit the City to approve the final Ground Lease or Research Facility, nor
15 does endorsement of the Term Sheet foreclose the possibility of City considering alternatives
16 to the proposal, mitigation measures, or deciding not to approve the Ground Lease after
17 conducting and completing appropriate environmental review under CEQA, and while the
18 Term Sheet identifies certain essential terms of a proposed Ground Lease, it does not bind
19 the City to the terms of the Term Sheet or set forth all of the material terms and conditions of
20 any final transaction documents; and, be it

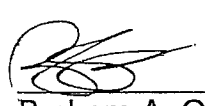
21 FURTHER RESOLVED, That the Board of Supervisors will not take any discretionary
22 actions committing City to enter into the Ground Lease, and the provisions of the Term Sheet
23 are not intended to and will not become contractually binding on the City, unless and until (1)
24 the Health Commission, acting as a responsible agency under CEQA, has reviewed and
5 considered the environmental documentation prepared by the Regents in compliance with

1 CEQA and adopted appropriate CEQA findings in compliance with CEQA and has approved
2 the terms of the final transaction documents for the Ground Lease; (2) the Board of
3 Supervisors, acting as a responsible agency under CEQA, has reviewed and considered the
4 environmental documentation prepared by the Regents in compliance with CEQA and
5 adopted appropriate CEQA findings in compliance with CEQA; and (3) the Board of
6 Supervisors has considered and approved the terms of the Ground Lease and other
7 transaction documents.

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11 RECOMMENDED:

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13 _____
14 Director of Property

15 RECOMMENDED:

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17 _____
18 Barbara A. Garcia
19 Director of Health
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**HEALTH COMMISSION
CITY AND COUNTY OF SAN FRANCISCO
Resolution No. 15-7**

**RESOLUTION ENDORSING A NON-BINDING TERM SHEET BETWEEN THE CITY AND COUNTY OF
SAN FRANCISCO AND THE REGENTS OF THE UNIVERSITY OF CALIFORNIA FOR A GROUND
LEASE OF THE B/C LOT AT THE PRISCILLA AND MARK ZUCKERBERG SAN FRANCISCO GENERAL
HOSPITAL AND TRAUMA CENTER FOR THE PURPOSE OF BUILDING A NEW UCSF RESEARCH
FACILITY AND DIRECTING DEPARTMENT OF PUBLIC HEALTH STAFF TO SEEK AN
ENDORSEMENT OF THE SAN FRANCISCO BOARD OF SUPERVISORS**

WHEREAS, the Priscilla and Mark Zuckerberg San Francisco General Hospital and Trauma Center (SFGH), is one of the nation's leading public hospitals and has continuously provided a wide range of ambulatory, emergency, acute care and trauma services to San Francisco residents for more than one hundred years; and

WHEREAS, The SFGH campus is under the jurisdiction of City's Department of Public Health ("DPH"); and

WHEREAS, DPH and The Regents of the University of California, ("the Regents" or "UCSF") have a long standing affiliation through which UCSF provides physicians and other professional services at SFGH; and

WHEREAS, through the SFGH – UCSF partnership, physicians who are leaders in their fields have been attracted to SFGH and have established SFGH as one of the nation's leading academic medical centers with a top training program for residents and medical students; and

WHEREAS, SFGH is home to more than 20 UCSF research centers and major laboratories, and over 150 principal UCSF investigators conduct research at the SFGH campus; and

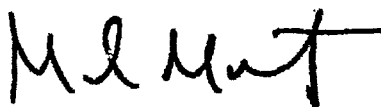
WHEREAS, the co-location of patient care, teaching and research activities is critical to the ability to recruit and retain the physician leaders who treat patients at SFGH; and

WHEREAS, in February 2013, the Mayor and City Administrator established a working task force co-chaired by the San Francisco Public Health Director (or designee) and the UCSF Chancellor (or designee) to collaborate on the development and implementation of certain capital projects on the SFGH campus and to explore the proposal that UCSF construct a modern academic research building at SFGH on what is currently the B/C surface parking lot (the "Research Facility"), which would allow UCSF to consolidate existing SFGH campus research centers and laboratories; and

WHEREAS, since February 2013, staff from the City (DPH, Real Estate Department, Planning Department and City Attorney's Office) and staff from the Regents have negotiated a number

RESOLVED, That the Health Commission's endorsement of the Term Sheet and direction to DPH staff does not commit the Health Commission or the City to approval of the final Ground Lease or implementation of the Project, nor does endorsement of the Term Sheet foreclose the possibility of considering alternatives to the proposal, mitigation measures, or deciding not to approve or implement the Project, after conducting and completing appropriate environmental review under CEQA.

I hereby certify that the San Francisco Health Commission at its meeting of May 5, 2015 adopted the foregoing resolution.

A handwritten signature in black ink, appearing to read 'M. Morewitz', written over a horizontal line.

Mark Morewitz
Executive Secretary to the Health Commission

NON-BINDING TERM SHEET
THE REGENTS OF THE UNIVERSITY OF CALIFORNIA AND
CITY AND COUNTY OF SAN FRANCISCO
FOR GROUND LEASE OF B/C LOT AT THE PRISCILLA AND MARK ZUCKERBERG
SAN FRANCISCO GENERAL HOSPITAL AND TRAUMA CENTER CAMPUS

The Regents of the University of California, on behalf of its San Francisco campus ("UCSF") has been affiliated with the Priscilla and Mark Zuckerberg San Francisco General Hospital and Trauma Center ("SFGH") since 1873. Today, faculties from all four UCSF professional schools work at SFGH, where they provide patient care, conduct research and teach. All physicians at SFGH hold UCSF faculty appointments, and SFGH serves as a major teaching hospital for UCSF residents and fellows.

This Term Sheet is a general statement of certain basic economic parameters and other fundamental terms that will serve as the basis for negotiating a ground lease between the City and County of San Francisco ("City") and The Regents of the University of California ("the Regents") of a portion of SFGH campus known as the B/C Lot for the development, ownership and operation of a research facility by the Regents (the "Research Facility"). The SFGH campus is under the jurisdiction of City's Department of Public Health ("DPH").

The Parties understand that the proposed Research Facility and related ground lease (collectively, the "Project") will continue to evolve throughout the public review process. All Project approvals by the City and the Regents, including approvals for the Research Facility and the ground lease, are subject to completion of environmental review, including identification of a full range of appropriate alternatives and mitigation measures under the California Environmental Quality Act ("CEQA"). In order to comply with CEQA and give the public the opportunity to be aware of the environmental consequences of any contemplated actions with respect to the Project and to fully participate in the CEQA process, the City and the Regents retain the absolute and sole discretion to (i) modify the transaction, create and enter into transactional documents, and modify the Project as may, in their sole discretion, be necessary to comply with CEQA, (ii) consider and select other feasible alternatives to avoid any significant environmental impacts as may be required by CEQA, (iii) balance the benefits of the Project against any significant environmental impacts before final approval by the Regents and the City if such significant impacts cannot otherwise be avoided, and/or (iv) determine not to proceed with any contemplated actions with respect to the Project. No legal obligation will exist unless and until the Parties have negotiated, executed and delivered mutually acceptable agreements based upon information produced from the CEQA environmental review process and other public review and hearing processes, subject to all applicable governmental approvals. In addition, under the San Francisco Charter, no officer or employee of the City, including the Department of Public Health and the Public Health Commission, has authority to commit the City to the approval of the Project until after completion of CEQA review and the San Francisco Board of Supervisors has approved the ground lease.

Subject to the foregoing paragraph, staff from the City and the Regents shall negotiate in good faith with a goal of completing negotiations on the lease ("Ground Lease") and related agreements by June 30, 2016, consistent with the following guidelines:

- | | |
|----------------------------|--|
| 1. <u>Parties:</u> | The Regents, as Ground Lessee, on behalf of its San Francisco Campus, and the City and County of San Francisco, municipal corporation, as Ground Lessor, on behalf of the San Francisco Department of Public Health (collectively the "Parties") |
| 2. <u>Property:</u> | The B/C Lot at the SFGH campus. The land area of the B/C Lot covered under the Ground Lease consists of about 51,475 square feet, more particularly shown |

for the B/C Lot (the "Garage Addition") if funds for such Garage Addition become available, and subject to environmental review under CEQA and other public review and hearing processes, and subject to all applicable governmental approvals. The Regents shall include the possibility of a Garage Addition in its CEQA review described in item 14 below.

The Regents will make a contribution to City, or as directed by City, in an amount mutually agreed to between the Parties that is equivalent to the cost of replacing the parking spaces lost by development of the B/C Lot. The timing for the Regents' contribution toward the lost parking will be established by the Parties in consultation with the party financing the development of the replacement parking, if applicable.

8. Use of Lot; Use of Research Building:

The Premises shall be used for the construction and management of the Research Facility, which will be used for teaching, research and public service, consistent with the Regents' constitutionally mandated mission, and in support of SFGH's mission to provide exceptional healthcare and trauma care with compassion and respect. The continuing priority of the Research Facility will be the recruitment and retention of SFGH clinicians. The types of research would include, *inter alia*, wet laboratories, clinical studies, and desktop activities such as public health research, epidemiology, population science, and disease prevention.

9. Condition of Premises:

Subject to the Regents' right to terminate the Ground Lease if remediation of hazardous materials or hazardous wastes of the site arising from the initial condition of the Premises at the Closing Date through completion of construction of the Research Facility exceeds Three Million Six Hundred Thousand dollars (\$3,600,000.00), "As-Is" in its present condition and subject to all existing conditions of title and applicable governmental regulations, without representation or warranty of any kind as to the suitability of the site for construction or subsequent use by the Regents, and subject to all applicable laws governing the use, occupancy, management, operation and possession thereof. The City shall have no responsibility for any condition of the site, including without limitation, the presence of any hazardous materials or hazardous wastes arising from the initial condition of the Premises as of the Closing Date.

10. Assignment and Subletting (Space Leases):

The Ground Lease will contain certain restrictions on assignment, space leases, or other transfers of the Regents' interest in the Research Facility or Ground Lease, and will strike a balance between UCSF's desire for flexibility to meet the needs of its operations and to effectively manage the Research Facility over the term of the Ground Lease and DPH's interest in having the building on the SFGH campus used in a manner that provides integral support to SFGH's mission. Among other matters, such restrictions on space leases may include some or all of the following:

- Prohibitions on space leases unless there is surplus space after meeting a primary use goal to be defined in the Ground Lease;
- A right of first refusal for City to lease surplus space;
- A limit on the length of the term of any space leases, and
- A right of the Director of Health to disapprove a proposed space lease according to a standard to be agreed upon by the Parties as described in the Ground Lease.

The Ground Lease will describe the circumstances under which the rent credit for the Exchange Space will be eliminated or reduced in connection with a space lease, describe a process for determining whether a space lease results in "excess

City's Transaction Costs:

Memorandum of Understanding - Fee Payment Agreement - Proposed UCSF Research Building, dated October 23, 2013 (the "Fee Sharing and Reimbursement Agreement") and UCSF and the Director of the San Francisco Planning Department have entered into a Memorandum of Understanding - Proposed UCSF Research Building and City Parking Structure Expansion EIR, dated as of September 23, 2013 (the "Planning MOU"), that describes the manner in which the Regents and the San Francisco Planning Department will cooperate to perform the environmental review for the proposed project. Other than as set forth herein, there are no other obligations relating to reimbursements or fees except as outlined in the Fee Sharing and Reimbursement Agreement and the Planning MOU. Without limiting the foregoing, UCSF acknowledges that if the reimbursement cap is reached the City has the right to suspend additional work on all tasks under the Fee Sharing and Reimbursement Agreement and the Planning MOU until an agreement is reached for payment of additional City Agencies' Negotiation Costs and Environmental Review Costs (as defined in the Fee Sharing and Reimbursement Agreement).

18. Retained Discretion:

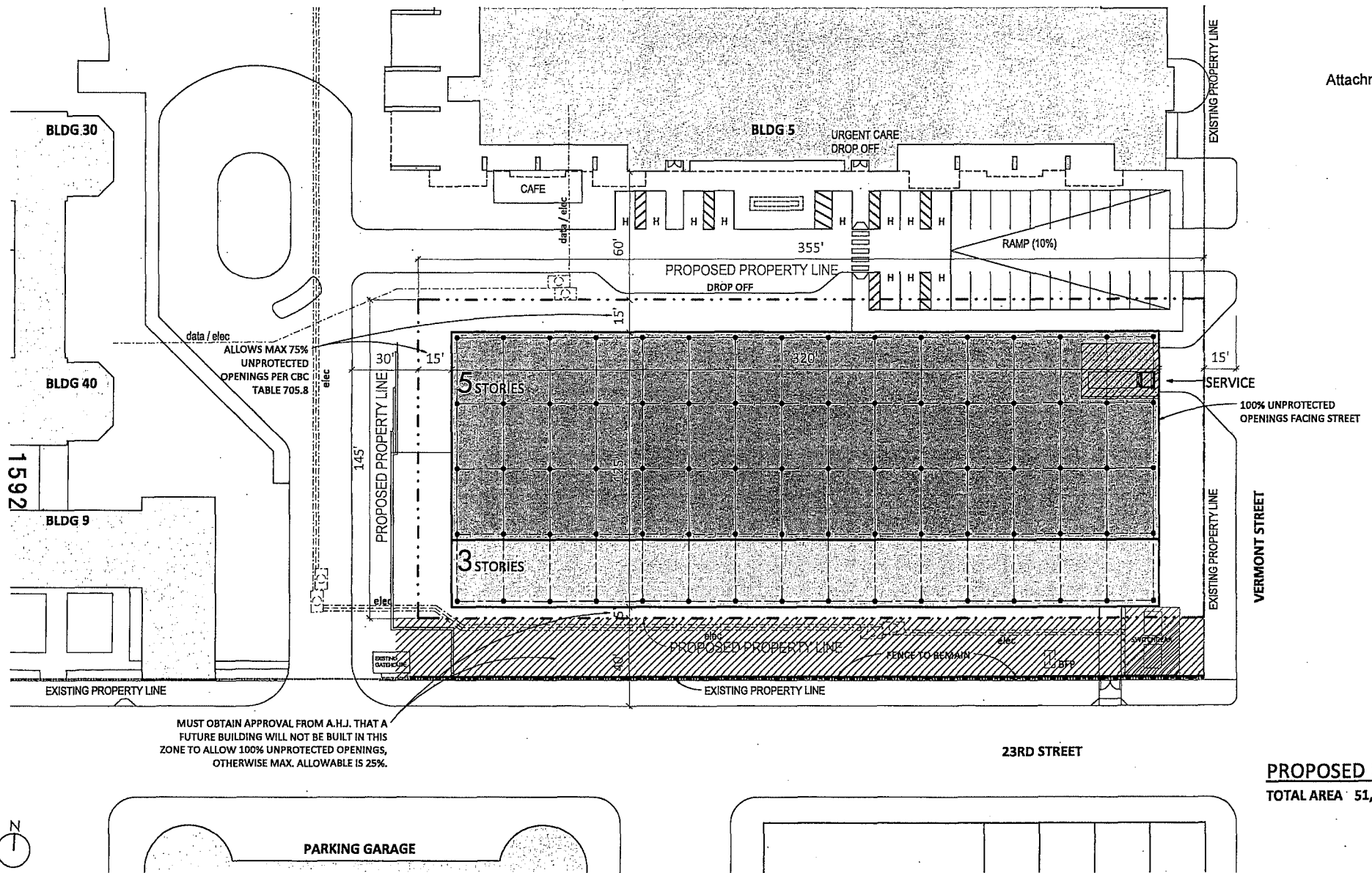
The Regents and City acknowledge and agree that under this Term Sheet, neither the Regents nor the City is committing itself or agreeing to approve any land use entitlements or undertake any other acts or activities relating to the subsequent independent exercise of discretion by the City or the Regents, and that the Ground Lease documents and approvals are subject to the prior approval of the Regents and all applicable City agencies, each in its sole and absolute discretion. Notwithstanding anything to the contrary herein, the City shall exercise its sole discretion over all matters relating to Project over which it has jurisdiction consistent with legal requirements, customary practices, and public health, safety, convenience and welfare, and shall retain, at all times, its authority to take any action under its jurisdiction consistent with the foregoing.

19. Other Terms:

While this Term Sheet summarizes certain essential terms of the proposed Ground Lease, it does not set forth all of the material terms and conditions of the Ground Lease.

Nothing in this Term Sheet commits, or shall be deemed to commit, the Regents or the City to approve or implement any project, and neither the Regents nor the City will do so until environmental review of the project as required under CEQA has been completed. Accordingly, all references to the "Ground Lease" or "Research Facility" or "Garage Addition" in this agreement shall mean the proposed Project subject to future environmental review and consideration by the Regents or the City, as the case may be.

Specifically, the Regents, the City, and any other public agency with jurisdiction over any part of the project will not take any discretionary actions committing them to implement the proposed Project, and the provisions of this term sheet are not intended to and will not become contractually binding on the Regents or the City unless and until (1) the Regents, acting as the lead agency under CEQA, has determined that the environmental documentation it has prepared for the Project complies with CEQA; and the Regents has reviewed and considered the environmental documentation and adopted appropriate CEQA findings in compliance with CEQA; (2) the Health Commission, acting as a responsible agency under CEQA, has reviewed and considered the environmental documentation prepared by the Regents in compliance with CEQA and adopted appropriate CEQA findings in compliance with CEQA and has approved the terms of the final transaction documents for the Ground Lease; and (3) the Board of Supervisors, acting as a responsible agency under CEQA, has reviewed and considered the



PROPOSED LOT AREA
TOTAL AREA 51,475 SF



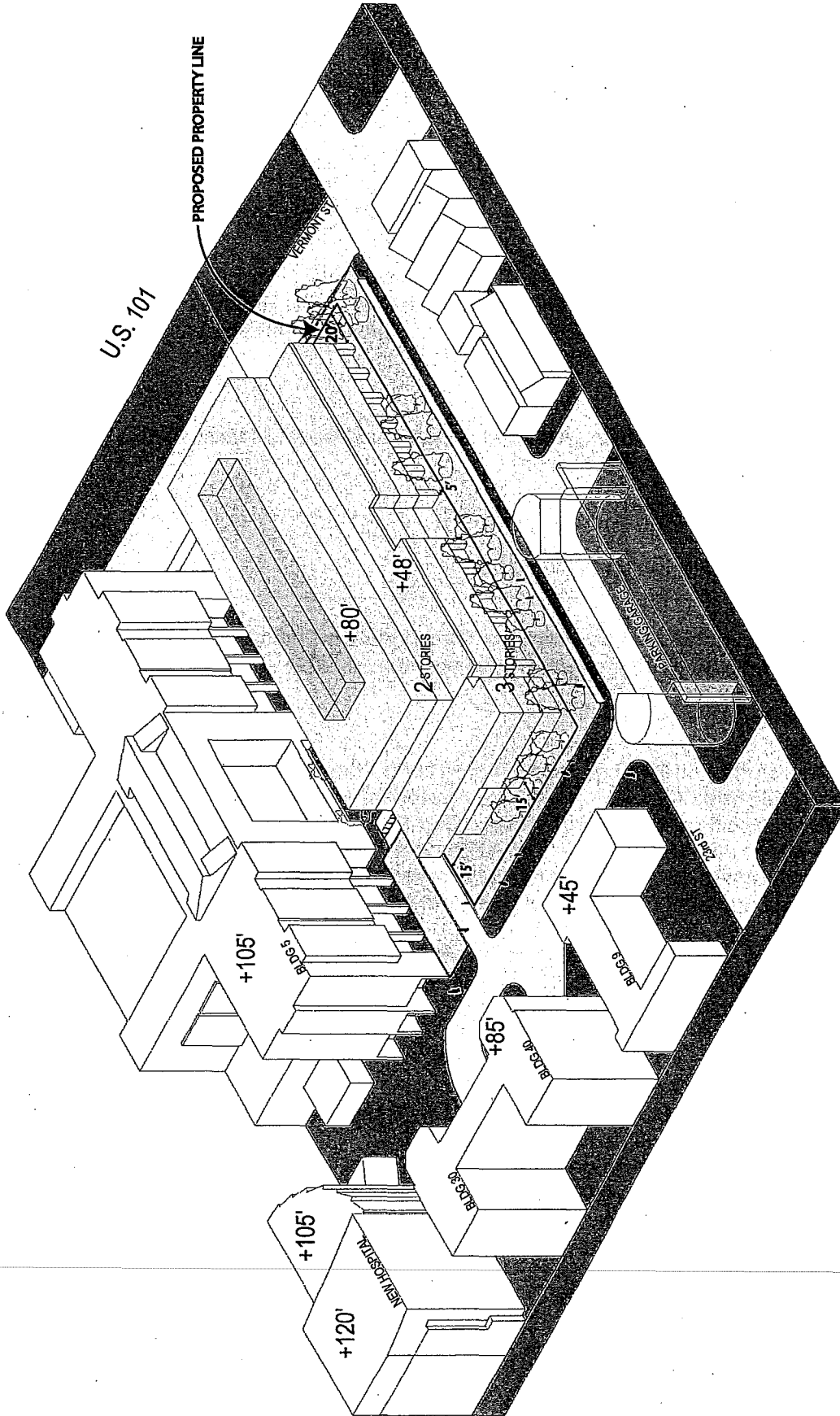
UCSF **PROPOSED LOT DIMENSIONS**
SFGH LOT B/C

05/15/13

STUDIOS
architecture

COPYRIGHT © 2013 BY STUDIOS ARCHITECTURE

Attachment 2



1593

STUDIOS
architecture

CONCEPT PHASE BY OTHER ARCHITECTS

UCSF SFGH LOT B/C

BOARD of SUPERVISORS



City Hall
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: John Rahaim, Director, Planning Department
Barbara Garcia, Director, Department of Public Health
Tiffany Bohee, Executive Director, Community Investment and Infrastructure
John Updike, Director, Real Estate

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation Committee,
Board of Supervisors

DATE: June 30, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, introduced by Supervisor Cohen on June 16, 2015:

File No. 150652

Resolution endorsing a non-binding term sheet with The Regents of the University of California (the Regents) for the potential lease by the Regents of the B/C Lot of the Priscilla and Mark Zuckerberg San Francisco General Hospital Campus at 1001 Potrero Avenue (a portion of Assessor's Parcel Block No. 4154, Lot No. 001) for development by the Regents of a research facility for an initial lease term of 75 years and initial base rent of \$180,000 per annum.

If you have any additional 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.

c: Scott Sanchez, Zoning Administrator
Sarah Jones, Acting Environmental Review Officer,
AnMarie Rodgers, Senior Policy Advisor
Aaron Starr, Acting Manager of Legislative Affairs
Joy Navarrete, Environmental Planning
Jeanie Poling, Environmental Planning
Claudia Guerra, Commission Secretary (Commission on Community Investment and Infrastructure)

FORM SFEC-126:
NOTIFICATION OF CONTRACT APPROVAL
 (S.F. Campaign and Governmental Conduct Code § 1.126)

City Elective Officer Information <i>(Please print clearly.)</i>	
Name of City elective officer(s): Members, Board of Supervisors	City elective office(s) held: Members, Board of Supervisors

Contractor Information <i>(Please print clearly.)</i>		
Name of contractor: The Regents of the University of California		
<i>Please list the names of (1) members of the contractor's board of directors; (2) the contractor's chief executive officer, chief financial officer and chief operating officer; (3) any person who has an ownership of 20 percent or more in the contractor; (4) any subcontractor listed in the bid or contract; and (5) any political committee sponsored or controlled by the contractor. Use additional pages as necessary.</i>		
See Attached.		
Contractor address: Office of the Secretary and Chief of Staff to the Regents 1111 Franklin St., 12th floor Oakland, CA 94607		
<table border="1"> <tr> <td>Date that contract was approved: (By the SF Board of Supervisors) July 21, 2015</td> <td>Amount of contract: \$180,000/year in initial year</td> </tr> </table>	Date that contract was approved: (By the SF Board of Supervisors) July 21, 2015	Amount of contract: \$180,000/year in initial year
Date that contract was approved: (By the SF Board of Supervisors) July 21, 2015	Amount of contract: \$180,000/year in initial year	
Describe the nature of the contract that was approved: Non-binding term sheet for a 75 year ground lease of city property.		
Comments:		

This contract was approved by (check applicable):

☐ the City elective officer(s) identified on this form

☒ a board on which the City elective officer(s) serves: San Francisco Board of Supervisors
 Print Name of Board

☐ the board of a state agency (Health Authority, Housing Authority Commission, Industrial Development Authority Board, Parking Authority, Redevelopment Agency Commission, Relocation Appeals Board, Treasure Island Development Authority) on which an appointee of the City elective officer(s) identified on this form sits

Print Name of Board

Filer Information <i>(Please print clearly.)</i>	
Name of filer: Angela Calvillo, Clerk of the Board	Contact telephone number: (415) 554-5184
Address: City Hall, Room 244, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102	E-mail: Board.of.Supervisors@sfgov.org

Signature of City Elective Officer (if submitted by City elective officer)

Date Signed

Signature of Board Secretary or Clerk (if submitted by Board Secretary or Clerk)

Date Signed



UNIVERSITY
OF
CALIFORNIA

Board of Regents

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Members and Advisors

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- Ex Officio Regents
- Student Regent
- Regents-Designate
- Faculty Representatives to the Regents
- Staff Advisors to the Regents

(Click on the individual's name for a more complete biography.)

Appointed Regents

Richard C. Blum

Appointed March 12, 2002 to a term expiring March 1, 2014 (by Davis); re-appointed in 2014 (by Brown) to a term expiring March 1, 2026. B.A., University of California, Berkeley; M.B.A., University of California, Berkeley; Chairman of Blum Capital Partners, L.P.; Co-Chairman of Newbridge Capital, LLC.

William De La Peña, M.D.

Appointed August 18, 2006 to a term expiring March 1, 2018 (by Schwarzenegger); Ophthalmologist and medical director of the De La Peña Eye Clinic; B.S., American School Foundation; M.D., Autonomous University of Guadalajara, Ophthalmology at UC Irvine, Fellowship at L.S.U., and University of London.

Gareth Elliott

Appointed January 2, 2015 to term expiring March 1, 2025 (by Brown); Partner, Sacramento Advocates, Inc.; B.A. (Political Science), Humboldt State University.

Russell Gould

Appointed September 13, 2005 to a term expiring March 1, 2017 (by Schwarzenegger); Partner, California Strategies LLC; B.A., University of California, Berkeley.

Eddie Island

Appointed June 6, 2005 to a term expiring March 1, 2017 (by Schwarzenegger); retired attorney and executive; J.D., Harvard Law School.

George Kleffer

Appointed May 6, 2009 (by Schwarzenegger) to term expiring March 1, 2021; Partner and member of the Executive Committee of the national law firm of Manatt, Phelps & Phillips, LLP; Bachelor's degree, University of California, Santa Barbara; J.D., degree from UCLA.

Sherry L. Lansing

Appointed March 11, 1999 to a term expiring March 1, 2010 (by Davis); re-appointed in 2010 (by Schwarzenegger) to a term expiring March 1, 2022. Founder of the Sherry Lansing Foundation and former Chair and CEO of Paramount Pictures' Motion Picture Group; B.S., Northwestern University.

Monica Lozano

Appointed March 2001 to a term expiring March 1, 2013 (by Davis); re-appointed in 2014 (by Brown) to a term expiring March 1, 2022. Chair of the Board of US Hispanic Media, Inc.

Board Officers



Chairman Bruce D. Varner



Vice Chairman Fred Rulz

Hadl Makarechian

Appointed October 24, 2008 to term expiring March 1, 2020
(by Schwarzenegger); B.S. (Civil Engineering), B.A. (Economics),
State University of New York; Chairman of Makar Properties
Board of Directors.

Eloy Ortiz Oakley

Appointed November 17, 2014 to term expiring March 1, 2024
(by Brown); B.A. (Environmental Analysis and Design),
University of California, Irvine; M.B.A., University of California,
Irvine; Superintendent and President of Long Beach City
College.

Norman J. Pattiz

Appointed September 21, 2001 to a term expired March 1,
2004 (by Davis); appointed September 4, 2003 to a term
expired March 1, 2014 (by Davis); re-appointed in 2014 (by
Brown) to a term expiring March 1, 2026. Founder and former
Chairman of the Board of Westwood One and CEO of Courtside
Entertainment Group.

John A. Pérez

Appointed November 17, 2014 to term expiring March 1, 2024
(by Brown); California State Assembly Speaker Emeritus and
former Assemblymember.

Bonnie Reiss

Appointed March 27, 2008 to a term expiring March 1, 2020
(by Schwarzenegger); Global Director of the Schwarzenegger
Institute for State and Global Policy at the University of
Southern California; BBA, University of Miami; J.D., Antioch
Law School.

Fred Ruiz

Appointed July 2, 2004 to a term expiring March 1, 2016 (by
Schwarzenegger); Co-founder and Chairman Emeritus of Ruiz
Foods, Mr. Ruiz is the current Vice Chairman of the Board.

Sadja Saifuddin

Student Regent, July 1, 2014- June 30, 2015; Student at
University of California, Berkeley.

Richard Sherman

Appointed January 17, 2014 (by Brown) to a term expiring
March 1, 2025; Chief Executive Officer at the Geffen
Company; Master of Business Taxation from the University of
Southern California.

Bruce D. Varner

Appointed August 18, 2006 to a term expiring March 1, 2018
(by Schwarzenegger); Partner in the law firm Varner & Brandt;
B.A., University of California, Santa Barbara; J.D., Hastings Law
School. Mr. Varner is the current Chairman of the Board.

Paul Wachter

Appointed July 2, 2004 (by Schwarzenegger) to a term expiring
March 1, 2016; Wharton School, University of Pennsylvania;
J.D., Columbia School of Law; Founder, President and CEO,
Main Street Advisors.

Charlene Zettel

Appointed May 6, 2009 to term expiring March 1, 2021 (by
Schwarzenegger); Chief Executive Officer, Donate Life
California; B.S., University of Southern California.

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Ex Officio Regents**Jerry Brown**

Governor of California and ex officio Regent, January 3, 2011 -
present.

Gavin Newsom

Lieutenant Governor and ex officio Regent, effective January 10, 2011 - present.

Toni Atkins

Speaker of the Assembly and ex officio Regent, effective May 12, 2014 - present; Assembly member from the 78th district.

Tam Torlakson

State Superintendent of Public Instruction and ex officio Regent, January 3, 2011 - present.

Janet Napolitano

President of the University and ex officio Regent, effective September 30, 2013; B.A., Santa Clara University; J.D., University of Virginia School of Law.

Sheldon Engelhorn

Alumni Regent, July 1, 2014- June 30, 2015 and President, Alumni Associations of the University of California; B.S., University of California, San Diego (Biology).

Karen Leong Clancy

Alumni Regent, July 1, 2014 - June 30, 2015, and Vice President, Alumni Associations of the University of California; B.A., University of California, Berkeley (Economics).

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Regents-Designate**Rodney Davis**

Regent-designate, July 1, 2014 - June 30, 2015, and Treasurer, Alumni Associations of the University of California; B.A., University of California, Davis (Rhetoric); M.A., University of Southern California (Public Administration); J.D., Hastings College of the Law.

Yolanda Gorman

Regent-designate, July 1, 2014- June 30, 2015 and Secretary, Alumni Associations of the University of California; B.A., University of California, Los Angeles (Psychology); M.B.A., University of California, Los Angeles; Ph.D., University of California, Los Angeles (Educational Psychology).

Abraham (Avi) Oved

Student Regent-designate, July 16, 2014- June 30, 2015 ; Student at University of California, Los Angeles.

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Faculty Representatives to the Regents**Mary Gilly**

Faculty Representative to The Regents, September 1, 2013 - August 31, 2015, and current Chair of the Universitywide Academic Senate of the University of California.

Dan Hare

Faculty Representative to The Regents, September 1, 2014- August 31, 2016, and current Vice Chair of the Universitywide Academic Senate of the University of California.

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Staff Advisors to the Regents**Donna Coyne**

Staff Advisor, July 1, 2014 - June 30, 2015.

Deldre Acker

Staff Advisor-Designate, July 1, 2014- June 30, 2015.

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File 150652

ORIG: LNClerk, BOS-1
Aides, COB, Leg Dep.,
Dep. C.A., Mayor's

City Hall

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco 94102-4689

Tel. No. 554-7630

Fax No. 554-7634

TDD/TTY No. 544-5227



President, District 5
BOARD of SUPERVISORS

London Breed

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

JUN 24 PM 2:00

PRESIDENTIAL ACTION

Date: 6/23/15

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

☒ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 150652

Cohen

(Primary Sponsor)

Title. Term Sheet Endorsement - The Regents of the

☐ Transferring (Board Rule No. 3.3)

File No. _____

(Primary Sponsor)

Title. _____

From: _____

Committee

To: _____

Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____

(Date)

(Committee)

Meeting

London Breed, President
Board of Supervisors

Introduction Form

By a Member of the Board of Supervisors or the 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. *Land use*
- ☐ 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 [] inquires"
- ☐ 5. City Attorney request.
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget Analyst request (attach written motion).
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Request for Closed Session (attach written motion).
- ☐ 10. Board to Sit as A Committee of the Whole.
- ☐ 11. Question(s) 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 a Imperative

Sponsor(s):

COHEN

Subject:

Term Sheet Endorsement - Ground lease - Research facility at 1001 Potrero Ave.

The text is listed below or attached:

Attached

Signature of Sponsoring Supervisor: *Maier*

For Clerk's Use Only:

