

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM

For Meeting of January 20, 2021

AMENDMENT #7 TO THE UC SAN FRANCISCO 2014 LONG RANGE DEVELOPMENT PLAN FOR THE COMPREHENSIVE PARNASSUS HEIGHTS PLAN FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AND AMENDMENT #2 TO THE PHYSICAL DESIGN FRAMEWORK, SAN FRANCISCO CAMPUS

EXECUTIVE SUMMARY

The Regents approved UCSF's 2014 Long Range Development Plan (LRDP) following certification of the 2014 LRDP Environmental Impact Report (EIR) in November 2014. Subsequently, UCSF completed the Comprehensive Parnassus Heights Plan (CPHP), which provides a more detailed vision for the future of UCSF's oldest and largest campus. For well over a century, the Parnassus Heights campus has played a critically important and unique role in the regional health care landscape by responding to every public health crisis from the 1906 earthquake to today's COVID-19 pandemic. Home to one of the nation's premiere academic medical centers, UCSF's Parnassus Heights delivers the highest level of complex care to patients who come or are referred to UCSF for care they cannot receive at community hospitals. The CPHP contains master plan-level guidance for the overall physical environment at Parnassus Heights so that it will continue to serve the public good for decades to come by locating research, instruction, and care delivery together on UCSF's historic campus. This integration has produced decades of breakthroughs in health science research that have been translated into treatments and therapies delivered to patients here and around the world. The CPHP focuses on the configuration of buildings and open space areas and the major types of uses within buildings (e.g., inpatient, outpatient, research, instruction, and support) as well as addressing issues affecting most cities (housing, transit connections, and parking).

In order to implement the CPHP, an amendment is proposed to the 2014 LRDP to incorporate the CPHP's proposals into the LRDP and update the functional zone map, space program, and population forecast for the Parnassus Heights campus site as well as update the Greenhouse Gas Reduction Strategy. The proposed LRDP Amendment would also update the boundary of the UCSF Mount Sutro Open Space Reserve and modify the "Designation of Open Space Reserve, Alteration of Campus Boundaries, Commitment of Houses to Residential Use, Authorization to Negotiate Sale of Properties and Commitment to Transportation Studies, San Francisco," adopted by the Regents in 1976 (commonly referred to as the Regents' Resolution), which is embodied in the LRDP.

UCSF's Physical Design Framework is also proposed to be amended to reflect the CPHP and the site of the proposed New Hospital at Parnassus Heights. Building a new hospital will help UCSF keep pace with the city's growing health care needs and replace and renovate outdated and seismically vulnerable buildings to comply with State laws.

In February and March 2019, UCSF brought discussion items to the Health Services Committee and the Finance and Capital Strategies Committee, respectively, to introduce the comprehensive planning efforts for Parnassus Heights that had just begun. In July 2020, a discussion item was brought to the Finance and Capital Strategies Committee to provide an update on the CPHP and a preview of future actions to be sought relative to implementing the initial phase of the CPHP over the next ten years.

In this action, the Regents are being asked to (1) certify the Environmental Impact Report for the Comprehensive Parnassus Heights Plan; (2) adopt the Mitigation Monitoring and Reporting Program; (3) adopt the California Environmental Quality Act Findings and Statement of Overriding Considerations; (4) approve Amendment #7 to the 2014 Long Range Development Plan; and (5) receive and accept Amendment #2 to the Physical Design Framework.

RECOMMENDATION

The President of the University recommends that, following review and consideration of the environmental consequences of the proposed UC San Francisco (UCSF) Amendment #7 to the 2014 Long Range Development Plan (LRDP), as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period, and the item presentation, the Regents:

- A. Certify the Environmental Impact Report for the Comprehensive Parnassus Heights Plan;
- B. Adopt the Mitigation Monitoring and Reporting Program and make a condition of approval the implementation of mitigation measures within the responsibility and jurisdiction of UCSF.
- C. Adopt the CEQA Findings and Statement of Overriding Considerations.
- D. Approve Amendment #7 to the UCSF 2014 LRDP.
- E. Receive and accept Amendment #2 of the Physical Design Framework.

BACKGROUND

Nearly half of the buildings at Parnassus Heights are more than 50 years old and need to be renovated or replaced so that UCSF can continue to drive innovations in care delivery, scientific research, and health sciences education. The campus site as a whole was developed incrementally over time and lacks a cohesive identity and connection to the neighborhood. UCSF's investment in Parnassus Heights has not kept pace with innovations in science, technology, and health care delivery or changes in programmatic needs in teaching and learning, resulting in infrastructure, buildings, and interior spaces that require substantial renewal and investment.

The Parnassus Heights campus site is the oldest of the UCSF campus sites, comprising approximately 107 acres of land in the mature Inner Sunset mixed-use neighborhood and adjacent to the Haight Ashbury and Cole Valley neighborhoods. UCSF's facilities are concentrated at the north end of the campus site. The 61-acre Mount Sutro Open Space Reserve occupies the central and southern portion of the campus site. Aldea Housing is located adjacent to and south of the Mount Sutro Reserve. The Parnassus Heights campus site houses five professional degree programs, wet and dry biomedical research laboratories and offices, instructional classrooms and lecture halls, inpatient and outpatient clinical facilities, housing, and other campus services and support space. UCSF's medical center – ranked as one of the nation's top hospitals for the past 21 years – is also located at Parnassus Heights. Comprising tertiary and quaternary adult acute care hospitals, Moffitt and Long hospitals, UCSF Helen Diller Medical Center at Parnassus Heights currently lacks the bed capacity to meet the demand of the Bay Area's projected growing and aging population.

Regents' Resolution Regarding the Parnassus Heights Campus Site

In response to neighborhood concerns about development of the Parnassus Heights campus site, in 1976 the Regents adopted the "Designation of Open Space Reserve, Alteration of Campus Boundaries, Commitment of Houses to Residential Use, Authorization to Negotiate Sale of Properties and Commitment to Transportation Studies, San Francisco" (commonly known as the Regents' Resolution) in connection with the 1976 LRDP. The action called for: (1) designating the Mount Sutro Open Space Reserve as permanent open space; (2) altering the boundaries of the Parnassus Heights campus site to exclude certain properties, making the new boundaries permanent, and prohibiting UCSF from further physical expansion within a defined surrounding area; (3) establishing a cap on the total amount of structured space within the campus boundaries so that it would not exceed 3.55 million gross square feet, excluding space committed to residential use on certain streets and avenues (known as the "space ceiling"); (4) converting certain former residential structures used as office space back to residential use; (5) selling certain lots and structures on Third Avenue; (6) allocating funds to study traffic in the area; and (7) recognizing the principle of administering the campus site so that the annual average daily population of the campus site remains substantially in accordance with projections contained in the 1976 LRDP EIR.

As part of the approval of the 2014 LRDP, the Resolution was revised to exclude all residential square footage from the space ceiling calculation (previously some residential space was included and other residential space was excluded), tie the average daily population goal to projections contained in the most recent LRDP EIR, and remove references to aspects of the Resolution that had already been fulfilled. The 2014 LRDP also formally renamed the Resolution as the “Regents’ Action Regarding the Parnassus Heights Campus Site,” commonly referred to as the Regents’ Resolution.

COMPREHENSIVE PARNASSUS HEIGHTS PLAN

Following the adoption of the 2014 LRDP and certification of the 2014 LRDP Final EIR, UCSF initiated a planning process to re-envision the Parnassus Heights campus site as a whole, seeking ways to renovate and reorganize campus facilities to better meet UCSF’s public health mission of education, research, and care delivery, building upon the 2014 LRDP. An internal process included two years of stakeholder engagement, led by the Parnassus Master Plan Steering Committee, which was convened to oversee the preparation of the CPHP and met monthly to provide feedback and guidance. The steering committee included representatives with diverse perspectives from all four professional schools, the Graduate Division, Academic Senate, UCSF Health, UCSF Real Estate, and University Relations, among others. Working groups were also formed to look more closely at space for a Central Research Laboratory, research space more generally, educational space, and space for digital health/informatics. In addition, in September 2018, UCSF released a survey to all UCSF employees for feedback and received more than 1,800 responses; a separately distributed research faculty survey focused on the programmatic needs of the research community, garnering approximately 1,200 responses. Both of these surveys provided valuable input to the plan.

This highly inclusive planning process resulted in the development of the Comprehensive Parnassus Heights Plan (CPHP) (Attachment 1) that provides a vision for the future of the campus site, ensuring that a modernized Parnassus Heights enhances UCSF’s status as an anchor institution in San Francisco, and as a leading academic medical center in the region, state, and nation. The CPHP contains master plan-level guidance for the overall physical environment at Parnassus Heights. It focuses on the configuration of buildings and open space areas and the major types of uses within buildings (e.g., inpatient, outpatient, research, instruction, support, housing, and parking), with special attention paid to the adjacency and integration of uses especially at the intersection of clinical, research, and instructional uses.

The CPHP is based on input from stakeholders both inside and outside UCSF that resulted in six big ideas designed to transform the campus into a welcoming, attractive, and functional place that contributes to the fabric of the broader community:

1. **Form Complementary Districts:** Redefine districts and provide opportunities for convergence of the missions,
2. **Irving Street Connects to the Community:** Create a welcoming campus for visitors,

patients, and the public,

3. **Emphasize Connections for Convergence:** Create multi-purpose, cross-disciplinary spaces that address the need for collaboration and social gathering,
4. **Park-to-Peak Connections Improve Access:** Take advantage of the topography and improve access through campus from Mount Sutro to Golden Gate Park,
5. **Open Space Provides a Valuable Amenity:** Design a “campus heart” that sparks conversations, collaboration and engagement, and
6. **Parnassus Avenue is the Campus “Main Street”:** Design a comfortable and safe pedestrian experience, while allowing local access.

The CPHP proposes the following four Initial Phase projects to be completed by 2030:

- New Hospital at Parnassus Heights: to replace inpatient beds in the seismically deficient Moffitt Hospital building and provide much-needed expansion space to better meet the demands of a growing and aging population
- New Research and Academic Building: an approximately 271,000-gross-square-foot building to replace UC Hall with new state-of-the-art research, academic, and education space
- Irving Street Arrival Improvements: new garage facades on Irving Street, enhanced arrival experience, and improved wayfinding for patients and visitors alike
- Aldea Housing improvements: to modernize and increase the number of units and provide additional housing opportunities on campus

The CPHP framework is focused at a “whole building” level as opposed to designating specific spaces for individual programs within buildings in order to adapt over time to changing priorities and program emphasis. As projects are developed out of this flexible framework, the programs and users will be determined through a separate process with approvals as required. The first of these projects, the New Hospital at Parnassus Heights, received approval for partial preliminary plans funding in March 2020 (\$5 million) and May 2020 (\$130 million) and is expected to come to the Regents for the remaining portion in summer 2021. An information item and request for preliminary plans funding for the Parnassus Heights Research and Academic Building are planned for 2021. (See Attachment 2 for the planned sequence of future Regents’ items for UCSF’s capital program related to CPHP, January – summer 2021.)

As part of the planning process for the Parnassus Heights Research and Academic Building, UCSF has developed a plan to relocate a large, ten-panel series of murals painted on the walls of the Toland Hall auditorium in the century-old UC Hall building. Painted by the artist Bernard Zakheim between 1935 and 1938, the “History of Medicine in California” murals were

commissioned as part of a New Deal-era arts program. Following a formal, competitive request for proposals for the removal and storage of the murals with an eye to future reinstallation in a new location, UCSF has contracted with ARG Construction Services to plan and execute the safe move of the murals into storage. Assuming removal and storage of the murals is successful, UCSF will evaluate options for where the murals could be reinstalled. UCSF has also taken immediate steps to preserve the murals and their original context in Toland Hall digitally.

A community process to support the development of the CPHP began in mid-2018. To date, the CPHP community engagement process has reached over 10,000 community members through two surveys, 28 community meetings, 70 meetings with elected officials, and robust outreach through mailers, listserv emails, and social media. A more detailed summary of the CPHP community engagement process is provided later in this item.

LONG RANGE DEVELOPMENT PLAN AMENDMENT

Because the CPHP proposes to modify the Parnassus Heights development plan identified in the 2014 LRDP, an amendment of the 2014 LRDP is proposed (Attachment 3). This amendment would incorporate the CPHP into the 2014 LRDP, replacing the Parnassus Heights chapter in the 2014 LRDP and making other necessary conforming changes. The proposed LRDP amendment would revise the 2014 LRDP to incorporate concepts and proposals identified in the CPHP, and these proposed changes would include:

1. Revisions to functional zones;
2. Revisions to the space program;
3. Updates to the projected population;
4. Revisions to the Regents' Resolution to increase the amount of space in non-residential buildings (known as the "space ceiling") to 5.05 million gross square feet and to modify the boundary of the Mount Sutro Open Space Reserve to accommodate the New Hospital while maintaining a minimum of 61 acres in the Reserve; and
5. Updates to the Greenhouse Gas Reduction Strategy.

The proposed 2014 LRDP as amended would become the primary planning document for Parnassus Heights and would guide the development of the Parnassus Heights campus site through the next 30 years, or an approximate horizon year of 2050. All other UCSF campus sites addressed by the 2014 LRDP would continue to have an approximate horizon year of 2035. Attachment 3 contains the revised pages proposed to amend the 2014 LRDP.

Revisions to Functional Zones

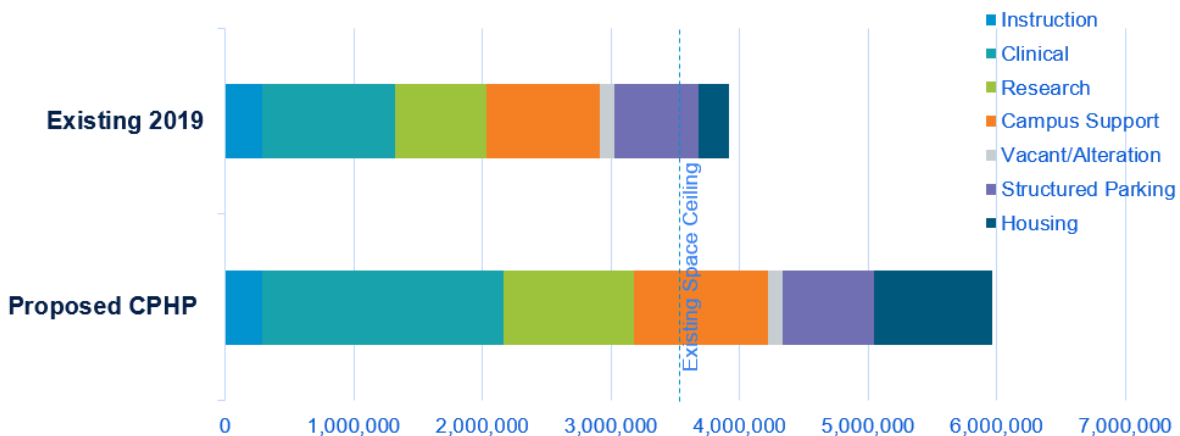
The proposed CPHP includes an updated land use or "functional zone" map for the Parnassus

Heights campus site (Attachment 4), which would guide the location of future capital construction and infrastructure development. The functional zones proposed under the CPHP are generally consistent with the existing functional zones established for the Parnassus Heights campus site under the 2014 LRDP, but modified where appropriate to reflect proposed changes in land use that would occur under the CPHP. Under the CPHP, the functional zone of the area occupied by UC Hall, which is the site of the Research and Academic Building project, would be changed from Housing to Research, while the functional zone of the site of the proposed West Side Housing project would be reclassified from Research to Housing. In addition, the CPHP would reclassify the portion of the Reserve that could be occupied by the proposed New Hospital from Open Space Reserve to Clinical, with corresponding offset elsewhere to maintain a minimum of 61 acres in the Reserve.

Revisions to the Space Program

The LRDP amendment would increase the projected future space program at Parnassus Heights from 3.61 million gsf (excluding housing) in horizon year 2035 to approximately 5.05 million gsf (excluding housing) in horizon year 2050, a net increase of approximately 1.44 million gsf (Figure 1). When compared to the existing (2019) space developed at the campus site (approximately 3.68 million gsf, excluding housing), the proposed LRDP amendment would result in a net increase in the space program by approximately 1.37 million gsf (excluding housing) by 2050.

Figure 1: Amount of GSF at Parnassus Height



Updates to the Projected Population

The LRDP amendment also projects an increase in the estimated average daily population from approximately 18,500 in horizon year 2035 to about 25,300 in horizon year 2050, a net increase

of approximately 6,800. When compared to the existing (2018) average daily population at the campus site (approximately 17,400), the proposed LRDP amendment projects a net increase in the average daily population by approximately 7,900 by 2050.

Revisions to the Regents' Resolution

The proposed revisions to the Regents' Resolution would increase the space ceiling limit from the current 3.55 million gsf to a proposed 5.05 million gsf, excluding housing (an increase of approximately 1.5 million gsf above the current space ceiling limit) in recognition of the tremendous need for program space in order for UCSF to retain its leadership position in patient care, research, and education. The proposed revised text is shown in Attachment 5.

The Regents' Resolution would reaffirm the designation of the Mount Sutro Open Space Reserve as permanent open space with a minimum size of 61 acres; however, in order to accommodate the New Hospital, the boundary of the Reserve is proposed to be modified to remove an approximately 0.15-acre area east of Medical Center Way into which the New Hospital may extend, and in exchange add an approximately 0.4-acre area within the Surge/Woods parking area to the Reserve, so that the Reserve will continue to contain a minimum of 61 acres.

All other aspects of the Regents' Resolution as amended in the 2014 LRDP would be maintained, including continuing to respect the Parnassus Heights campus boundary established in 1976 and continuing to adhere to the expansion restriction area within which UCSF would not acquire property or lease residential property.

Updates to the Greenhouse Gas Reduction Strategy

The 2014 LRDP included a UCSF Greenhouse Gas Reduction Strategy (GHGRS) to ensure that the LRDP is implemented in alignment with the University of California Sustainable Practices Policy, and to fulfill the GHG reduction requirements of the State of California Assembly Bill 32 (AB 32): the California Global Warming Solutions Act of 2006. The 2014 LRDP Amendment would include an update to the GHGRS that incorporates emissions generated by CPHP construction and operation (Attachment 3).

Community Engagement

A community process to support the development of the CPHP began in mid-2018 by engaging thousands of neighbors, community leaders, merchants, City representatives, and staff through a multilingual survey, as well as working group meetings and three open houses. The re-envisioning comprehensively evaluated improvements to building design and functionality, public spaces and pedestrian connectivity, as well as vehicular traffic flow. The Community Working Group had 24 members, including community leaders, neighbors, merchants, City representatives, and UCSF staff, and its process was organized in three phases:

1. "Discovery" Phase (May – September 2018): This phase focused on introducing the community to the CPHP concept and educating them on the process, as well as soliciting

initial feedback from neighbors on potential campus improvements.

2. “Alternatives” Phase (October 2018 – February 2019): During this phase, neighbors were presented with three plan options and gave feedback on the alternatives.
3. “Future Direction” Phase (March – June 2019): This phase focused on refining the plan and finalizing a Community Ideas Report which memorialized community feedback on the plan. The report identifies the six focus areas of housing, campus design, connectivity with nature, multi-modal mobility, public realm, and programs and amenities that benefit the neighborhood.

After concluding this initial phase of the community engagement process, key stakeholders were identified to discuss potential effects of the CPHP and neighborhood concerns. To facilitate this effort, the Advisory Committee on the Future of Parnassus Heights was formed, which comprised community leaders, neighbors, merchants, and city and non-profit representatives who live or work near the Parnassus Heights campus site. UCSF worked with the Advisory Committee to develop ideas for addressing potential effects of UCSF development projects and a community investment strategy. The Advisory Committee met monthly from August 2019 through June 2020 and produced a summary report on the potential effects of the CPHP on the community and community investment strategies. In August 2020, UCSF conducted a second multi-lingual community survey on the potential community investments UCSF could make as it reshapes its historic Parnassus Heights campus with the community’s interests in mind. UCSF is committed to continue community engagement as the CPHP is implemented.

Community Concerns

UCSF continues to work on solutions to address concerns expressed by neighbors and the broader community. The most frequently raised concerns and UCSF’s ongoing work to address them are discussed below:

1. **“Space Ceiling”:** The CPHP would exceed the space limit (“space ceiling”) set forth in the 1976 Regents’ Resolution and LRDP population projections. Proposed development is out-of-scale with the neighborhood.

The space ceiling of 3.55 million gsf was first identified in the 1976 Regents’ Resolution, now 44 years ago when health care standards were vastly different compared to standards of care today. The EIR section 3.5 Project Need discusses the need for additional space to meet modern standards for clinical, research, and education space; to serve the Bay Area’s growing and aging population; and to have flexibility in its facilities to meet health care challenges such as the current COVID-19 pandemic.

UCSF is proposing that the Regents amend the 2014 LRDP to incorporate the concepts and proposals of the CPHP, and, relative to the Regents’ Resolution, to increase the space ceiling from the current limit of 3.55 million gsf to a proposed 5.05 million gsf and to update the projected average daily population from approximately 18,500 in horizon year

2035 to about 25,300 in horizon year 2050. These actions are fully within the Regents' authority.

Recognizing that the growth proposed under the CPHP has generated neighborhood concerns, UCSF is working to minimize the impacts of proposed CPHP development on the community, particularly in the areas of the New Hospital design, the Toland Hall murals, transportation, housing, and construction impacts.

2. New Hospital:

- a. The New Hospital is too large and too tall.

The proposed New Hospital has not yet been designed. To date, only the assumed height and conceptual massing have been presented. As part of the design process, the project architects will work to minimize the appearance of the size of the proposed building, with the potential added benefit of minimizing shadow and wind impacts, while meeting the New Hospital's space and programmatic needs. A separate project-specific EIR on the proposed New Hospital will be prepared when a design becomes available.

- b. The New Hospital would encroach into the Mount Sutro Open Space Reserve.

As the proposed New Hospital has not yet been designed, UCSF is for now assuming a worst-case scenario in which the New Hospital may encroach into the Reserve by about 0.15 acre, requiring modification of the Reserve boundary. UCSF proposes to replace any area of the Reserve that is lost due to the New Hospital by designating new Reserve area elsewhere on the campus site in an amount equal to or greater than the area lost.

- c. The New Hospital should be located somewhere else.

The proposed New Hospital must be located at the Parnassus Heights campus site for reasons described in EIR section 3.5 Project Need, particularly to help achieve the benefits that can be realized through interdisciplinary collaboration by continuing to locate clinical care, research, and education space together at Parnassus Heights. Such interdisciplinary collaboration is a hallmark of UCSF and key to the many breakthrough scientific discoveries by the institution.

The proposal for a New Hospital at Parnassus Heights in fact would implement the second step in the two-hospital plan that has been decades in the making following the adoption by the State Legislature of Senate Bill 1953 establishing new seismic safety standards for inpatient facilities in California. UCSF is implementing this plan, first with the opening of Phase I of the Mission Bay hospital in 2015, followed by other clinical facilities to complete the Initial Phase of the Medical Center at Mission Bay. The proposed New Hospital at Parnassus Heights is the next step.

3. **Toland Hall Murals:** The Toland Hall murals should not be removed, damaged, or destroyed.

UCSF is currently assessing how best to relocate the large ten-panel set of murals, the “History of Medicine in California,” painted on the walls of Toland Hall auditorium in the century-old UC Hall. UC Hall is seismically deficient and functionally obsolescent and is proposed to be replaced by a new facility that meets California’s seismic codes. UCSF has recently selected a historic preservation firm to design and implement the process of relocating the murals to a storage facility until a permanent home can be found. Assuming removal of the murals to a temporary storage facility is successful, UCSF will explore options to either return the murals to the Parnassus Heights campus site to be incorporated in a future new building that can accommodate them, or to relocate them to a museum or other institution where they can be maintained by experts and made accessible to a broad public audience.

Potential options for returning the murals to the Parnassus Heights campus site include one of the planned new building sites under the CPHP, provided that public access and sufficient space are available in the proposed building and do not conflict with critical clinical, research, and educational needs outlined in the CPHP. Potential options for off-site locations include a museum or similar institutional setting, which would expand accessibility to scholars and the public, possibly providing a greater opportunity for the public to learn about the murals’ creation and the history they depict.

4. **Transportation:** The plan would increase traffic and demand for parking and public transit service.

The CPHP includes campus improvements to manage traffic congestion, including an improved arrival experience along Irving Street to promote the use of the N-Judah light rail line, an expanded hospital drop-off area to keep patient congestion off Parnassus Avenue, the provision of 762 new units of on-campus housing to reduce the need for UCSF personnel to commute, an extension of Fourth Avenue to serve the new residential community on the West Side of campus, and a new service corridor connecting Medical Center Way with Koret Way at the rear of the campus to keep service vehicles off Parnassus Avenue.

UCSF already has the lowest drive-alone rate of any UC campus with only 24.4 percent of personnel arriving via single-occupancy vehicle (2019, pre-COVID-19) and will continue to invest in its Transportation Demand Management program to minimize the number of people who arrive on campus by car. Examples include operational improvements such as new shuttle connections to regional transit like BART.

In addition, over the past year, UCSF has worked with the community to identify additional mobility ideas in which UCSF can invest to address the transportation effects of proposed growth. These ideas include new traffic signals along Parnassus Avenue, new transit amenities at the N Judah stop, safety improvements at Irving/Carl/Arguello,

and bicycle improvements in the area. UCSF is currently working with the San Francisco Municipal Transportation Agency to assess the feasibility of implementing these ideas.

5. **Housing:** More affordable housing should be built.

The CPHP proposes the development of an additional 762 units of on-campus housing for students, faculty, and staff, comprised of 332 net new units at the Aldea Housing complex and 430 units in the West Side district of the campus site. In addition, UCSF is developing 71 units at its 2130 Post Street location and is in a partnership with UC Hastings to provide 230 units in the UC Hastings' Academic Village in the Civic Center. UCSF is also exploring other ideas for the development of housing, potentially involving third-party developers. Further, in recent discussions with the City, UCSF has agreed to facilitate the development of an additional 200 affordable housing units at a location to be determined.

6. **Construction:** Construction period impacts – air quality, noise, trucks – would occur for decades.

The EIR analyzes construction-period impacts and identifies mitigation measures to address construction impacts across a range of environmental concerns, including air quality, biological resources, archaeological resources, hazardous materials, water quality, noise and vibration, and truck traffic. The assessment of impacts and mitigation measures takes into account the duration of construction under the CPHP.

In addition, it is UCSF's practice to hold regular community meetings to discuss planned and in-progress construction projects, to both inform the community and to receive input from the community so that UCSF can address specific concerns as they arise. This practice will continue at the Parnassus Heights campus site.

7. **COVID-19:** COVID-19 was not considered in the plan.

The net effect of the pandemic on the Parnassus Heights campus site development and operations cannot be predicted at this point in time without speculation. UCSF's objectives for the CPHP and the need for the proposed project are provided in Sections 3.5 and 3.6 of the EIR, and are available to the decision-makers, along with the comments questioning the currency of these objectives in light of the pandemic.

It is important to note that the CPHP is a long-term development framework or plan that is likely to be built out over 30 years or longer with various changes and refinements over time. The CPHP will remain valid as a foundation for any further planning considerations needed as the permanent impacts of COVID-19 on society and the environment are experienced and understood, and as modifications to concepts and future projects included in the CPHP are considered, if warranted.

PHYSICAL DESIGN FRAMEWORK

Amendment #2 of the Physical Design Framework is proposed to add reference to the Comprehensive Parnassus Heights Plan and to the subsequent Parnassus Heights Design Guidelines, which were completed in 2020 to build upon the CPHP to ensure landscape and architectural excellence, strengthen the UCSF identity, and ensure a cohesive experience on the campus for faculty, staff, students, patients, and visitors (Attachment 6). These design guidelines outline design goals and guidelines for all future landscape and building projects at Parnassus Heights. The design guidelines are based on the following seven fundamental principles, which will serve as filters incorporated into the design of every future building and open space on the UCSF Parnassus Heights campus:

- Be Distinctly Local
- Create a Healing Place
- Connect Park to Peak
- Be Welcoming
- Enable Intuitive Wayfinding
- Design for Human Comfort
- Present Cohesive Identity and Unique Design

Attachment 6 contains the revised pages proposed to amend the Physical Design Framework.

CEQA COMPLIANCE

Pursuant to CEQA and the University of California Procedures for the implementation of CEQA, an Environmental Impact Report (EIR) for the UCSF Comprehensive Parnassus Heights Plan has been prepared. A summary of the CEQA process and the environmental impacts of the proposed Amendment are provided in Attachment 7. The EIR and CEQA Findings/Overriding Considerations, provided in Attachments 8 and 9, have been prepared to support the University's determination regarding project impacts, mitigation measures, and CEQA alternatives.

Key to Acronyms

CEQA	California Environmental Quality Act
CPHP	Comprehensive Parnassus Heights Plan
EIR	Environmental Impact Report
GSF	Gross-Square-Foot
LRDP	Long Range Development Plan
New Hospital	New Hospital at UCSF Helen Diller Medical Center at Parnassus Heights

ATTACHMENTS:

Attachment 1:	Comprehensive Parnassus Heights Plan
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	https://ucsf.app.box.com/v/parnassusplan
Attachment 2:	Planned Sequence of Future Regents Items for UCSF's Capital Program Related to the Comprehensive Parnassus Heights Plan, January – Summer 2021
Attachment 3:	Amendment #7 to the 2014 Long Range Development Plan: Existing 2014 Long Range Development Plan: https://campusplanning.ucsf.edu/sites/campusplanning.ucsf.edu/files/reports/LRDP-Amendmts1-5-web_FullDoc_2019-08-05.pdf
Attachment 4:	Proposed Functional Zone Map
Attachment 5:	Proposed Revisions to the Regents' Resolution
Attachment 6:	Amendment #2 to the Physical Design Framework
Attachment 7:	Environmental Impact Summary
Attachment 8:	Environmental Impact Report and Mitigation Monitoring and Reporting Program for the Comprehensive Parnassus Heights Plan Vol 1: https://ucsf.app.box.com/s/f5k8ua81sxlqv45x8l1z7gwtk5wro6gf Vol 2: https://ucsf.app.box.com/s/wiz2y5yki80526ziup0pvnbpj0qk9nmd Errata: https://ucsf.app.box.com/s/wj84t85dg6i1hzegqyzbrctobtgvnq6s
Attachment 9:	CEQA Findings and Statement of Overriding Considerations
Attachment 10:	Regents Meeting Presentation Slides

ATTACHMENT 2

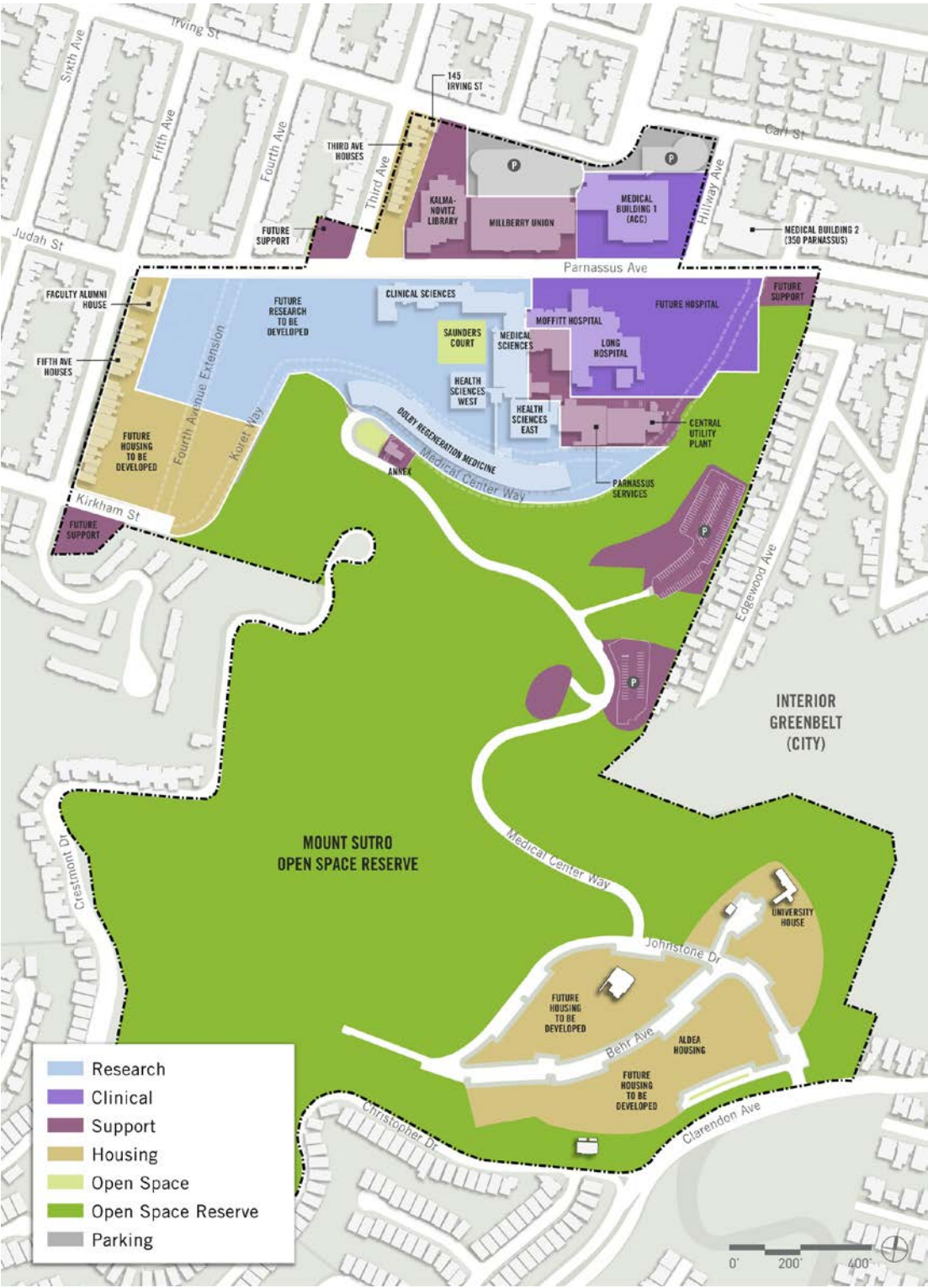
PLANNED SEQUENCE OF FUTURE REGENTS ITEMS FOR UCSF'S CAPITAL PROGRAM RELATED TO THE COMPREHENSIVE PARNASSUS HEIGHTS PLAN¹, JANUARY – SUMMER 2021

The below table outlines the sequence of upcoming Regents items that UCSF plans to submit for information or action through summer 2021. The Parnassus Heights Research and Academic Building and the New Hospital at the Helen Diller Medical Center at Parnassus Heights projects are part of the Initial Phase projects identified in the Comprehensive Parnassus Heights Plan and are dependent on the approvals being sought at the January 2021 meeting. Approval of budget and design pursuant to the California Environmental Quality Act would be sought for each project at the appropriate project milestone in 2022.

Regents Meeting	Project	Information/Action
January 2021	Comprehensive Parnassus Heights Plan LRDP Amendment and Environmental Impact Report (EIR)	Certification of EIR and Approval of the LRDP Amendment and Physical Design Framework
Early Spring 2021	Parnassus Heights Research and Academic Building	Information Item
Spring 2021	Parnassus Heights Research and Academic Building	Action Item: Approval of preliminary plans funding
2021	New Hospital at the Helen Diller Medical Center at Parnassus Heights	Action Item: Approval of remaining preliminary plans funding

¹ As part of its strategic capital plan, UCSF also plans to bring projects for other campus sites before the Regents in the first half of 2021, including the Mission Bay East Campus Phase 2 Clinical Building and Parking Garage and a new project at Benioff Children's Hospital-Oakland. These projects are not part of the Comprehensive Parnassus Heights Plan.

PROPOSED FUNCTIONAL ZONE MAP



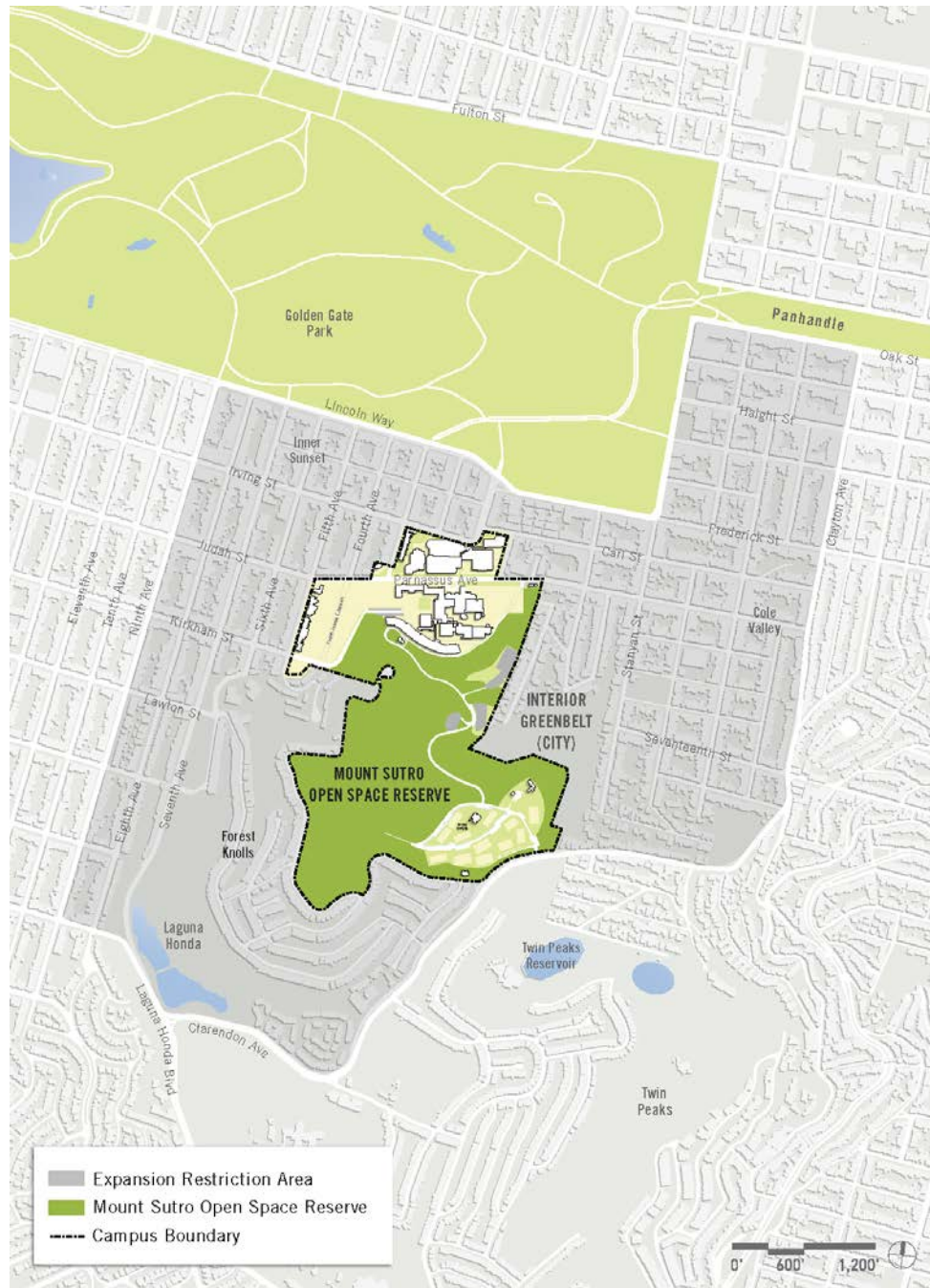
PROPOSED REVISIONS TO THE REGENTS' RESOLUTION

(Shown in red)

1. The 61-acre reserve on Mount Sutro is reaffirmed as permanent open space.
2. The Parnassus Heights campus site boundary is reaffirmed as shown on Figure ~~6-11~~.
3. The space ceiling for the Parnassus Heights campus site is ~~3.55~~ 5.05 million gross square feet. The space ceiling includes space in non-residential buildings within the boundary of the Parnassus Heights campus site.
4. The Third and Fifth avenue edges of the Parnassus Heights campus site will be consistent with the Housing functional zone designated for that area, to serve as a transition to the adjacent residential neighborhood in terms of use, character and scale.
5. UCSF is prohibited from expanding the Parnassus Heights campus site by purchase or condemnation or gift of any property or lease of private residential property not only contiguous with the campus site boundaries, but anywhere within the surrounding area bounded by Golden Gate Park, Oak Street, Ninth Avenue, Clayton Street, and Clarendon Avenue. This does not prohibit the use of commercial properties or the affiliation with other public agencies within the area described.
6. The Regents recognize the principle that the Parnassus Heights campus site will be administered so that the annual average of the daily campus population at the site will remain substantially in accordance with the projections set forth in the then-current Environmental Impact Report related to the Long Range Development Plan for the campus, as updated from time to time and approved by the Regents.

Attachment: Parnassus Heights Planning Agreements Diagram

Parnassus Heights Planning Agreements Diagram



ENVIRONMENTAL IMPACT SUMMARY

Environmental Review Process

Pursuant to State law and University procedures for implementation of the California Environmental Quality Act (CEQA), the project has been analyzed in the UCSF Comprehensive Parnassus Heights Plan (CPHP) Final Environmental Impact Report (Final EIR).

The Draft Environmental Impact Report (Draft EIR) (SCH #2020010175) was published on July 13, 2020, commencing a 60-day public review period ending on September 11, 2020. Notices of availability of the document were widely distributed and advertised. The document was posted online on the UCSF CPHP and Campus Planning websites. The Draft EIR was submitted to the State Clearinghouse and Notices of Availability were sent to other local and regional agencies.

Public Comments

During the public review period, 81 comment letters on the Draft EIR were received. Sixteen individuals provided oral comments at the Draft EIR public hearing.

Two comment letters were submitted by public agencies: (1) the San Francisco Historic Preservation Commission; and (2) combined comments from the San Francisco Planning Department, San Francisco Historic Preservation Commission, San Francisco Municipal Transportation Agency, San Francisco Public Utilities Commission, Office of Economic and Workforce Development and the Recreation and Parks Department. Comments were in regard to cultural resources, particularly potential impacts on the “History of Medicine in California” murals located within UC Hall; transportation, including potential impacts on the public transit system, passenger loading supply, and safety issues associated with commercial/passenger loading; population growth and increased housing demand; storm water and wastewater capacity of the City’s combined sewer system; and potential impacts on open spaces and recreation facilities such as shading and increased use of such facilities.

Written responses to all comments were prepared and included in the Final EIR. None of the issues raised by the commenters alters the conclusions of the environmental analysis.

Environmental Impacts

The Draft EIR found that the project would have no significant environmental impacts with regard to the following topic areas: Agriculture and Forestry Resources, Energy, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Utilities and Service Systems, and Wildfire.

With mitigation measures identified in the Draft EIR, potentially significant impacts of the project would be reduced to less-than-significant levels in these topic areas: Aesthetics, Air

Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazardous Materials, Noise and Vibration, and Transportation.

The Draft EIR found that the project would result in significant impacts that would be unavoidable, even with identified mitigation measures, in the topic areas of Air Quality, Cultural Resources, Noise, and Wind.

The Draft EIR also analyzed cumulative impacts, and found that the project would make a considerable contribution to cumulative impacts in these topic areas: Air Quality, Cultural Resources, Noise and Wind. There are no mitigation measures that would reduce these impacts to less-than-significant levels. As such, these impacts are Significant and Unavoidable.

To assure that all mitigation measures are implemented in accordance with CEQA, a Mitigation Monitoring and Reporting Program has been prepared and included with the Final EIR. UCSF is responsible for implementing all mitigation measures of the project within the jurisdiction of the Regents.

Findings

The attached CEQA Findings (Attachment 9) discuss the project's impacts, mitigation measures, and conclusions regarding adoption of the Final EIR in conformance with CEQA. However, because the project, after incorporation of all feasible mitigation measures, will result in impacts that cannot be reduced to a less than significant level, a Statement of Overriding Considerations is proposed for approval and has been included in the proposed CEQA Findings. The Statement of Overriding Considerations sets forth the specific reasons to support approval of the project notwithstanding its significant and unavoidable environmental impacts.