

ITEM 5: SPECIAL ITEM

Update Provided by the Bureau of Urban Forestry for the hearing on 10-29-25:

- Appeal No. 20-081 @ 198 McAllister Street and
- Appeal No. 22-079 @ 401 Parnassus Avenue



Urban Forestry

urbanforestry@sfdpw.org | T. 628.652.8733 | 49 South Van Ness Ave. Suite 1000, San Francisco, CA 94103

October 23, 2025

Appeal No. 20-081 (198 McAllister) and Appeal No. 22-079 (401 Parnassus)

RE: Annual update on tree removal permit conditions and mitigations

President Trasviña and Commissioners:

The purpose of this submittal is to provide updates on the permit conditions and mitigations that were subject of previous appeals to Board of Appeals, and this is a follow-up to our May 7th updates for both appeals.

Appeal No. 20-081 (198 McAllister) UC Law San Francisco (UC Law SF)

Since our last update on May 7th, 2024, leadership with UC Law SF has done a great job continuing to establish the required replacement trees. The trees were planted and in good condition as of the may 7th update and they remain so. See attached, the update provided by UC Law SF for this hearing. All trees are planted and accounted for, in good condition, with protective screens in place on most trees. Representatives from UC Law SF have also been very responsive to Mr. John Nulty as well as to Public Works Urban Forestry Inspector, Bryan Ong.

The following update was provided on May 7th and still holds true, so we will reference it as part of the overall 2025 annual update.

(a) Adoption of UC Hastings' (now UC Law San Francisco) "Green Community Benefits Plan" to include a minimum of 3 – 1 replacement for the eight (8) street trees removed with 36" box size trees on the frontage of the construction site; remaining trees to be planted off site, on-site and off-site planting number will work in concert with one another;

Status: Completed (25 total trees planted, to meet the 3-1 replacement requirement)

Description: Fourteen (14) street trees, 36" box trees, planted at project site 198 McAllister

UC Law San Francisco also planted eleven (11) street trees in the neighborhood at the following locations. We worked closely with staff to find alternate locations for two sites which had underground utility conflicts. There have been a few changes over the past few months, below are the addresses of the planting sites, which were planted with *Lagunaria pattersonii* trees:

- (1)134 Golden Gate Ave.
- (1)191 Golden Gate Ave.
- (1)350 Golden Gate Ave.
- (2) 121 Jones St.
- (4) Turk/Hyde Mini Park
- (1) 418 Larkin St.
- (1) 499 Turk St.

(b) maintenance of (including replacement if necessary) all planted trees for a minimum of 36 months;

Status: active/ongoing/monitoring

Description: UC Law San Francisco has re-staked and added back protective screening as necessary; submitted photos with tree protection in place (some trees on Hyde no longer require tree protection – because they were planted very large). Note: there is a difference between “tree protection” during any adjacent construction, and just normal support stakes and crossbraces, and protective screening necessary during establishment, to reduce the likelihood of trees being damaged from vandalism.

(c) & (d) as practical, new plantings should provide appropriate tree protection to reduce the incidence of vandalism; plant larger stature trees where possible (at eventual maturity, large stature trees, that are climate appropriate)

Status: active/ongoing/monitoring

Description: same update as above

(e) provide BUF with list of potential off-site planting sites at 198 McAllister (7 on Hyde, 1 on McAllister)

Status: completed and monitoring establishment

Public Works wishes to thank Mr. John Nulty and the Tenderloin Tree Campaign (the appellant) for their spirit of cooperation with both UC Law SF and San Francisco Public Works, Bureau of Urban Forestry.

Appeal No. 22-079 (401 Parnassus) UCSF Medical Center at Parnassus

Below is a status update for the UCSF tree program, as outlined in the permit from Jaclyn Drexler, Associate Director, Community Relations, UCSF Office of Community & Government Relations (April 22, 2025):

- 14 new trees on Parnassus Ave: June 2024 the project team submitted construction documents to the City for Parnassus Ave street improvement permit #241E-00249 currently in plan check review. These trees to be planted in 2029 prior to opening the new hospital.
- 42 new trees in the neighborhood: As part of the UCSF Greening Parnassus Heights Project, in February 2024 completed planting 42 trees in the neighborhood surrounding the Parnassus Campus in coordination with FUF. UCSF will fund three years of tree maintenance coordinate by FUF.
- 105 new trees DPW-BUF: February 2023 completed payment of the \$242,000 in lieu fee to BUF. Contract and planting update to be provided by Public Works.

Additional feedback from Mike Yarak, Program Director, Friends of the Urban Forest, regarding the community tree planting (April 17, 2024):

“Yes, confirming that we worked with UCSF and the neighboring community to plant 42 street trees in the neighborhood around the Parnassus campus. These trees were planted in February 2024, and as Morgan mentioned, are in the establishment period for approximately the next two years. As for an update on our end, we recently invited the community members back out and hosted a volunteer tree care event here!”

Status:

To date, UCSF has completed the portions of the conditions that can be completed at this time. The community tree planting of 42 trees is completed over a year ago, and is in the 2nd year of the three year maintenance period. They are actively constructing their building at the project site and will not be planting the on site trees for several more years.

October, 2025 updates from Public Works, Bureau of Urban Forestry:

- Use the funds provided by UCSF (\$242,000) to secure a grant to plant approximately 105 new plantings sites, with 24" box size trees in high priority sites identified in the Urban Forest Plan.

Public Works wishes to thank Josh Klipp for promoting and supporting an idea (developed in the last month or two) to partner with SoMa West Community Benefits District (CBD) to plant 25 of the 105 trees within the SoMa West CBD boundaries. Public Works has identified these locations to plant. We have located 36 sites, to make sure we have a buffer, to account for trees that may have below-ground utility conflicts. This list is attached, and will be included in our request for proposals (RFP) to contractors.

By the October 29th hearing on this item, Public Works will also have identified the potential 85 additional planting sites within District 10, to reach the goal of 105 trees. We are inspecting 163 sites to make sure that we reach the needed 80 sites to plant.

The update is that our inspection team will be able to give our contract manager the list of potential planting sites by October 29th, so that the contracting process may move forward. We

will provide a list of anticipated next steps for the contracting process to begin, and again, we value and appreciate the support of appellant Josh Klipp to identify 25 of the planting locations within the SoMa West CBD boundaries. While Public Works is behind on the delivery of this mitigation, we are excited and enthusiastic about the partnerships we have formed to carry out this aspect of the UCSF mitigations, which required the new leadership of our Superintendent David Moore, and the ongoing advocacy of Josh Klipp.

This year, our Bureau wishes that we were able to make more progress on this important BOA mitigation condition, but we have a large federal grant of \$12,000,000.00 that required our near full attention. We believe with Superintendent Moore's leadership, and support from appellant Josh Klipp, that we have cleared a critical hurdle towards making better progress.

During this agenda item we will also have Urban Forestry Inspector Bryan Ong, on the call, as well as Jon Swae, our Contracts and Grants Manager, who co-wrote San Francisco's Urban Forest Plan when he worked with the San Francisco Planning Department

Respectfully,

Chris Buck

Chris Buck

Urban Forester

Enclosures:

1. Update from UC Law SF
2. SoMa West planting sites (25 of which, will be planted).

Green Community Benefits Plan

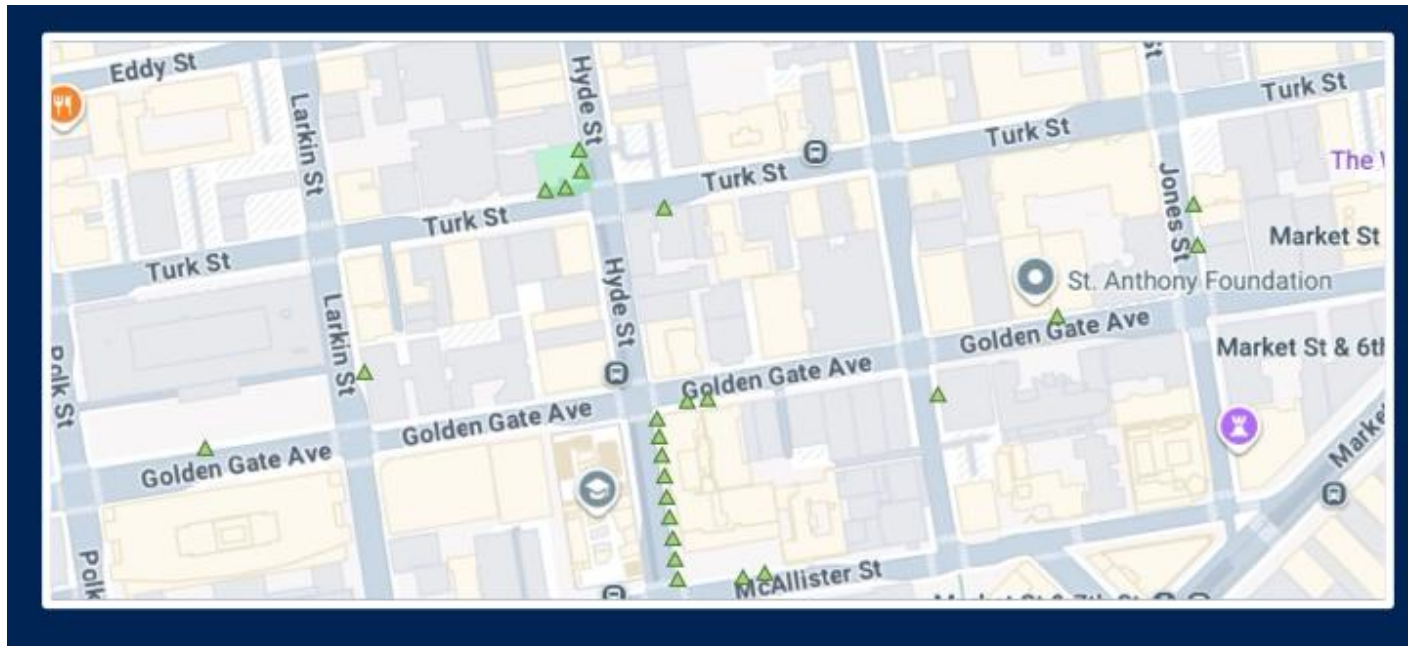
October 29th, 2025



UC Law San Francisco

UC Law Green Community Benefits Plan

- Designed to mitigate effects of tree removal during construction
- 8 trees removed, 25 planted
- 13 Trees are planted adjacent to UC Law Campus, the other 12 are spread out in the Tenderloin



McAllister Street

Photos taken on 10/20/2025

Located at 198 McAllister Street (magnolia)



Hyde St.

Photos taken on 10/20/2025

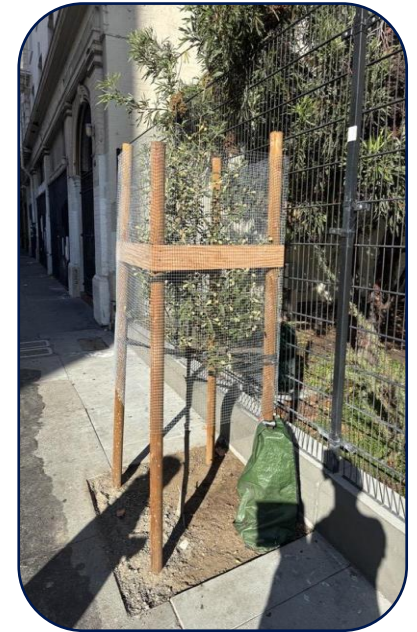
Located on Hyde St., between McAllister and Golden Gate (brisbane box)



Turk Hyde Mini Park

Photos taken on 10/20/2025

Located around the mini park (primrose)



Turk St.

Photos taken on 10/20/2025

Located at 381 and 499 Turk St. (primrose)



Golden Gate Avenue

Photos taken on 10/20/2025

Located at 134 and 350 Golden Gate Ave. (primrose)



Golden Gate Avenue

Photos taken on 10/20/2025

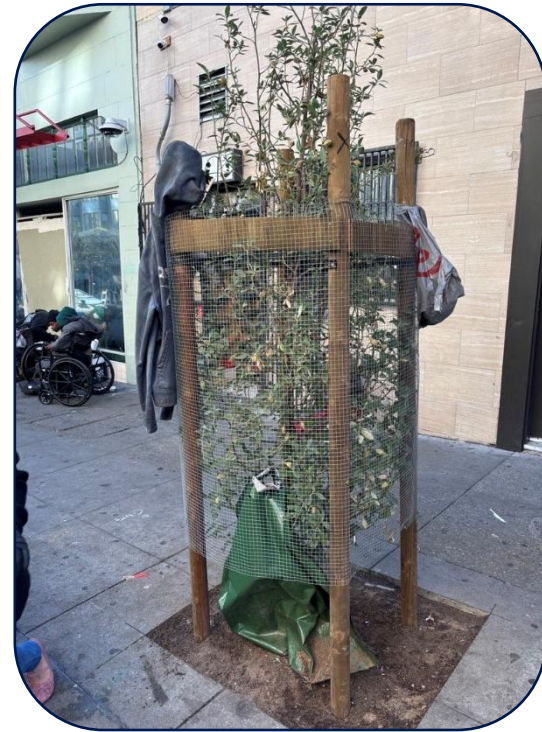
Behind 198 McAllister (brisbane box)



Jones St.

Photos taken on 10/20/2025

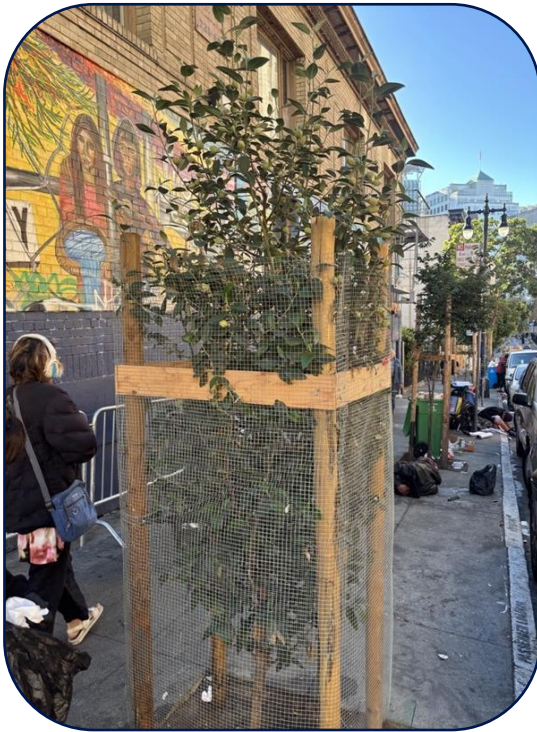
Located at 121 Jones St. (primrose)



Leavenworth & Larkin

Photos taken on 10/20/2025

Located at Leavenworth/Golden Gate & 418 Larkin (brisbane box)



Best Practices

Monthly inspections

- Done by UC Law, with a contracted arborists for all repairs/replacements.

Repair/replace when needed

- UC Law has committed oversight of these trees for the first 36 months after being planted. (Planting completion by April 2025)
- Since installation over a dozen straps and crossbars have been repaired or replaced. 2 trees have been replaced entirely due to vandalism.

Community Engagement

Partnerships with

- The Bureau of Urban Forestry
- Friends of the Urban Forest

Initial coordination with FUF on tree type and placement as part of Urban Tree Canopy

Partnership with St. Anthony's about tree placement outside their facility on Golden Gate

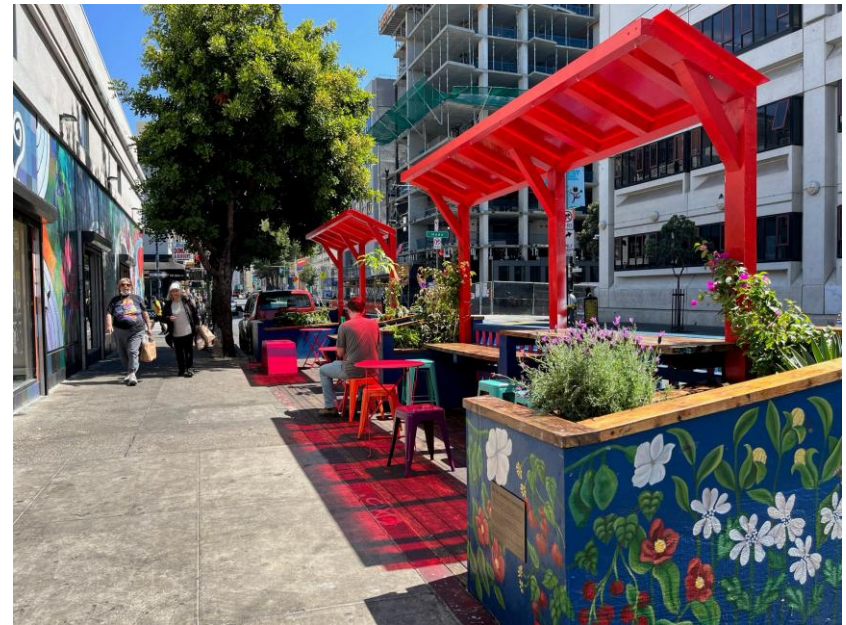


Greening San Francisco



La Cocina Parklet & Boedekker Tree

- Shared greenspace in coordination with La Cocina to beautify the area
- Total cost - \$207,580
- Parklet was removed by request from SFPD
- Boedekker Park
 - Ceremonial Tree Planting
- Foundational Contribution to Green Community Benefits Fund



Address	Street	Site	ID
525	9th St	1	173404
525	9th St	2	198317
525	9th St	3	198318
525	9th St	4	276786
525	9th St	5	276787
525	9th St	6	276788
525	9th St	7	276789
525	9th St	8	276790
525	9th St	9	276791
525	9th St	10	276792
525	9th St	11	276793
525	9th St	12	276794
525	9th St	13	276795
525	9th St	14	276796
525	9th St	15	276797
500	8th St	1	276798
500	8th St	2	276799
590	8th St	1	276801
590	8th St	2	276802
901	Brannan St	1	276800
999	Brannan St	1	276803
999	Brannan St	2	276804
999	Brannan St	3	276805
999	Brannan St	4	276806
999	Brannan St	5	276807
999	Brannan St	6	276808
622	9th St	1	276809
622	9th St	2	276810
622	9th St	3	276811
622	9th St	4	276812
622	9th St	5	276813
622	9th St	6	276814
100	Division St	1	173397
100	Division St	2	173398
100	Division St	3	173399
100	Division St	4	173400

Appeal No. 22-079 @ 401 Parnassus Avenue

Update Submitted by UCSF for the hearing on 10-29-25



**UNIVERSITY OF
CALIFORNIA SAN
FRANCISCO
505 PARNASSUS AVE,
SAN FRANCISCO, CA
94143**

**MORGAN.VAISSET-
FAUVEL@UCSF.EDU
FACILITIES@UCSF.EDU
415-653-9629**

Dear President Trasviña and Commissioners,

Thank you for your engagement and thoughtful direction during the recent public meeting. In response to President Trasviña's request following public comment, we are providing this written report in advance of the first meeting in August. As requested, we have addressed the relevant matters discussed, including those raised by Commissioner Swig and community member Josh Klipp. Total Trees:

203 new trees will be planted, which include:

- 161 Street Trees (2029 projected completion)
- 42 project-specific trees (Planted/completed)

Tree Breakdown:

- 14 new street trees on City property (36-inch box)
- 42 new street trees in the neighborhood (15-gallon size)
- 105 new street trees through an in-lieu fee payment to DPW-BUF
- 13 trees on UCSF property within 10 feet of the curb (24-inch box)
- 23 trees on Level 6 All Day Eatery
- 6 trees on Level 8 courtyard

A site plan at the bottom illustrates the location of many of these trees on Parnassus



As soon as the agreement with the Bureau of Urban Forestry was signed, UCSF paid the in-lieu fee of \$242,000.00

The check was hand delivered 2/22/2023 (see attached addendum)

The larger street trees (36" box) are scheduled to be planted in 2029 at the completion of the new Hospital.

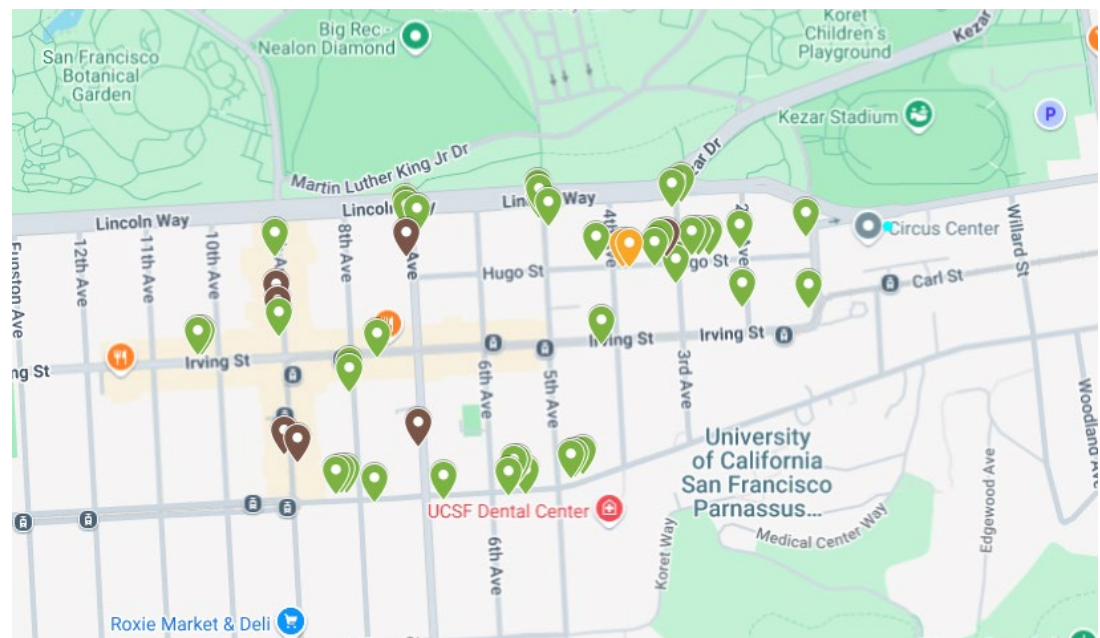


Community Tree Planting Update:

42 new street trees were planted on February 24, 2024, in partnership with Friends of Urban Forest, the Inner Sunset Park Neighbors, and nearly 100 community volunteers. According to Friends of the Urban Forest, only two trees required replanting in 2024. All trees are currently healthy and are in year two of a three-year establishment watering program.

UCSF Health

The trees will be turned over to the Bureau of Urban Forestry (BUF) February 2027.





Note see addendums:

- UCSF Invoice fee
- UCSF Parnassus removal BUF permit
- Friend of Urban Forest bid scope of community planting
- Friends of Urban Forest price sheet of planting

Best regards,

Morgan Vaisset-Fauvel
Associate Director of Grounds and IPM
Facilities Services
University of California, San Francisco

(p) [415-653-9629](tel:415-653-9629)
Morgan.Vaisset-Fauvel@ucsf.edu
<http://campusliveservices.ucsf.edu/facilities/>

BUF Invoice 02/14/2023**Helath Major Capitol Projects****Location:**BUF Permit: 792615 for UCSF Real Estate
C/O Christine Buckley ICDC**500 Parnassus Ave., MU P5****San Francisco CA 94143**

Reference Number	Invoice Date	Due Date	Invoice #
BUF Permit: 792615	02/14/2023	04/15/2023	373974

Description	Cost
Developer In Lieu - In Lieu fee - Constuction related per tree	\$242,000.00
Total	\$242,000.00
Balance Due	\$242,000.00

**SAN FRANCISCO PUBLIC WORKS
BUREAU OF STREET USE and MAPPING
49 South Van Ness, Suite 300
SAN FRANCISCO, CA 94103**

PAY ONLINE

<http://bsm.sfdpw.org>
click on "Pay/Manage Invoices"
enter the following data:
Customer ID : **124341**
Company Code: **DL:248682**

Detach and return this portion with your payment

Reference Number	Block/Lot	Invoice Date	Due Date
BUF Permit: 792615		Feb 14 2023	04/15/2023

Responsible Person	Location	Balance Due
Helath Major Capitol Projects	UCSF Real Estate C/O Christine Buckley ICDC	\$242,000.00
Mailing Address	Amount Paid	
500 Parnassus Ave., MU P5 San Francisco CA 94143		

BUF Permit: 792615 for UCSF Real Estate C/O
Christine Buckley ICDC**(373974)**



City and County of San Francisco
San Francisco Public Works · Bureau of Urban Forestry

49 South Van Ness Ave, Suite 1000 • San Francisco, CA 94103
sfpublicworks.org · tel 628-652-8733

PERMIT FOR PLANTING, MAINTENANCE OR REMOVAL OF SIDEWALK TREES

Pursuant to the provisions of Article 16, Sec. 806 of the Public Works Code, as amended, permission is hereby granted to:

Helath Major Capitol Projects
UCSF Real Estate C/O Christine Buckley ICDC
500 Parnassus Ave # MU P5
San Francisco CA 94118

This permit specifically grants permission for:

Permit Remove Tree - 3 - *Arbutus unedo* :: Strawberry Tree
Permit Remove Tree - 1 - *Crataegus laevigata* :: English Hawthorn
Permit Remove Tree - 8 - *Cupressus macrocarpa* :: Monterey Cypress
Permit Remove Tree - 16 - *Metrosideros excelsa* :: New Zealand Xmas Tree

on the sidewalk adjacent to the premises at:

401 Parnassus Ave

Permittee agrees to hold harmless the City and County of San Francisco, its officers, agents and employees from any damage or injury caused by reason of the planting or the placement or maintenance of the planter plants. The owner or owners of the respective property shall be solely liable for any damage. Per Article 16: Section 806.5.(b).(1) all work associated with a street tree permit must be completed within six (6) months of issuance, unless an extension has been granted by the Department. This permit must be on site when permission has been granted for removal of a street tree. If a tree species is not specified above, please contact Bureau of Urban Forestry to discuss an appropriate and approved species to plant.

Special Conditions: PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco, the Board of Appeals hereby GRANTS THE APPEAL AND ORDERS that the ISSUANCE of the subject determination by the San Francisco Public Works, Bureau of Urban Forestry is UPHELD on the CONDITION it be revised to require the adoption of the Tree Replacement Plan, dated February 2, 2023, that was submitted for the hearing. This order was made based on UCSF's commitment to plant trees for the City. The Board further requested that BUF report back to the Board annually about the progress of the planting until the completion of the project. 14 Street trees along Parnassus Avenue, 42 Street trees off-site in Parnassus Heights neighborhood, for a total of fifty-six (56) new street trees to be planted to mitigate removal of the twenty-eight (28) street trees. Additional trees to be planted by the City following payment by UC of in-lieu fee of \$242,000. Please refer to attached Notice of Decision for Appeal No. 22-079 for full conditions.

Date Issued: 2/27/2023

Permit No: 792615

Approved:

Director, Department of Public Works

Chris Buck, Urban Forester

Bureau of Urban Forestry



AFFIDAVIT OF SERVICE

Joshua Klipp, Appellant(s)
884 Kansas Street
San Francisco, CA 94107

I, Alec Longaway, Legal Assistant for the Board of Appeals, hereby certify that on this **22nd** day of **February 2023**, I served the attached **Notice of Decision** for **Appeal No. 22-079, film vs. San Francisco Public Works, Bureau of Urban Forestry**, subject property at **401 Parnassus Avenue**, on the appellant(s) via email to: ioshuaklipp@gmail.com

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

February 22, 2023
Date


Alec Longaway

cc: Chris Buck, Urban Forester
San Francisco Public Works, Bureau of Urban Forestry
chris.buck@sfdpw.org

OTHER PARTIES
OR CONCERNED CITIZENS:

UCSF, Determination Holder(s)
c/o Charles Olson, Attorney for Determination Holder(s)
Lubin, Olson & Niewiadomski, LLP
600 Montgomery Street, 14th Floor, San Francisco, CA 94111
colson@lubinolson.com



BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOSHUA KLIPP,

Appeal No. **22-079**

Appellant(s)

vs.

SAN FRANCISCO PUBLIC WORKS,
BUREAU OF URBAN FORESTRY,

Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 3, 2022, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on October 20, 2022, to UCSF, of a Public Works Order (approval to remove 28 street trees with replacement; UCSF will demolish an existing hospital building and the new hospital building will require extensive health-care specific utilities which will require removal of the trees) at 401 Parnassus Avenue.

APPLICATION NO. 207226

FOR HEARING ON February 8, 2023

Address of Appellant(s):

Address of Other Parties:

Joshua Klipp, Appellant(s)
884 Kansas Street
San Francisco, CA 94107

Morgan UCSF Parnassus Campus, Determination
Holder(s)
c/o Charles Olson, Attorney for Determination Holder(s)
Lubin, Olson & Niewiadomski, LLP
600 Montgomery Street, 14th Floor, San Francisco, CA
94111

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on February 8, 2023.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, § 14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **GRANTS THE APPEAL AND ORDERS** that the **ISSUANCE** of the subject determination by the San Francisco Public Works, Bureau of Urban Forestry is **UPHELD** on the **CONDITION** it be revised to require the adoption of the Tree Replacement Plan, dated February 2, 2023, that was submitted for the hearing (attached). This order was made based on UCSF's commitment to plant trees for the City. The Board further requested that BUF report back to the Board annually about the progress of the planting until the completion of the project.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: February 21, 2023
Rehearing Request: None.
Rehearing: None.
Notice Released: February 22, 2023



Rick Swig, President



Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.

University of California, San Francisco – Tree Replacement Plan

401 Parnassus Avenue

February 2, 2023

I. Introduction

On December 14, 2022, the Board of Appeals ordered the parties to Appeal No. 22-079 to collaborate on a tree replacement plan with regards to Public Works Order No. 207226 and Permit No. 792615 – the permit on appeal in that matter. In response to the Board of Appeals’ order, the University of California (“UC”), San Francisco (“UCSF”) has prepared this Tree Replacement Plan (the “Plan”) in conjunction with the New Hospital at Parnassus Heights at 401 Parnassus Avenue (the “Project”). This Plan aims to equitably mitigate tree removals and other construction impacts required by the Project, notably the removal of twenty-eight (28) street trees adjacent to the Project site.

II. Goals and Objectives

UCSF recognizes that the collective impacts of removing a mature stand of trees cannot be replicated merely by their replacement with an equivalent number of young trees. Therefore, the Plan describes a hybrid mitigation strategy that prioritizes multi-functional, community-based solutions to current challenges that will support ongoing environmental resilience for UCSF and the surrounding neighborhoods, as well as other areas of the City in greatest need of new trees. The Plan comprises:

- A. An integrated tree planting and care program.
- B. Immediate green space benefits in the Parnassus Heights neighborhood.
- C. Initiation of and investment of funds by way of in-lieu tree fee payments to DPW-BUF; and
- D. Reliance on community partners in decision-making.

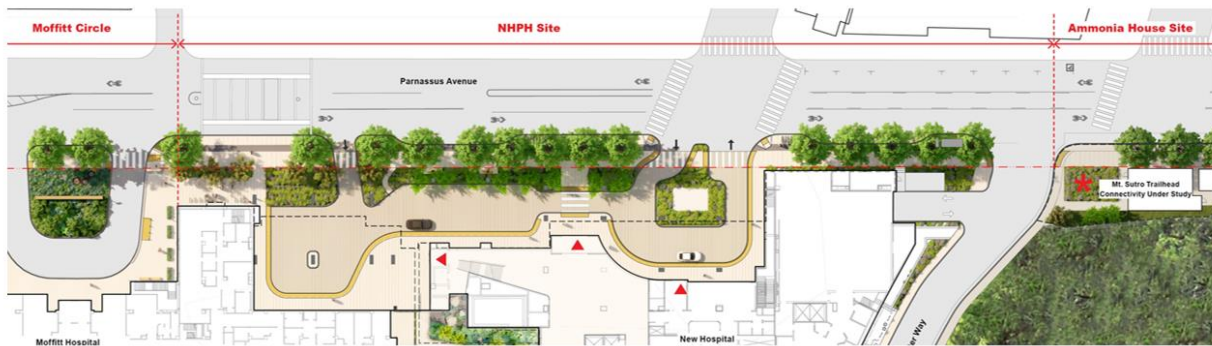
The following sections outline the implementation processes for each component of the Plan, including roles and timeframes, with the goal of contributing to greener, healthier neighborhoods.

III. Tree Program

NHPP Trees

- 14 new street trees on City property (36in box)
- 42 new street trees in Neighborhood 15 gallon
- 105 new street trees (in-lieu fee payment to DPW-BUF)
- 13 new trees on UCSF property within 10ft (24in box)
- 23 trees on Level 6 All Day Eatery
- 6 trees on Level 8 courtyard

**Total: 161 street trees +
42 project trees =
203 new trees**



Replacement Trees	Jurisdiction	Number of Trees
Street trees along Parnassus Avenue	City	14
Street trees off-site in Parnassus Heights neighborhood	City	42
Trees adjacent to Parnassus Avenue on UCSF Property	UC	13
Level 6 All-Day Eatery at the Project	UC	23
Level 8 Wellness Garden at the Project	UC	6
	Total	98
Additional trees to be planted by the City following payment by UC of in-lieu fee of \$242,000		105
	Updated Total	203

- A. A total of fifty-six (56) new street trees will be planted to mitigate removal of the twenty-eight (28) street trees. An additional in-lieu fee payment in the amount of \$242,000 will be provided by UC to the Department of Public Works, Bureau of Urban Forestry (“DPW-BUF”) for the planting of an additional 105 street trees ($\$242,000 \div \$2,302$ [DPW-BUF’s 2023 in-lieu fee]).
1. Along the Project’s frontage on Parnassus Avenue, at least fourteen (14) street trees will be planted. If physically possible, up to an additional 4 trees will be planted if the site allows.
 - (a) Site Selection: UCSF and DPW-BUF.
 - (b) Species Selection: UCSF, chosen from DPW-BUF’s Recommended Street Trees list.
 - (c) Tree Size: 36” box trees.
 - (d) Tree Planting: UCSF.
 - (e) Timeframe: At completion of Project construction, anticipated 2030.
 - (f) Funding: UCSF.
 2. At least 42 trees will be planted in the Parnassus Heights community at locations selected through a community survey and RFP process.
 - (a) Site Selection: Community members through a survey have ranked a green connection to the Inner Sunset (Westbound Parnassus Avenue / Judah and/or Irving) as the preferred location for new street trees, in coordination with DPW-BUF.
 - (b) Species Selection: UCSF in consultation with community organization selected pursuant to the RFP process, chosen from DPW-BUF’s Recommended Street Trees list.
 - (c) Tree Size: minimum 15-gallon.
 - (d) Tree Planting: Community organization chosen pursuant to the RFP process.
 - (e) Timeframe: Anticipated start date May 1, 2023.
 - (f) Funding: UCSF.

- B. Maintenance of Newly Planted Trees. UCSF will implement an effective watering and maintenance regime for newly planted trees to establish and increase long-term viability.¹

1. Responsible Party:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, the community organization as chosen through the RFP process.

2. Timeframe: For thirty-six (36) months from planting.

3. Funding:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, UCSF.

- C. Lost Trees Replacement. In the event of loss of any trees planted pursuant to this Plan, comparable replacement tree(s) will be planted.

1. Responsible Party:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, the community organization as chosen through the RFP process.

2. Timeframe: For thirty-six (36) months from planting.

3. Funding:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, UCSF.

¹ Any trees planted in the public right-of-way along Parnassus Avenue or at large in the community will eventually become the maintenance responsibility of DPW. DPW will visit the sites after three years and document the conditions of the street trees prior to accepting them for maintenance. Any trees that do not properly establish will need to be replanted as soon as possible, and a new three year maintenance/establishment period will start over.

Request for Proposal
002964-Oct2022
**Greening Parnassus
Heights – Tree Planting
Project**

Greening Parnassus
Heights – Tree Planting
Project

Supply Chain Management

PROPOSAL SUBMISSION DEADLINE:
Friday, February 10, 2023, 5:00 P.M. PST

- 1.0 INTRODUCTION**
- 2.0 ISSUING OFFICE**
- 3.0 WRITTEN QUESTIONS for CLARIFICATION**
- 4.0 PROPOSAL EVALUATION AND SELECTION CRITERIA**
- 5.0 BACKGROUND INFORMATION**
- 6.0 SCOPE OF WORK**
- 7.0 TIMELINE**
- 8.0 UNIVERSITY RIGHTS**
- 9.0 BIDDER INTERVIEWS**
- 10.0 TERM OF CONTRACT**
- 11.0 PAYMENTS TERMS**
- 12.0 PROTEST OF AWARD**
- 13.0 SUSTAINABILITY**
- 14.0 INSURANCE REQUIREMENTS**
- 15.0 FAIR WAGE/FAIRWORK**
- 16.0 RFP ATTACHMENTS**
- 17.0 CONTENT OF SUBMITTAL**

1.0 INTRODUCTION

The Community and Government Relations department of the University of California San Francisco (UCSF) seeks a qualified organization to partner with us on our *Greening Parnassus Heights* Initiative to plant trees in the neighborhoods surrounding UCSF's Parnassus Heights campus. The selected organization will be able to demonstrate a strong ability to partner with UCSF, the City and County of San Francisco, and most importantly, the community to identify location(s) for trees, organize a community tree-planting celebration event, and maintain the trees for three years.

UCSF is deeply committed to partnering with the community to make these and other enhancements to the neighborhoods we work and live in. As part of UCSF's Comprehensive Parnassus Heights Plan (CPHP) to revitalize our flagship campus over the next thirty years, the University aspires to foster a "Park to Peak" green connection through its campus between Golden Gate Park and Mount Sutro. Through the *Greening Parnassus Heights* initiative, UCSF will plant trees along select neighborhood streets surrounding UCSF's Parnassus Heights campus.

In 2021, UCSF and the City and County of San Francisco signed a Memorandum of Understanding (MOU) associated with our plans to build a new hospital at Parnassus Heights. The MOU outlines UCSF's commitment to the vibrancy of the neighborhood. Community investments include housing, workforce development, nature and the environment, public transportation, pedestrian safety, bike improvements, and many more items. Each spring, UCSF prepares an annual report to share our progress towards meeting these commitments. The *Greening Parnassus Heights initiative* is an integral part of the MOU.

2.0 ISSUING OFFICE

This RFP, and any subsequent addenda to it, is issued by the UC San Francisco, Supply Chain Management, Strategic Procurement Department on behalf of the Regents of the University of California. UC San Francisco, Supply Chain Management Strategic Procurement is the sole point of contact regarding all procurement and contractual matters relating to the requirements described in this RFP. UC San Francisco, Supply Chain Management Strategic Procurement is the only office authorized to change, modify, or clarify the specifications or terms and conditions of this RFP.

Administrator:
Yvette Villa-Carlos
Procurement Analyst
University of California, San Francisco
Supply Chain Management – Strategic Procurement
1855 Folsom Street, Suite 304 San Francisco, CA 94143
Yvette.Villa-Carlos@ucsf.edu

The requested method for participating in this event is by discussion forum via Calusource. No Faxes or in-person delivery of any material will be accepted. Bidders will make no other distributions of their package. An official authorized to bind the submitting firm must sign the

required forms. Any Proposal received after the deadline date and time shall be eliminated from consideration, marked “too late” and returned to Sender unopened. Any changes to and the right to withdraw a Proposal will also expire at this date and time.

3.0 WRITTEN QUESTIONS/REQUESTS FOR CLARIFICATION

To maintain a fair and impartial competitive process, the RFP Administrator will respond only to written questions submitted within the specified timeframe (refer to “Timeline” below) via the discussion forum on Calusource. This is the only opportunity for bidders to ask questions as to form and content and to request additional information regarding the quotation.

4.0 PROPOSAL EVALUATION AND SELECTION CRITERIA

The Bid responses will be used to help the University to identify and select the best qualified bidder who may be awarded an agreement resulting from this RFP. The contract resulting from this RFP, if any, shall be awarded to the responsive, responsible bidder whose proposal is determined to be the most advantageous to the University. The categories, weights and descriptions are as follows in the chart below.

Price	Cost Value	25%
Quality Business Experience	Projects of a similar nature, size and complexity, resources available. 2 similar project reference and outcomes.	5%
Quality Financial Stability	Organization number, revenue reports, financial references, continuity plans.	2%
Quality Technical Qualifications & Community Relation	Capabilities for the specifications in the SOW requirements. Description of full method, and process to perform the SOW. Description of method applying to community relation.	20%
Quality Functional Qualifications	Project Management, and staff qualification, and training to operate. Provide 3 years maintenance plan, and process management. Management method during planting of staff and/or volunteers.	8%
Quality Customer Service	Ability to meet the needs of the department, with collaboration with neighbors, UCSF, and BUF. Provide compiling documentation with experience.	20%
Quality Sustainability & Diversity	questionnaire, plus provide documentation for San Francisco county training and engagement for low income, and minority.	15%
Quality References	UC reserves the right to check references other than those provided by the Supplier, and to ask follow up questions to clarify any responses received.	5%

4.1 FIRM PROPOSALS

All proposals shall be firm and fixed for one-hundred twenty (120) days following the deadline for RFP submission, or until a contract is signed whichever comes first.

4.2 PROPOSAL PREPARATION COSTS

All costs in the preparation and submission of proposal and related documentation, including Bidder presentations to UC (if required), shall be borne by the Bidder.

5.0 BACKGROUND INFORMATION



New Hospital at Parnassus Heights

On May 19, 2022, the UC Board of Regents approved the construction of the Helen Diller Medical Center at UCSF at Parnassus Heights. The new hospital is a critical part of UCSF's plan to increase capacity to serve more patients, ensure UCSF provides high-quality health care, and continues to advance medical research. UCSF is currently preparing the site for construction and is committed to offsetting any potential impacts.

Greening Parnassus Heights

Streetscape and construction plans necessitate the removal of 28 street trees within the next few months. San Francisco requires a 1:1 replacement of trees removed. Through UCSF's *Greening Parnassus Heights* initiative, UCSF plans to exceed the City of San Francisco's requirement by replanting trees at 2:1 ratio, totaling 56 new trees. A minimum of 14 trees will be re-planted along Parnassus Avenue upon completion of the new hospital, which means 42 trees will be planted over the next few months in the surrounding streets.

UCSF Community Engagement Process

UCSF introduced the *Greening Parnassus Heights* initiative to the community for feedback in UCSF-hosted community meetings and at street fairs and nearby farmers

markets in June, July, August, and September 2022. UCSF is deeply committed to transparent community engagement and to regularly informing the community about upcoming activities, potential impacts, and mitigations.

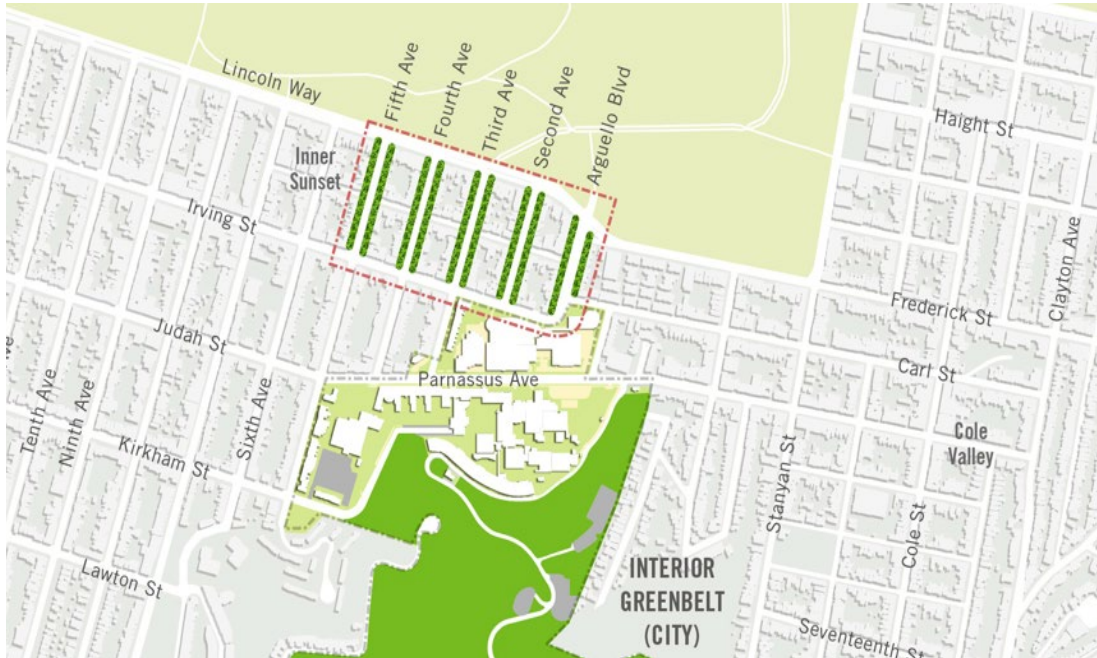
Guided by San Francisco's Bureau of Urban Forestry (BUF) data, UCSF outlined four approximate areas where trees could be planted in the neighborhoods adjacent to the Parnassus Heights campus. A survey was heavily promoted (electronically and through postal mail) throughout the surrounding neighborhoods to encourage community members to identify where they would like to prioritize tree planting. The areas surveyed by the neighbors in order of ranking are:

1. Connection to Inner Sunset
2. Connection to Golden Gate Park
3. Connection to Cole Valley
4. Hillway Avenue

1. Connection to Inner Sunset



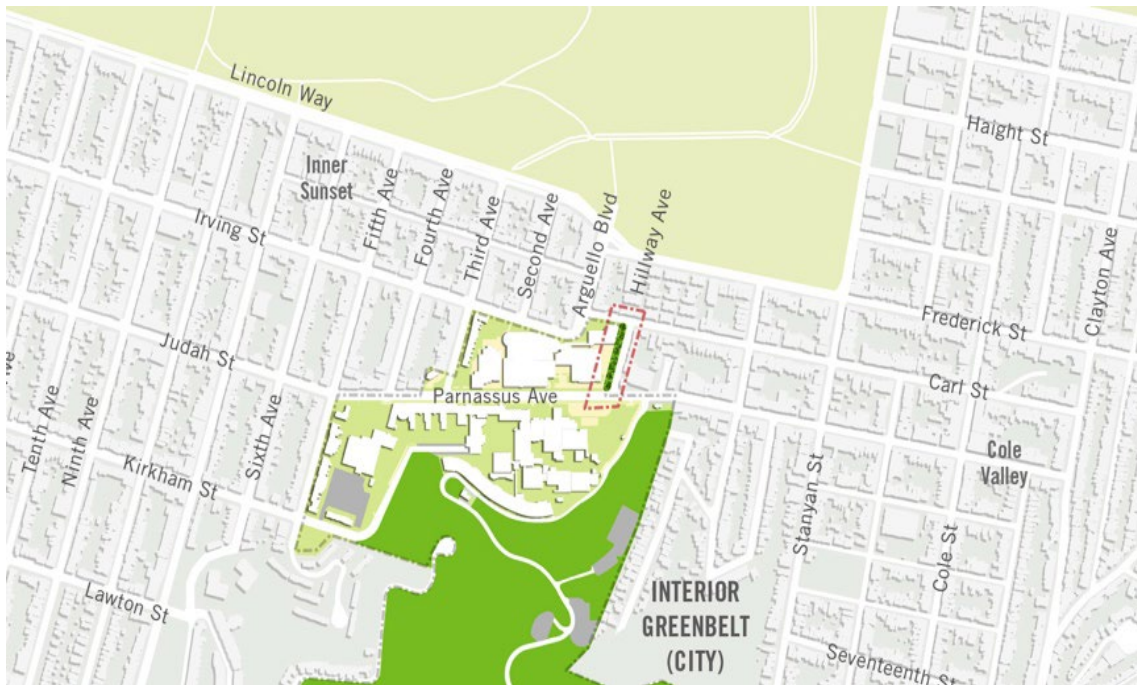
2. Connection to Golden Gate Park



3. Connection to Cole Valley



4. Hillway Avenue



6.0 SCOPE OF WORK

The Scope of Work includes three sections:

Section I: Collaboration, Communication and Coordination

- Collaborate with the Community:
 - Conduct outreach to engage as many neighbors as possible.
 - Identify preferred location of trees. UCSF's survey results indicate the Inner Sunset as the preferred location; however, there may be enough trees to plant in other locations as well. Some neighbors have done their own assessment about tree location and preferences.
 - Work with community, City and UCSF to identify species of trees.
 - Request permission of property owners to plant trees in front of their homes.
 - Plan a community tree-planting celebration. Conduct outreach, plan, and execute the event. Include neighbors, community leaders, organizational partners, UCSF and City of San Francisco staff, and more. Partner with UCSF to ensure mutual goals are met.
 - Over the course of the 3-year contract, maintain communication and/or provide engagement opportunities with the community.

- Collaborate with the City and County of San Francisco Bureau of Urban Forestry (BUF) and Department of Public Works (DPW)
 - Identify open tree wells in the Parnassus Heights surrounding neighborhoods.
 - Acquire planting permits.
- Collaborate with UCSF:
 - Ensure the location and number of tree wells matches the stated goal.
 - Involve UCSF in aspects of the tree-planting celebration and other engagement opportunities.
 - Be available to present at community meetings.

Section II: Plant the Trees

- Tree Well Cutting:
 - As part of permitting before digging, call 811 for Utility Service (“USA Dig”) to ensure safe concrete demolition
 - Cut concrete well and dispose of material properly. (Concrete box refuse box will be available at UCSF’s Parnassus Heights Campus). Purchase trees, planting material, and tree water bags
 - Dispose of trash and concrete appropriately
- Plant 42 trees respecting the ANSI A300 standard:
 - Minimum 15-gallon tree, the City’s standard
 - 2 stake system
 - Natural mulch (provided by UCSF Grounds)
 - One water bag

Section III: Maintain health of trees over 3 years:

- Weekly watering service
- Fertilization (rain season, 30-0-10, nitrogen shouldn’t be lower than 30%)
- Stakes adjustments, as needed
- Structural pruning at Year 2
- Stake removal at the end of Year 3
- Notify UCSF if the tree is dead and needs to be replaced.
- Reserve funding to replace five trees over the three-year period of the contract. If more than five trees need to be replaced, inform UCSF and propose a solution.

1. Documentation, reporting and additional communication:

- Provide a written annual report about the health and maintenance of the newly planted trees for 3 years.
- Provide UCSF with regular updates and annual reports on the status of outreach, engagement and collaboration with the neighbors and City.

- UCSF will use these updates and reports to inform the Bureau of Urban Forestry (BUF) and the community about the progress of this initiative. Updates will also be shared at the Parnassus Heights Quarterly Construction Meeting.

2. Proposal, and evaluation questions:

- Describe your work plan and timeline to perform the scope of work, across the three areas: 1) collaboration, communication, and coordination; 2) planting the trees; and 3) maintaining the trees. Include your plan to collaborate with UCSF, relevant City agencies, and neighbors. Describe the staff and volunteers who will be leading and supporting this project. Provide details about methods, materials and tools used to plant and maintain trees.
- Describe two similar projects, the outcomes. Provide two references.
- UCSF is committed to providing career pathways for underrepresented minorities. Please provide supporting documentation and detail any career advancement opportunities provided by your organization associated with this project.
- Provide an explanation of program cost, staff time, materials, and other relevant expenses.

7.0 TIMELINE

Item	State Date	Start Time	Close Date	Close Time
RFP Release Date - REBID	Tuesday, January 10, 2023	8:00 AM	Friday, February 10, 2023	5:00 PM
Bidder RFP Questions	Tuesday, January 10, 2023	8:00 AM	Friday, January 20, 2023	5:00 PM
UC Response to Questions	Monday, January 23, 2023	8:00 AM	Friday, January 27, 2023	5:00 PM
Bidder Proposal Due Date	Monday, January 30, 2023	8:00 AM	Friday, February 10, 2023	5:00 PM
UC Evaluation of Proposals	Monday, February 13, 2023	8:00 AM	Friday, February 24, 2023	5:00 PM
Bidder Interviews	Monday, February 27, 2023	8:00 AM	Friday, March 10, 2023	5:00 PM
UC Evaluation of Bidder Interviews	Monday, March 13, 2023	8:00 AM	Friday, March 17, 2023	5:00 PM
Intent to Award	Monday, March 20, 2023	8:00 AM	Friday, March 24, 2023	5:00 PM
Non-Award Notification	Monday, March 20, 2023	8:00 AM	Friday, March 24, 2023	5:00 PM
Execute Contract	Monday, March 20, 2023	8:00 AM		5:00 PM
Contract Start Date	Monday, May 1, 2023	8:00 AM		5:00 PM

*Note: All times are Pacific Standard.

The University does not guarantee the above schedule and reserves the right to modify this schedule at its discretion.

The UC reserves the right to conduct interviews with some or all of the Supplier's at any point during the evaluation process. While presentations are anticipated for this project, the UC may determine interviews are not necessary. In the event interviews or presentations are conducted, information provided during the interview/presentation process shall be taken into consideration when evaluating the stated criteria. The UC shall not reimburse the Supplier for the costs associated with the interview process.

8.0 UNIVERSITY'S RIGHTS

1. The University reserves the right to modify or cancel in whole or in part its solicitation at any time prior to contract award.
2. The University reserves the right to reject any or all bids if the University determines that a supplier's bid was non-responsive to the solicitation requirements and to waive informalities and minor irregularities in bids received.
3. The University reserves the right to reject any or all bids if the University determines that a bidder is not a responsible supplier.
4. The University reserves the right to award to multiply suppliers, one supplier or none.

9.0 BIDDER INTERVIEWS

Department will reach out to bidders to schedule interviews.

10.0 TERM OF CONTRACT

The selected service provider will be awarded a contract with an initial term of three (3) years.

11.0 PAYMENT TERMS

0 Net 0; if you are a supplier who receives a UCSF purchase order you will be required to submit invoices through our electronic invoice solution Transcepta.

http://connect.transcepta.com/assets/pdf/UCSF_Supplier_Letter_2020_v2.pdf

12.0 PROTEST OF AWARD

A Bidder (or other interested party as defined under the University's Procurement Procedures) may file a protest with the University alleging a violation of applicable federal or state law and/or University policy or procedure relative to the seeking, evaluating and/or awarding of a procurement contract. Such protest must be filed no later than ten (10) days after the date of notice of award or non-award of contract by the University.

13.0 SUSTAINABILITY

The University of California, San Francisco is committed to continuous improvement in procuring environmentally preferable products, promoting sustainable practices, managing energy consumption, ensuring human health, supporting fair labor practices, investing in supplier diversity and considering sustainability in all activities. As such, the University includes in solicitations for the procurement of services sustainability criteria applicable to the service and/or good being procured. Criteria may include, but is not limited to: third party certifications, sustainable product attributes, a demonstrated commitment to sustainability in business practices, corporate social responsibility, and life cycle impacts of proposed goods or services. See the University of California Sustainable Practices Policy (<https://policy.ucop.edu/doc/3100155>) and the UCSF Sustainable Office <https://sustainability.ucsf.edu/> for information sites for more detail.

24.1 SUSTAINABILITY STANDARDS

All suppliers to the University of California are required to meet all applicable sustainability standards and requirements as outlined in the UC Sustainable Practices Policy (<https://policy.ucop.edu/doc/3100155>). The University prioritizes partnerships with suppliers that share our commitments to economic, social, and environmental sustainability.

14.0 INSURANCE REQUIREMENTS

Bidders must have the ability and agree to obtain the necessary insurance. Upon Agreement award, successful Bidder shall furnish a certificate of insurance acceptable to University (see UC Terms and Conditions, page 7-8, ARTICLE 9 – INSURANCE). All certificates shall name “The Regents of the University of California” as an additional insured. The certificates must be submitted to the RFQ Administrator prior to the commencement of services.

15.0 FAIR WAGE/FAIR WORK

Supplier is required to pay no less than the UC Fair Wage when providing the Services performed at any UC location. Also, for services that exceed \$100,000 annually, Supplier agrees to provide UC with a UC Fair Wage/Fair Work certification as per Article 25 of the UC Terms and Conditions of Purchase, Article 25.

16.0 RFP ATTACHMENTS

The following attachments are included as part of this RFP:

1. NDA
2. Supplier Bidding Guide for CalUSource
3. UC Invoice Transmission and Payment and Settlement Terms
4. UC Terms and Conditions
5. RFP Document

6. Price Sheet
7. Questionnaires

17.0 CONTENT OF SUBMITTAL

- Cover Letter (3-page limit). A cover letter outlining how the entity would approach the program with special attention given to the components considered key to advancing UCSF's intention and summarizing the key points of the submittal.
- Proposal
- Price Sheet

GREENING PARNASSUS HEIGHT COMMUNITY TREE PLANTING 2023

Bidders Name:

Friends of the Urban Forest

COMMUNITY RELATIONS/NEIGHBOR OUTREACH						
Task	Hourly Rate	Staff Hours	Material Cost	Volunteer Supervision/Staff Training	Extended Price	Descriptions of Responsibilities
Community Engagement Program Manager	\$ 53.60	100			\$ 5,360.00	Community Engagement Program Manager. Provides oversight, supervision, expertise to community engagement team. Manages relationship with UCSF & SF Public Works, responsible for reporting & ensures deliverables are met.
Community Engagement Campaign Manager	\$ 45.56	264			\$ 12,027.84	Campaign creation, manages relationship with partners & community members. Supervises door to door outreach with immediate neighbors. Organizes community planting day with neighborhood volunteers and UCSF.
CE Campaign Coordinator	\$ 32.16	264			\$ 8,490.24	Assists with community relations, engages with residents, supports community participation in tree planting, coordinates volunteers. Conducts door to door outreach with immediate neighbors.
CE Campaign Associate	\$ 32.16	264			\$ 8,490.24	Supports with outreach & engagement, responds to questions from community, supports tree planting volunteer event planning. Conducts door to door outreach with immediate neighbors.
Workforce Development Program Manager	\$ 49.58	20			\$ 991.60	Provides oversight, supervision, expertise to Workforce Development team
Green Crew Manager	\$ 44.22	64			\$ 2,830.08	Workforce Development manager. Manages Green Crew members schedules, supervises work, provides support & training on community engagement & tree planting tasks
Green Crew Member I	\$ 32.16	64			\$ 2,058.24	Assisting with flyering, doorknocking, general outreach, planting support, planting, and tree care support
Green Crew Member II	\$ 32.16	64			\$ 2,058.24	Assisting with flyering, doorknocking, general outreach, planting support, planting, and tree care support
Green Crew Member III	\$ 32.16	64			\$ 2,058.24	Assisting with flyering, doorknocking, general outreach, planting support, planting, and tree care support
Green Crew Member IV	\$ 32.16	64			\$ 2,058.24	Assisting with flyering, doorknocking, general outreach, planting support, planting, and tree care support
Printing flyers, outreach materials			\$ 490.00		\$ 490.00	
Community Meeting supplies			\$ 300.00		\$ 300.00	
Community planting day with neighborhood volunteers and UCSF.			\$ 200.00		\$ 200.00	
Total					\$ 47,412.96	
COORDINATION/PROJECT MANAGEMENT - 3 YEAR PLAN						
Task	Hourly Rate	Estimated Hours			Extended Price	Descriptions of Responsibilities
Program Manager, Special Projects Tree Planting	\$ 53.60	100			\$ 5,360.00	relationship with UCSF & SF Public Works, responsible for reporting & ensures
Tree Planting Project Manager	\$ 45.56	264			\$ 12,027.84	selecting trees. Manages concrete removal, auguring contractors. Plans logistics
Tree Planting Coordinator	\$ 36.18	264			\$ 9,551.52	Assists with all aspects of tree planting project management & implementation
Total					\$ 26,939.36	
PLANTING 42 TREES						
Task	Price Per Tree	QTY			Extended Price	Description

Planting Labor		42			\$ -	Please refer to "Coordination/Project Management" starting details above for tree planting labor costs.
Tree (material)	\$ 109.00	42			\$ 4,578.00	15-gallon trees sourced from local wholesale nurseries
3 Stakes (material)	\$ 26.00	42			\$ 1,092.00	
1 Water Bag (material)	\$ 25.00	42			\$ 1,050.00	
Hardware (material)	\$ 12.50	42			\$ 525.00	Arbor tie used to guy trees, nails, wood crossbraces, stickers, etc
Fertilizator (material)	\$ 13.00	42			\$ 546.00	
Tree Well Cutting/Demo	\$ 350.00	42			\$ 14,700.00	
Auguring	\$ 23.81	42			\$ 1,000.00	
Total					\$ 23,491.00	

3 YEARS HEALTH PROGRAM

Task	Year 1	Year 2	Year 3	Total	Descriptions of Responsibilities
Weekly Watering Until Establishment	\$ 24,248.64	\$ 24,248.64	\$ 24,248.64	\$ 72,745.92	Two FTE watering technicians watering all 42 trees once per week for three years. Besides water, they conduct basic care and maintenance activities as months after planting for all 42 trees. Includes time spent planning tree care days,
Tree Care Until Establishment		\$ 5,226.00	\$ 5,226.00	\$ 10,452.00	
Total				\$ 83,197.92	

HOLDING FUND FOR 5 TREE FOR REPLACEMENT

Task	Price Per Tree	QTY	Total Cost	Description
Planting Labor		5	\$ -	
Tree (material)	\$ 109.00	5	\$ 545.00	
3 Stakes (material)	\$ 26.00	5	\$ 130.00	
1 Water Bag (material)	\$ 25.00	5	\$ 125.00	
Hardware (material)	\$ 12.50	5	\$ 62.50	
Fertilizator (material)	\$ 13.00	5	\$ 65.00	
Tree Well Cutting/Demo	\$ 350.00	5	\$ 1,750.00	
Auguring	\$ 23.81	5	\$ 119.05	
Total			\$ 2,796.55	

Indirect Costs (15%)	\$ 27,156.19
TOTAL LABOR AND MATERIAL COST FOR 3 YEARS	\$ 210,993.97

ADDITIONAL WORK RATE BREAKDOWN

To provide additional services not included in fixed contract	Hourly Rate	Estimated Hours	Total
Community Engagement Campaign Manager	\$ 45.56	560	\$ 25,513.60
CE Campaign Coordinator	\$ 36.18	560	\$ 20,260.80
CE Campaign Associate	\$ 32.16	560	\$ 18,009.60
Workforce Development Program Manager	\$ 49.58	20	\$ 991.60
Green Crew Manager	\$ 44.22	80	\$ 3,537.60
Green Crew Member I	\$ 32.16	80	\$ 2,572.80
Tree Planting Project Manager	\$ 45.56	480	\$ 21,868.80
Tree Planting Coordinator	\$ 36.18	480	\$ 17,366.40
Watering Technician	\$ 38.86	936	\$ 36,372.96
Tree Care Coordinator	\$ 38.86	120	\$ 4,663.20

20-081 @ 198 McAllister

- Update Submitted by the Tenderloin Tree Campaign for the hearing on 10-29-25

Lamarre, Julie (BOA)

From: tenderloin treecampaign <tenderlointreecampaign@yahoo.com>
Sent: Monday, October 20, 2025 3:55 PM
To: BoardofAppeals (PAB); Buck, Chris (DPW); Ong, Bryan (DPW)
Cc: Lamarre, Julie (BOA); Longaway, Alec (BOA); Mejia, Xiomara (BOA)
Subject: Appeal No 20-081 at 198 McAllister Street (UC Law)
Attachments: 198 McAllister Final of tree presentation 10 2025.odp

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

Update on UC Law SF Green Community Benefits Plan Appeal No: 20-81

11 tree planted this year with the correct address locations and correct number of trees that UC Law planted.

13 planted around 198 McAllister doing fine when they were established after the building was complete;
these trees located on McAllister Street, Hyde Street between McAllister and Golden Gate Avenue, and 277 Golden Gate Avenue.

Mr. John Nulty co-chair
Tenderloin Tree Campaign
P. O. Box 421949
San Francisco, CA 94142-1949
<http://tenderlointreecampaign.blogspot.com/>

UC Law

October 20, 2025 Meet up at 198 McAllister from 1PM-2PM

Following person meet to review 198 McAllister Trees:

Co Chair of Tenderloin Tree Campaign

Rhiannon Bailard Chief Operating Office of UC Law

Travis Deuerling Operation Manager UC Law

Rosa Brenes Director of Facilities Operations

198 McAllister Trees

2 Trees at 198 McAllister

9 Trees on Hyde Street from Mc Allister
and Golden Gate Avenue

2 Trees at 277 Golden Gate Avenue

418 Larkin

add screws to crossbars

add mesh

Root exposure / add dirt

499 Turk

fix wire mesh

add bag

add dirt for exposed roots

350 Golden Gate

add dirt/ exposed roots

fix wire mesh

381 Turk

fix wire mesh

add dirt to plot

fix green bag

2nd from corner of Turk and Hyde

Remove bottle in bag

Level dirt in plot and exposed root



1st from corner of Turk and Hyde

Add dirt to plot

fix bag

1st from the corner Hyde and Turk

fix mesh in back

2nd from the corner of Hyde and Turk

fix bag

add dirt to plot

128 Jones Street

fix bag

secure mesh

118 Jones Street

fix mesh wire secure
and bag

191 Golden Gate on Leavenworth

secure the mesh were in ends
near the curb

121 Golden Gate

fix wire mesh on side
and remove mesh in the dirt

Adopted Minutes for the BOA hearing on May 7, 2025

See Item 4: (Updates on Appeal No. 20-081 @ 198
McAllister Street and Appeal No. 22-079 @ 401
Parnassus Avenue)

BOARD OF APPEALS

CITY & COUNTY OF SAN FRANCISCO

MEETING MINUTES – WEDNESDAY, MAY 7, 2025

REGULAR MEETING (IN-PERSON AND REMOTE ACCESS VIA ZOOM)

5:00 P.M., CITY HALL, ROOM 416, ONE DR. CARLTON B. GOODLETT PLACE

PRESENT: President John Trasviña, Vice President J.R. Eppler, Commissioner Rick Swig, and Commissioner Jose Lopez.

Jesse Mainardi, Deputy City Attorney, Office of the City Attorney (CAT); Corey Teague, Zoning Administrator, Planning Department (PD); Joseph Ospital, Senior Building Inspector, Department of Building Inspection (DBI); Chris Buck, Urban Forester, San Francisco Public Works, Bureau of Urban Forestry (SFPW-BUF); Julie Lamarre, Executive Director; Alec Longaway, Legal Assistant.

(1) PUBLIC COMMENT

At this time, members of the public may address the Board on items of interest to the public that are within the subject matter jurisdiction of the Board except agenda items. With respect to agenda items, your opportunity to address the Board will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Board has closed the public hearing, your opportunity to address the Board must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Board for up to three minutes. At the discretion of the Board President, public comment and remote public participation may be limited to two minutes per person. If it is demonstrated that public comment and remote public participation will cumulatively exceed 15 minutes, the President may continue Public Comment and/or remote public participation to another time during the meeting.

SPEAKERS: None.

(2) COMMISSIONER COMMENTS & QUESTIONS

SPEAKERS: President Trasviña welcomed everyone to the hearing and stated that it was always good to see a large crowd in the audience. He noted that the Board had an obligation to everyone in San Francisco and stated that they would do their best to fulfill their responsibilities. He further stated that they looked forward to hearing the four very important items on the agenda.

PUBLIC COMMENT: None.

(3) ADOPTION OF MINUTES

Discussion and possible adoption of April 30, 2025 minutes.

ACTION: Upon motion by President Trasviña, the Board vote 4-0 to adopt the April 30, 2025 minutes as amended by President Trasviña.

PUBLIC COMMENT: None.

(4) SPECIAL ITEM

The Bureau of Urban Forestry ("BUF") will give an update on two appeals that were previously heard by the Board of Appeals:

(a) Appeal No. 20-081 at 198 McAllister Street (UC Law) decided on January 13, 2021 (the Board denied the appeal and upheld the order on the basis that it was properly issued), and

(b) Appeal No. 22-079 at 401 Parnassus Avenue (UCSF) decided on February 8, 2023 (the Board granted the appeal and issued the order on the condition it be revised to require the adoption of the Tree Replacement Plan, dated February 2, 2023, that was submitted for the hearing. The motion was made based on UCSF's commitment to plant trees for the City. The Board further requested that BUF report back to the Board annually about the progress of the planting until the completion of the project).

SPEAKERS: Chris Buck, SFPW-BUF: Regarding Appeal No. 20-081 at 198 McAllister, Mr. Buck stated that the permit requirements have been completed. He noted that the permit required 3 for 1 replacement trees both at the frontage of the property (36-inch box size trees) as well as other plantings in the community. He acknowledged that the timeline took longer than anticipated. Regarding Appeal No. 22-079 at 401 Parnassus Ave., Mr. Buck reminded the commissioners that the appeal involved the removal of very large Monterey Cypress trees as part of the renovations for UCSF's new building. He stated that UCSF completed the community planting with the neighborhood and the Friends of the Urban Forest. He stated that UCSF has been engaged with all of the City agencies on the planting of replacement trees on the frontage of Parnassus Avenue which won't occur until 2029. He stated that UCSF paid Public Works to plant 105 new trees but acknowledged that the planting has not yet been completed. He indicated that the delay was the result of contracting taking longer than anticipated.

President Trasviña referenced the Parnassus permit and noted that in the Department's 2024 report, it was estimated that it would take until August of 2024 for the contracting to commence. He asked if Mr. Buck had a new replacement date for August 2024. Mr. Buck estimated 6-8 months (from the date of the hearing) to get the contract issued and thereafter 1-4 months for actual tree planting. With respect to 198 McAllister Street, President Trasviña noted that public comment submitted by John Nulty raised approximately twelve different items. President Trasviña asked Mr. Buck if he had contacted Mr. Nulty about his concerns. Mr. Buck assured the Board that the department would reach out to Mr. Nulty to give him an update about the case and to respond to the twelve items he raised.

Vice President Eppler asked Mr. Buck to elaborate on the site selection for the 105 street trees to be planted as part of the UCSF grant. Mr. Buck stated that the department received a significant amount of funding to plant trees in communities with the greatest need and noted that there were areas in the Mission, the Tenderloin and the Bayview that already had dedicated funding. Mr. Buck stated that they would be targeting high priority planting sites as established in the Urban Forest Plan, but that they wanted to be careful not to duplicate efforts with existing grants.

Vice President Eppler noted that the Bayview was recently identified by the Mission Local as the neighborhood with the least amount of tree canopy. He further stated that he hoped that the funding BUF was going to dedicate to the Bayview was commensurate with the need.

Commissioner Swig stated that the delays in securing contracts [for planting the trees associated with the UCSF grant] concerned him greatly. He asked Mr. Buck what could be done by the Board to expedite the contracts to plant the trees. Mr. Buck stated that Commissioner Swig had the Department's full attention, and that Mr. Buck had all he needed to carry it forward. Mr. Buck stated that part of the delay was caused by the fact that he thought planting sites had to be fully vetted before entering into a contract. He stated that he recently learned that the contract can require the contractor to do that marking. Mr. Buck stated that he was going to eliminate any delay from the department's end that he could control and put the matter in the hands of the contracting team. Commissioner Swig stated that he wanted to agendize this item again.

PUBLIC COMMENT: John Nulty showed photographs of trees planted in conjunction with the 198 McAllister appeal and noted some issues with these trees.

Josh Klipp stated that UCSF only gave money (nearly a quarter of a million dollars) to plant 105 trees because of his appeal. He stated that he had specifically requested that these trees be planted in the southeastern part of the City as a matter of environmental justice. He referenced the Mission Local article which described the pathetic tree canopy in the Bayview. He noted the delays in planting the trees and stated that they did not get any new timeline [from BUF] in writing. He stated that Public Works needs to keep its word.

Kasey Rios, an environmental justice worker in the Tenderloin, stated that she was the co-author of the Green Community Benefits Plan in collaboration with UC Hastings (now UC College of the Law). She stated that even though the exact number of trees were planted, the spirit of the Plan was not adhered to.

Michael Nulty stated that he had been involved in the Tenderloin for over 30 years. He stated that UC Law has come up short by planting the trees at the last minute and that there was poor planning. He further stated that they did not implement the plan in a correct way. He stated that the public had to do all the work (not DPW) to figure out what is going on in the community. He stated that it was the same with UCSF. He stated that he would like to see both of these items re-agendized.

Rhiannon Bailard (COO of UC Law San Francisco) made a few clarifications: the BUF permit was related to replacement of trees at a 3 to 1 ratio. She stated that the La Cocina green space parklet became a nuisance for drug dealing and drug use and therefore the SFPD asked them to remove it. She noted that the trees in that location were not part of the tree replacement schedule or permit. She stated that in terms of community engagement, they worked with multiple community partners on site selection, species, as well as watering and maintenance. Ms. Bailard stated that she believed UC Law met the letter of the plan as well as the intent.

[Subsequent to public comment] President Trasviña stated that he thought it was important to agendize these matters for the first meeting in August. He further asked BUF for a written report and stated that if BUF indicated that other city agencies were responsible for implementation, that those agencies be present at the hearing. He stated that UCSF should be invited to provide a report 15 days prior to the hearing. Commissioner Swig stated that he wanted to supplement President Trasviña's request with the requirement that BUF address the items brought up by Josh Klipp.

(5) JURISDICTION REQUEST NO. 25-2

Subject property at 111 Taylor Street. Letter from Chandra Laborde, requestor, asking that the Board take jurisdiction over Letter of Determination No. 2024-010623ZAD, which was issued on January 28, 2025. The appeal period ended on February 27, 2025, and the Jurisdiction Request was filed at the Board office on April 21, 2025. **Determination Holder:** GEO Reentry Services . **Determination Description:** The Zoning Administrator determined that the legal use of the property is legal noncomplying Group Housing.

ACTION: Upon a motion by President Trasviña, the Board voted 4-0 to grant the request on the basis that the City inadvertently caused the requestor to be late in filing the appeal.

SPEAKERS: Chandra Laborde, requestor; David Blackwell, attorney for determination holder.

PUBLIC COMMENT: Reverend Dr. Megan Rohrer, Susan Stryker, Jo Kreiter, David Elliott Lewis, Slay Latham, Casimir Kotarski, Wilder Zeiser, Dan Kabella, Elizabeth Cooper, Kara Plaxa, Nicole Witt, Isabella Torres, Jason Wyman, Jordan Wasilewski, Ian Duke, Lea McGeever, Gemma Givor, Ezra Reaves, Cherry Janier, Shane Zaldivar, Matthew Gieseche, June Nelson, Cal Lerchi, JJ Dollarhide, Ella Brayn, Andrea Gates Riley, Josh Klipp, Delphine Brody; Rose Wonderland, Kasey Rios, Michael Nulty, Oliver Mills, Rafi Tarantino, and Rossie spoke in support of the requestor.

(6) APPEAL NO. 25-014

BUSHRA KHAN, Appellant(s)	218 Union Street.
vs.	Appealing the ISSUANCE on March 19, 2025, to John Votruba, of an Alteration Permit (One-hour parapet at property line of roof deck & urban garden/living roof).
DEPT. OF BUILDING INSPECTION, Respondent	PERMIT NO. 2023/10/10/8344.
PLANNING DEPT. APPROVAL	FOR HEARING TODAY.

ACTION: Upon motion by Commissioner Swig, the Board voted 4-0 to grant the appeal on the condition that the permit be revised to have a 42-inch parapet with a 30-inch firewall base and a 12-inch top made of the same transparency as the existing railing. The motion was made on the basis that the design is Code compliant.

SPEAKERS: Bushra Khan, appellant; Laura Strazzo, attorney for appellant; John Votruba, permit holder; Corey Teague; PD; Joseph Ospital, DBI.

PUBLIC COMMENT: Donald N. Putnam and Monique Kobinger spoke in support of the appellant.

(7) APPEAL NO. 25-011

<p>PARAMOUNT ESTATE LLC, Appellant(s)</p> <p>vs.</p> <p>ZONING ADMINISTRATOR, Respondent</p>	<p>33 Norfolk Street.</p> <p>Appealing the ISSUANCE on January 28, 2025, to Paramount Estate LLC, of a Notice of Violation & Penalty Decision (Violation of Planning Code Section 171, Unauthorized Change of Use; Enzyme Community Center SF is occupying the subject property in a manner that does not conform with the Planning Code's definition for Commercial Storage use. At the time that the Notice of Violation was issued, Enzyme Community Center SF was operating an unauthorized Nighttime Entertainment Use).</p> <p>RECORD NO. 2024-004578ENF.</p> <p>FOR HEARING TODAY.</p>
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ACTION: Upon motion by President Trasviña, the Board voted 4-0 to deny the appeal and uphold the Notice of Violation and Penalty Decision on the basis that the Zoning Administrator did not err or abuse his discretion.

SPEAKERS: Anders Fung, agent for appellant; Corey Teague, PD; Joseph Ospital, DBI.

PUBLIC COMMENT: Robert Cheney spoke in support of the department.

ADJOURNMENT.

There being no further business, President Trasviña adjourned the meeting 9:42 p.m.

The supporting documents for this meeting can be found at the following link:
<https://www.sf.gov/meeting-20250507-hearing-may-7-2025>

A video of this meeting, can be found at the following link:
https://sanfrancisco.granicus.com/player/clip/49787?view_id=6&redirect=true

DOCUMENTS SUBMITTED FOR THE HEARING ON MAY 7, 2025

Item 4A

The Bureau of Urban Forestry will give an update on the project that was the subject of Appeal No. 20-081 at 198 McAllister Street (UC Law) which was decided by the Board on January 13, 2021.



AFFIDAVIT OF SERVICE

John Nulty, Appellant(s)
PO Box 421949
San Francisco, CA 94142-1949

I, Xiomara Mejia, Legal Clerk for the Board of Appeals, hereby certify that on this **26th** day of **January 2021**, I served the attached **Notice of Decision** for **Appeal No. 20-081, Nulty vs. San Francisco Public Works, Bureau of Urban Forestry**, subject property at **198 McAllister Street**, on the appellant(s) via email to: tenderlointreecampaign2004@yahoo.com.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

January 26, 2021
Date

XIOMARA MEJIA
Xiomara Mejia

cc: Chris Buck, Urban Forester
San Francisco Public Works, Bureau of Urban Forestry
49 South Van Ness, Suite 1000
San Francisco, CA 94103
chris.buck@sfdpw.org

OTHER PARTIES
OR CONCERNED CITIZENS:

UC Hastings, Determination Holder(s)
c/o Justin Zucker, Attorney for Determination Holder(s)
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
jzucker@reubenlaw.com



BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOHN NULTY.

Appeal No. 20-081

Appellant(s)

VS.

SAN FRANCISCO PUBLIC WORKS,
BUREAU OF URBAN FORESTRY,

Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 24, 2020, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the ISSUANCE on November 18, 2020, to UC Hastings, of a Public Works Order (approval to remove eight street trees with replacement on the following conditions: a) adoption of UC Hastings' "Green Community Benefits Plan" to include a minimum of 3-1 replacement for the 8 street trees removed with 36" box trees on the frontage of the construction site; per UC Hasting's plans and assessments, 14 trees are feasible at the construction site; remaining trees to be planted off-site; on-site and off-site planting number will work in concert with one another; b) maintenance of (including replacement, if necessary) of all planted trees for a minimum of 36 months; c) as practical, new plantings should provide appropriate tree protection to reduce the incident of vandalism; d) plant larger stature, climate appropriate trees where feasible per BUF Staff recommendations; e) provide BUF with list of potential off-site planting sites) at 198 McAllister Street (seven trees on Hyde Street and one tree on McAllister Street).

APPLICATION NO. 203887

FOR HEARING ON January 13, 2021

Address of Appellant(s):

John Nulty, Appellant(s)
PO Box 421949
San Francisco, CA 94142-1949

Address of Other Parties:

UC Hastings, Determination Holder(s)
c/o Justin Zucker, Attorney for Determination Holder(s)
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on January 13, 2021.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **DENIES THE APPEAL AND ORDERS** that the **ISSUANCE** of the subject determination by the San Francisco Public Works, Bureau of Urban Forestry is **UPHELD**, on the basis that it was properly issued.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: January 25, 2021

Rehearing Request: None.

Rehearing: None.

Notice Released: January 26, 2021

Ann Lazarus, President

Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.



CERTIFICATE OF MAILING

Appeal No(s). 20-081, Notice of Decision Released

No letter notice(s) mailed from neighborhood mailing list. Neighbors received postcards from a mass mailing sent to all occupants and property owners within 150 feet of subject property, and no one called the Board office to request additional notice of future proceedings.

Date: 1/26/2021

Xiomara Mejia



San Francisco Public Works
General – Director's Office
City Hall, Room 348
1 Dr. Carlton B. Goodlett Place, S.F., CA 94102
(415) 554-6920 www.SFPublicWorks.org

Public Works Order No: 203887

The Director of Public Works held a Public Hearing on Thursday, November 12, 2020, commencing at 5:30 p.m. via teleconference to consider several items related to tree removals. In accordance with Gov. Gavin Newsom's statewide order for all residents to shelter in place and the numerous local and state proclamations, the hearing was held through videoconferencing to allow remote public comment.

The hearing was to consider Order No. 203796 which supersedes Public Works order 203791 - To consider removal of eight (8) street trees with replacement at 198 McAllister St. Staff approved two (2) removals and the public has protested. Staff denied the removal of six (6) street trees and the applicant has appealed.

Findings:

The Department's presentation was made by Susan Nawbary, Bureau of Urban Forestry. In summary, BUF has recommended the removal of two (2) street trees and denied the removal of an additional six (6). The recommendations for removal are that one tree is leaning into the street and the other tree is lacking in size and would be replaced by a tree of equal or larger size. The recommendation for denial of the remaining trees is based on the fact that trees are difficult to establish in the Tenderloin and these six trees have done so.

In its appeal, UC Hastings proposed replacement of the eight (8) street trees with replacement of sixteen (16) street trees, along with a robust community greening benefit.

Public Testimony:

Justin Zucker, from Ruben, Junius & Rose, representing Hasting noted that the construction would be a several year project, including building below grade for the foundation. SFMTA requires that three lanes of traffic remain open on Hyde Street. However, if the trees were required to remain, construction would only allow two lanes to remain open.

Mr. Eric Quinn, project engineer from Build Group, responding to questions about potential conflicts between the proposed replacement street trees and site conditions. Mr. Quinn noted that streets vaults and other exiting conditions may limit the number of replacement trees along the frontage of the new construction to 13-14.

Mr. Roy Leggett, a consulting arborist, noted the difficult conditions in the Tenderloin, but stated that the new street trees would be supported by appropriate planting medium and irrigation.

M.s Rhionnon Bailard, Executive Director of Operations at UC Hastings, spoke to the Green Community Benefits Plan to mitigate the loss of the existing street trees. In summary, UC Hastings committed to a 3-1 replacement for the trees that would be removed, including 36" box trees surrounding the new construction and trees that would be appropriate and site specific in the community. Ms. Bailard committed to engaging with the community on the project. She also committed that UC Hastings would maintain, including replacement (if necessary) for all trees which are planted under the program for 36 months.

Simon, the Executive Director of the Tenderloin Community Benefit District, spoke in support of Hasting's proposal.

Mr. Joshua Klipp noted that the existing trees had only been planted a few years ago and that initially, the care of the trees was the responsibility of UC Hastings. He noted that trees struggle in the Tenderloin and that these trees were surviving and questioned removing them. He stated that any new planting should have appropriate protection to enhance their ability to survive.

Mr. John Nulty noted that there was no posting on the trees for removal, that the website did not contain adequate information and questioned Hasting's follow through.

Recommendation

After consideration of correspondence and testimony provided, the decision is to approve staff recommendation for the removal of two street trees with replacement, and approve the applicant's appeal and approve the removal of the additional 6 street trees with replacement, conditional upon:

- a. Adoption of UC Hastings' "Green Community Benefits Plan" to include a minimum of 3-1 replacement for the 8 street trees removed with 36" box trees on the frontage of the construction site. Per UC Hasting's plans and assessments, 14 trees are feasible at the construction site. Remaining trees to be planted off-site. On-site and off-site planting number will work in concert with one another.
- b. Maintenance of (including replacement, if necessary) of all planted trees for a minimum of 36 months.
- c. As practical, new plantings should provide appropriate tree protection to reduce the incident of vandalism
- d. Plant larger stature, climate appropriate trees where feasible per BUF Staff recommendations.
- e. Provide BUF with list of potential off-site planting sites.

Appeal:

This order and permit 785005 may be appealed to the Board of Appeals within 15 days of November 18th, 2020.

Board of Appeals

49 South Van Ness Ave. suite 1475 (14th Floor)

San Francisco, CA 94103

Phone: 628.652.1150 Email: Boardofappeals@sfgov.org

NOTE: Board of Appeals office is closed until further notice, due to COVID-19

Due to COVID-19 social distancing measures, more information about how to file an appeal can be obtained by calling 628-652-1150 or by emailing the Board of Appeals at Boardofappeals@sfgov.org. For additional information on the San Francisco Board of Appeals and to view the Appeal Process Overview, please visit their website at <http://sfgov.org/bdappeal/>

X

DocuSigned by:

Clarice Dwyer

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Degrafinried, Alric
Acting Director, Public Works



UC HASTINGS - CAMPUS HOUSING PROJECT

200 McAllister Street, San Francisco, CA 94102
(415) 581-8858

UC HASTINGS GREEN COMMUNITY BENEFITS PLAN – WORK PLAN

December 29, 2020

INTRODUCTION

UC Hastings College of the Law (“**UC Hastings**”) has adopted a Green Community Benefits Plan (“**GCBP**” attached as **Exhibit A**). in conjunction with the student housing project at 198 McAllister Street (the “**Project**”). The GCBP aims to equitably mitigate tree removals and other construction impacts required by the Project, notably the removal of eight (8) street trees adjacent to the campus. The Department of Public Works (“**DPW**”) approved removal of the eight (8) street trees in Public Works Order No. 203887 and Permit No. 785005. This document describes the proposed implementation of the GCBP (“**Work Plan**”).

GOALS & OBJECTIVES

UC Hastings recognizes that the collective impacts of a mature stand of trees can’t be replicated merely by their replacement with an equivalent number of young trees and that construction impacts are overlaid upon the current pandemic crisis, the effects of climate change, and the trauma of generational environmental justice in our community. Therefore, the GCBP describes a hybrid mitigation strategy that prioritizes multi-functional, community-based solutions to current challenges that will support ongoing resilience for UC Hastings and the surrounding neighborhoods. The GCBP comprises:

- An integrated tree planting and care program.
- Immediate green space benefits in the La Cocina Marketplace Green.
- Initiation of and investment in the Green Community Benefits Fund; and
- Reliance on community design partners in decision-making.

The following sections outline the implementation processes for each component of the GCBP, including roles, sources of funding, and timeframes pursuant to contributing to a greener, healthier neighborhood.

I. TREE PROGRAM OBJECTIVES

Healthy, mature street trees offer myriad benefits to the Tenderloin Mid-Market neighborhood including ecosystem services such as carbon capture, storm water retention, mitigation of Urban Heat Island Effect and biodiverse habitat; as well as public health services such as cooling, access to nature in the city and the perception of calm. Street trees are an important organizing element of the healthy streetscape environment, highly critical for the Tenderloin Mid-Market neighborhood, where, due to traffic, vandalism and population density street tree survival is challenging.

The successful GCBP Tree Program will:

- Increase the replacement ratio of new, young trees to established, mature trees removed by a factor of three (3) trees.
- Rigorously select tree species and location for maximum stature, shade, hardiness, and cultural factors; and
- Engage in robust maintenance program both on and off-campus that includes replacement of damaged or dead trees as needed within thirty-six (36) months of initiation.

Through the GCBP Tree Program, UC Hastings aims to directly enhance the local urban forest canopy and model effective green stewardship that will maximize environmental benefit to the Tenderloin community over time.

1. Expanded Replacement Ratio: Three -to- one, minimum

Twenty-four (24) new street trees will be planted to mitigate removal of eight (8) existing street trees in the following program.

- a. Along Project's frontages on Golden Gate Avenue, Hyde Street and McAllister Street: Plant fourteen (14) street trees ¹.
 - i. Site Selection: UC Hastings.
 - ii. Species Selection: UC Hastings, chosen from DPW's Bureau of Urban Forestry's ("BUF") Recommended Street Trees list.
 - iii. Tree Size: 36" box trees.
 - iv. Permitting: UC Hastings.
 1. Approval: DPW.
 - v. Tree Planting: UC Hastings.
 - vi. Timeframe: At completion of Project construction, anticipated Summer 2023.
 - vii. Funding: UC Hastings.

¹ In the event site constraints limit the number of street trees that can be planted on-campus to below fourteen (14), there will be a corresponding increase in the number of street trees planted within the Tenderloin community resultant in a total of twenty-four (24) street trees being planted.

- b. Tenderloin community: Ten (10) street trees.
 - i. Site Selection: UC Hastings in consultation with Tenderloin community partners (*see* Section IV, below) and BUF; prioritizing sites with south-southwest exposure, proximity to the UC Hastings campus, La Cocina Marketplace Green and avoiding Municipal Transportation Agency “daylighting” (pedestrian safety) zones.
 - ii. Species Selection: UC Hastings in consultation with Tenderloin community partners, chosen from BUF’s Recommended Street Trees list with focus on faster growing trees.
 - iii. Tree Size: 15-gallon, minimum, larger stature where feasible based on consultation with BUF.
 - iv. Permitting: UC Hastings.
 - 1. Approval: DPW.
 - v. Tree Planting: BUF.
 - vi. Timeframe: Within thirty-six (36) months of removal of eight (8) street trees adjacent to the Project.
 - vii. Funding: UC Hastings.
 - viii. Community Engagement: Develop and validate tree planting plan with community partners (as outlined in Section IV, below).

2. Maintenance of Newly Planted Trees

- a. An effective watering and maintenance regime for newly planted trees is critical to establish and increase long-term viability.
 - i. Responsible Party: TBD, based on consultation with community design partners.
 - ii. Timeframe: For thirty-six (36) months from planting.
 - iii. Funding: UC Hastings.
 - iv. Community Engagement: Validate with community partners (as outlined in Section IV, below) tree maintenance plan and that trees are adequately maintained according to plan.

3. Lost Trees Replacement

- a. In the event of loss of any trees planted pursuant to this GCBP, comparable replacement tree(s) will be planted.
 - i. Responsible Party: UC Hastings.
 - ii. Timeframe: Within thirty-six (36) months from original planting.
 - iii. Funding & Permitting: UC Hastings.
 - iv. Community Engagement: Validate with community partners (as outlined in Section IV, below) that any trees needing to be replaced are replaced according to plan.

II. LA COCINA MARKETPLACE GREEN OBJECTIVES

Understanding that the tree planting program benefits will accrue over time, but construction impacts upon the community are immediate, UC Hastings will invest in the La Cocina Marketplace Green. The La Cocina Marketplace Green will open to the public in January 2021 at the corner of Hyde Street and Golden Gate Avenue adjacent to the UC Hastings campus. The Marketplace Green plan includes a parklet and a bike corral integrated in a street frontage landscape designed to welcome patrons and visitors, enhance neighborhood greenspace and encourage healthy behaviors in an historically troubled corridor.

A successful La Cocina Marketplace Green will frame the Marketplace in a lively, appealing streetscape that welcomes patronage and enhances healthy neighborhood interactions through increased access to the growing world and the perception of calmness and safety.

1. Green Streetscape

a. Design and installation.

- i. Responsible Party: La Cocina.
- ii. Project Management and Spatial Program Design: Demonstration Gardens.
- iii. Timeframe: January 2021 – March 2022.
- iv. Funding: La Cocina and UC Hastings; Community Challenge Grant (SF City & County), additional Foundation grants.
- v. Permitting: La Cocina.
 1. Approval: DPW.
- vi. Community Engagement: Demonstration Gardens / Tenderloin Peoples Congress, as outlined in Section IV below.

b. Activation.

Foster healthy street atmosphere through green stewardship.

- i. Responsible Party: La Cocina.
- ii. Project Management & Activation Program Design: Demonstration Gardens.
- iii. Timeframe: February 2021 – June 2022.
- iv. Funding: La Cocina and UC Hastings.
- v. Permitting: La Cocina.
 1. Approval: DPW (as needed).
- vi. Community Engagement: Demonstration Gardens / Tenderloin Peoples Congress, as outlined in Section IV.

III. GREEN COMMUNITY BENEFITS FUND OBJECTIVES

UC Hastings recognizes that grassroots beautification projects can enhance immediate engagement in green stewardship. Therefore, the College will initiate and contribute to a fund designed to support microgrants that residents may apply toward small-scale greening and beautification projects.

A successful Green Community Benefits Fund will help ground green stewardship in resident initiative contributing to greater neighborhood resilience over time.

1. **Microgrants Fund**

a. Establishment of fund.

- i. Responsible party: UC Hastings.
- ii. Grant Administration: TBD.
- iii. Community Engagement – Awards: Tenderloin People’s Congress and as outlined in Section IV below.
- iv. Funding: UC Hastings one-time initial award, designed to expand.
- v. Timeframe: Spring 2021 – TBD.

b. Ceremonial tree planting at Boeddeker Park.

Boeddeker Park is the heart of Tenderloin green space. This year a beloved tree at its entrance was lost to disease. In consultation with Friends of Boeddeker and the San Francisco Recreation & Parks Department (“**R&PD**”), the GCBF will be kicked off with a new tree planting and dedication party at the park.

- i. Responsible Parties: UC Hastings.
- ii. Species Selection: UC Hastings in consultation with Tenderloin community partners (see Section IV, below) and R&PD.
- iii. Tree Size: 15-gallon minimum, larger stature if feasible based on consultation with R&PD.
- iv. Permitting: UC Hastings.
2. Approval: R&PD.
- v. Tree Planting: R&PD and/or BUF.
- vi. Timeframe: Spring 2021 (health orders dependent).
- vii. Funding: UC Hastings.
- viii. Community Engagement: Friends of Boeddeker Park, the YMCA (Boeddeker Park anchor tenants), and as outlined in Section IV below.

IV. COMMUNITY DESIGN PROGRAM

Each component of the GCBP outlined above is designed to begin modestly to address historic inequity in environmental justice in the community surrounding UC Hastings by recognizing grassroots organizing and residents' leadership toward a healthier neighborhood. The GCBP will engage community partners in a consultatory role to help design, validate, implement, and evaluate each component of the plan.

1. Structure

- a. Increase equitability in determining quality of public life in the Tenderloin through co-design.
 - i. Responsible Party: UC Hastings.
 - ii. Conveners: Tenderloin Peoples Congress (Environmental Justice Committee).
 - iii. Participants: Inclusively open to Tenderloin residents, community-based organizations, such as the Tenderloin CBD, Faithful Fools, Glide, Healing Well, block safety groups; with agency support from the Office of District 6 Supervisor, City Planning, and BUF.
 - iv. Timeframes: Touchpoints and milestones as identified within each component. Overall, January 2021 – January 2024.
 - v. Funding: TBD – voluntary participation.

2. Evaluation

For the duration of the implementation of the GCBP, measures of the GCBP will primarily be qualitative: How do residents, students and workers in the neighborhood feel about our streetscape? Is there a sense of ongoing improvement? A perception of increased safety and beauty? Of satisfaction with opportunities for resident input in decision-making?

Some relevant quantitative measures at the local neighborhood scale over time may include: increased biomass, reduced street temperatures, reduced tree mortality, improved stormwater retention, higher rate of biodiversity, sustained cleanliness and healthy activation. These effects are likely to become evident beyond the scope of the GCBP timeframes. However, the improvements introduced through this framework will offer the GCBP as a model, demonstrating in its trajectory and momentum the potential for a more environmentally healthy neighborhood for residents, students and workers.

OUTCOMES

UC Hastings aspires to be the greenest urban campus by 2025. UC Hastings understands that integration of green infrastructure on the requisite scale to support both campus and the Tenderloin community requires sustained commitment to environmental health and justice through design, implementation, and authentic community engagement.

The Green Community Benefits Plan has been prepared to guide UC Hastings contributions to our urban forest canopy, green spaces and stewardship, aimed toward building a more resilient Tenderloin community.

Note: The GCBP and Work Plan will be maintained as a public living document available on the UC Hastings' website.

Public comment submitted by UC Law for the 10-9-24 hearing which updates the Board on the status of the project under Appeal No. 20-081 at 198 McAllister Street



Rhiannon L. Bailard
Chief Operating Officer

UC Law San Francisco | 200 McAllister Street | San Francisco, CA 94102
phone 415 581 8858 | bailardrhiannon@uclawsf.edu | uclawsf.edu

President Jose Lopez
San Francisco Board of Appeals
49 South Van Ness Avenue, Suite 1475
San Francisco, CA 94103

Re: Update on UC Law SF Green Community Benefits Plan
Appeal No.: 20-081, *Nulty v. Dept. Public Works, Bureau of Urban Forestry*

Dear President Lopez and Commissioners:

I write to update you on implementation of UC Law San Francisco's Green Community Benefits Plan ("GCBP"). The GCBP was established to equitably mitigate impacts from removal of eight (8) street trees necessary for construction of the 656-unit student housing mixed-use project at 198 McAllister Street. Recognizing the collective impacts from loss of mature trees cannot be addressed by replacement with an equivalent number, the GCBP calls for a three-to-one replacement ratio.

Twenty-four (24) new street trees are to be planted both on-campus, i.e., adjacent to 198 McAllister Street, and off-campus within the Tenderloin. In July 2023, **thirteen (13) new on-campus street trees** were planted, maximizing the amount on-campus trees (photos of planted trees attached as Exhibit A). The College is working to finalize the final community agreements for the remaining **eleven (11) off-campus street trees** within the Tenderloin neighborhood.

Two key components of the GCBP's street tree planting include:

- Reliance on community design partners in decision-making; and
- An integrated tree planting and care program.

The GCBP calls for engaging with community partners to help design, validate, implement and evaluate off-campus street tree site selection. Since approval of the GCBP, we have engaged with Tenderloin residents, community-based organizations, block safety groups, City Planning, and the Bureau of Urban Forestry to determine locations of the eleven (11) off-campus street trees. While this engagement took longer than anticipated to accomplish, it has resulted in a community-driven planting program benefiting numerous neighbors and the broader community. Specifically, we have identified the following **off-campus street tree locations in the Tenderloin**. All the planting locations below are final except for the last two (underlined) bullet-pointed locations (with their final approval pending an 11/09/24 meeting with the Golden Gate Greenway Coalition):

- **Turk & Hyde Mini Park (201 Hyde St.):** 4 trees
- **Curry Senior Center (333 Turk St.):** 2 trees
- **111 Jones Senior Housing (111 Jones St.):** 1 tree
- **Vera Haile Senior Housing (129 Golden Gate Ave.):** 1 tree
- **Larkin Street Youth Services (134 Golden Gate Ave.):** 1 tree
- **Madonna Residences Senior Housing (350 Golden Gate Ave.):** 1 tree
- **112 Hyde St.:** 1 tree



Rhiannon L. Bailard
Chief Operating Officer

UC Law San Francisco | 200 McAllister Street | San Francisco, CA 94102
phone 415 581 8858 | bailardrhiannon@uclawsf.edu | uclawsf.edu

As to the second component, the College has established a **robust maintenance program** for street trees planted through the GCBP. For off-campus street trees, the College has partnered with local community members located proximate to the trees who have committed to watering the trees. For example, the Curry Senior Center gardening club will water the trees planted near them. The Tenderloin Community Benefit District will assist with watering the trees at the Turk & Hyde Mini Park. St. Anthony's Foundation will assist with watering the trees outside 111 Jones, Vera Haile, and Larkin Street Youth Services. The College will water the trees outside the Madonna Residences and 112 Hyde Street. However, the College is committed to these trees and their success even if our partners are unable to continue to water them. Specifically, for both on- and off-campus street trees planted, UC Law SF will monitor, maintain, and replace damaged or dead trees as needed within thirty-six (36) months of planting. In the approximately eighteen (18) months since planting the on-campus trees, they are thriving and none have been lost to damage/vandalism, likely due to selection of more robust species and size of trees.

In addition to street tree plantings, the GCBP included two other components to help uplift **small-scale greening and beautification projects** in the Tenderloin, one at Boeddeker Park and another at the former La Cocina Marketplace. In consultation with San Francisco Recreation & Parks Department, the College planted a tree at Boeddeker Park on October 14, 2021, in partnership with multiple community organizations to add shading and beautify the park to make it more appealing for use by families and children.

The College also helped La Cocina Marketplace establish a parklet and bike corral, the La Cocina Marketplace Green at the corner of Hyde Street and Golden Gate Avenue adjacent to the campus. The parklet framed the Marketplace in a lively, appealing streetscape that sought to welcome patronage and enhance healthy neighborhood interactions. Unfortunately, while the La Cocina Marketplace Green was successfully implemented in April 2021, it was subsequently decommissioned at the end of summer 2023 at the request of the San Francisco Police Department given its potential to provide cover for negative activity including drug dealing, use, and stolen goods vending.

The College understands that integration of green infrastructure on the requisite scale to support both its campus and the Tenderloin community requires sustained commitment to environmental health and justice through design, implementation, and community engagement. The College has worked to grow the urban canopy, green spaces and stewardship, aimed toward building a more resilient Tenderloin community. To demonstrate our commitment to the GCBP and the broader community, **UC Law SF commits to planting the eleven (11) remaining off-campus street trees by December 31, 2024.** The College will report back to the Board of Appeals before year end with an update on the status of planting the off-campus street trees. If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

Rhiannon Bailard

Rhiannon Bailard

EXHIBIT A

October 8, 2024

The following pictures of the **13 on-campus street trees** were taken in October 2024. These trees were planted in July 2023, on sidewalks surrounding the 198 McAllister campus housing project pursuant to the Green Community Benefits Plan and in conformance with City & County guidelines.

Golden Gate Avenue Trees: 2 Water Gum trees



Tree 1 of 2 on Golden Gate Avenue



Tree 2 of 2 on Golden Gate Avenue

Hyde Street Trees: 9 Golden Rain trees



Trees 1 – 4 of 9 looking south on Hyde Street



Trees 5 – 9 of 9 looking north on Hyde Street

McAllister Street Trees: 2 Magnolia trees



Tree 1 of 2 on McAllister Street



Tree 2 of 2 on McAllister Street

**UPDATE SUBMITTED BY DPW-BUF FOR THE HEARING ON
MAY 7, 2025**



Urban Forestry

urbanforestry@sfdpw.org | T. 628.652.8733 | 49 South Van Ness Ave. Suite 1000, San Francisco, CA 94103

May 1, 2025

Appeal No. 20-081 (198 McAllister) and Appeal No. 22-079 (401 Parnassus)

RE: Annual update on tree removal permit conditions and mitigations

President Trasviña and Commissioners:

The purpose of this submittal is to provide updates on the permit conditions and mitigations that were subject of previous appeals to Board of Appeals.

Appeal No. 20-081 (198 McAllister) UC Law San Francisco

(a) Adoption of UC Hastings' (now UC Law San Francisco) "Green Community Benefits Plan" to include a minimum of 3 – 1 replacement for the eight (8) street trees removed with 36" box size trees on the frontage of the construction site; remaining trees to be planted off site, on-site and off-site planting number will work in concert with one another;

Status: Completed (25 total trees planted, to meet the 3-1 replacement requirement)

Description: Fourteen (14) street trees, 36" box trees, planted at project site 198 McAllister.

UC Law San Francisco also planted eleven (11) street trees in the neighborhood at the following locations. We worked closely with staff to find alternate locations for two sites which had underground utility conflicts. There have been a few changes over the past few months, below are the addresses of the planting sites, which were planted with *Lagunaria pattersonii* trees:

- (1) 134 Golden Gate Ave.
- (1) 191 Golden Gate Ave.
- (1) 350 Golden Gate Ave.
- (2) 121 Jones St.
- (4) Turk/Hyde Mini Park
- (1) 418 Larkin St.
- (1) 499 Turk St.

(b) maintenance of (including replacement if necessary) all planted trees for a minimum of 36 months;

Status: active/ongoing/monitoring

Description: UC Law San Francisco has re-staked and added back protective screening as necessary; submitted photos with tree protection in place (some trees on Hyde no longer require tree protection – because they were planted very large).

(c) & (d) as practical, new plantings should provide appropriate tree protection to reduce the incidence of vandalism; plant larger stature trees where possible (at eventual maturity, large stature trees, that are climate appropriate)

Status: active/ongoing/monitoring

Description: same update as above

(e) provide BUF with list of potential off-site planting sites at 198 McAllister (7 on Hyde, 1 on McAllister)

Status: completed

Appeal No. 22-079 (401 Parnassus) UCSF Medical Center at Parnassus

Below is a status update for the UCSF tree program, as outlined in the permit from Jaclyn Drexler, Associate Director, Community Relations, UCSF Office of Community & Government Relations (April 22, 2025):

- 14 new trees on Parnassus Ave: June 2024 the project team submitted construction documents to the City for Parnassus Ave street improvement permit #241E-00249 currently in plan check review. These trees to be planted in 2029 prior to opening the new hospital.
- 42 new trees in the neighborhood: As part of the UCSF Greening Parnassus Heights Project, in February 2024 completed planting 42 trees in the neighborhood surrounding the Parnassus Campus in coordination with FUF. UCSF will fund three years of tree maintenance coordinate by FUF.

- 105 new trees DPW-BUF: February 2023 completed payment of the \$242,000 in lieu fee to BUF. Contract and planting update to be provided by Public Works.

Additional feedback from Mike Yarak, Program Director, Friends of the Urban Forest, regarding the community tree planting (April 17, 2024):

“Yes, confirming that we worked with UCSF and the neighboring community to plant 42 street trees in the neighborhood around the Parnassus campus. These trees were planted in February 2024, and as Morgan mentioned, are in the establishment period for approximately the next two years. As for an update on our end, we recently invited the community members back out and hosted a volunteer tree care event here!”

Status:

To date, UCSF has completed the portions of the conditions that can be completed at this time. The community tree planting of 42 trees is completed over a year ago, and is in the 2nd year of the three year maintenance period. They are actively constructing their building at the project site and will not be planting the on site trees for several more years.

The other condition to the permit is that San Francisco Public Works, Bureau of Urban Forestry, use the funds provided by UCSF (\$242,000) to secure a grant to plant approximately 105 new plantings sites, with 24” box size trees in high priority sites identified in the Urban Forest Plan.

Update:

Anticipating the time required to identify the potential plantings sites and entering the contracting process that is now overseen by the Public Works Commission, our buffer of three

years to complete this planting was prescient. Three years from the date of the BOA Notice of Decision places the deadline at February 22, 2026. We believe we can still meet this goal of having the trees planted by this date. We will provide additional information and updates in person at the May 7th hearing on this item.

Respectfully,

Chris Buck

Chris Buck

Urban Forester

(628) 271-2825

Chris.Buck@sfdpw.org

Update submitted by UC Law for the hearing on May 7, 2025

Update on Cause of Delay in Meeting 12/31/24 Commitment for GCBP by UC Law SF

May 2, 2025

As part of the development of 656-campus housing units at the 198 McAllister Street project, UC Law San Francisco committed to a Green Community Benefits Plan. This plan had a number of elements, but most relevant to the Bureau of Urban Forestry (BUF) was the commitment to plant 3 trees for each tree removed, for 24 trees total. The College planted 13 trees surrounding the 198 McAllister building footprint and thus committed to plant 11 additional trees in the surrounding neighborhood by December 31, 2024. The College worked hard to meet this deadline; however, several issues were encountered resulting in the planting of 7 trees by December 2024, and the final 4 trees planted by April 25, 2025. The complicating factors were:

- The College's landscaping consultant's project manager left mid-process, without clear notice to the College, delaying coordination.
- Several sites that were originally selected and coordinated with community stakeholders were ruled out due to conflicting underground utilities. New sites needed to be selected and assessed, which required coordination over again.
- Saw cutting of select sites required coordination between multiple vendors and the City, which extended the timeline.
- The College used standard stakes for the 7 trees planted in December 2024, which were not effective in protecting the trees, leading to vandalism.
- The College then inadvertently wasted time trying to procure metal stakes to better protect the trees, but the landscaping company's vendor had difficulty sourcing them and providing a timely quote.
- Ultimately after consulting with BUF and Friends of the Urban Forest (FUF), the College shifted to an easier to procure and implement wire caging model and sourced the final replacement planting sites with BUF.

All remaining trees were successfully planted, and the project was completed in April 2025. Although the College did not meet the deadline, they maintained open communication with BUF and FUF, keeping them informed of progress and setbacks. The College now has a much better sense of how to streamline the process for any future plantings, including the commitment to replace any trees that are lost or damaged within a 3-year term following these plantings. The College appreciates BUF and the Board of Appeals understanding as they navigated this project.

The Bureau of Urban Forestry will give an update on Appeal No. 22-079 at 401 Parnassus (UCSF) which was decided by the Board on February 8, 2023



AFFIDAVIT OF SERVICE

Joshua Klipp, Appellant(s)
884 Kansas Street
San Francisco, CA 94107

I, Alec Longaway, Legal Assistant for the Board of Appeals, hereby certify that on this **22nd** day of **February 2023**, I served the attached **Notice of Decision** for **Appeal No. 22-079, Klipp vs. San Francisco Public Works, Bureau of Urban Forestry**, subject property at **401 Parnassus Avenue**, on the appellant(s) via email to: joshuaklipp@gmail.com

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

February 22, 2023
Date


Alec Longaway

cc: Chris Buck, Urban Forester
San Francisco Public Works, Bureau of Urban Forestry
chris.buck@sfdpw.org

OTHER PARTIES
OR CONCERNED CITIZENS:

UCSF, Determination Holder(s)
c/o Charles Olson, Attorney for Determination Holder(s)
Lubin, Olson & Niewiadomski, LLP
600 Montgomery Street, 14th Floor, San Francisco, CA 94111
colson@lubinolson.com



BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOSHUA KLIPP,

Appeal No. **22-079**

Appellant(s)

vs.

SAN FRANCISCO PUBLIC WORKS,
BUREAU OF URBAN FORESTRY,

Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 3, 2022, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on October 20, 2022, to UCSF, of a Public Works Order (approval to remove 28 street trees with replacement; UCSF will demolish an existing hospital building and the new hospital building will require extensive health-care specific utilities which will require removal of the trees) at 401 Parnassus Avenue.

APPLICATION NO. 207226

FOR HEARING ON February 8, 2023

Address of Appellant(s):

Address of Other Parties:

Joshua Klipp, Appellant(s)
884 Kansas Street
San Francisco, CA 94107

Morgan UCSF Parnassus Campus, Determination
Holder(s)
c/o Charles Olson, Attorney for Determination Holder(s)
Lubin, Olson & Niewiadomski, LLP
600 Montgomery Street, 14th Floor, San Francisco, CA
94111

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on February 8, 2023.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, §14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **GRANTS THE APPEAL AND ORDERS** that the **ISSUANCE** of the subject determination by the San Francisco Public Works, Bureau of Urban Forestry is **UPHELD** on the **CONDITION** it be revised to require the adoption of the Tree Replacement Plan, dated February 2, 2023, that was submitted for the hearing (attached). This order was made based on UCSF's commitment to plant trees for the City. The Board further requested that BUF report back to the Board annually about the progress of the planting until the completion of the project.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: February 21, 2023
Rehearing Request: None.
Rehearing: None.
Notice Released: February 22, 2023



Rick Swig, President



Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.

University of California, San Francisco – Tree Replacement Plan

401 Parnassus Avenue

February 2, 2023

I. Introduction

On December 14, 2022, the Board of Appeals ordered the parties to Appeal No. 22-079 to collaborate on a tree replacement plan with regards to Public Works Order No. 207226 and Permit No. 792615 – the permit on appeal in that matter. In response to the Board of Appeals’ order, the University of California (“UC”), San Francisco (“UCSF”) has prepared this Tree Replacement Plan (the “Plan”) in conjunction with the New Hospital at Parnassus Heights at 401 Parnassus Avenue (the “Project”). This Plan aims to equitably mitigate tree removals and other construction impacts required by the Project, notably the removal of twenty-eight (28) street trees adjacent to the Project site.

II. Goals and Objectives

UCSF recognizes that the collective impacts of removing a mature stand of trees cannot be replicated merely by their replacement with an equivalent number of young trees. Therefore, the Plan describes a hybrid mitigation strategy that prioritizes multi-functional, community-based solutions to current challenges that will support ongoing environmental resilience for UCSF and the surrounding neighborhoods, as well as other areas of the City in greatest need of new trees. The Plan comprises:

- A. An integrated tree planting and care program.
- B. Immediate green space benefits in the Parnassus Heights neighborhood.
- C. Initiation of and investment of funds by way of in-lieu tree fee payments to DPW-BUF; and
- D. Reliance on community partners in decision-making.

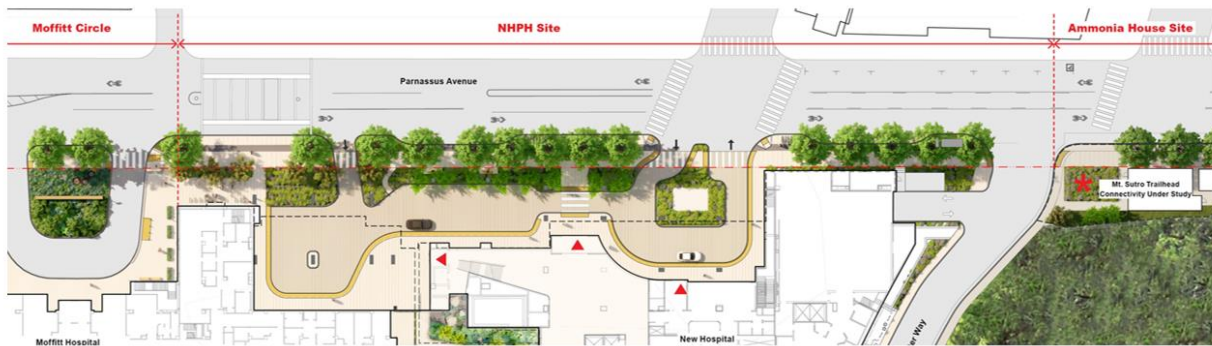
The following sections outline the implementation processes for each component of the Plan, including roles and timeframes, with the goal of contributing to greener, healthier neighborhoods.

III. Tree Program

NHPP Trees

- 14 new street trees on City property (36in box)
- 42 new street trees in Neighborhood 15 gallon
- 105 new street trees (in-lieu fee payment to DPW-BUF)
- 13 new trees on UCSF property within 10ft (24in box)
- 23 trees on Level 6 All Day Eatery
- 6 trees on Level 8 courtyard

**Total: 161 street trees +
42 project trees =
203 new trees**



Replacement Trees	Jurisdiction	Number of Trees
Street trees along Parnassus Avenue	City	14
Street trees off-site in Parnassus Heights neighborhood	City	42
Trees adjacent to Parnassus Avenue on UCSF Property	UC	13
Level 6 All-Day Eatery at the Project	UC	23
Level 8 Wellness Garden at the Project	UC	6
	Total	98
Additional trees to be planted by the City following payment by UC of in-lieu fee of \$242,000		105
	Updated Total	203

- A. A total of fifty-six (56) new street trees will be planted to mitigate removal of the twenty-eight (28) street trees. An additional in-lieu fee payment in the amount of \$242,000 will be provided by UC to the Department of Public Works, Bureau of Urban Forestry (“DPW-BUF”) for the planting of an additional 105 street trees ($\$242,000 \div \$2,302$ [DPW-BUF’s 2023 in-lieu fee]).
1. Along the Project’s frontage on Parnassus Avenue, at least fourteen (14) street trees will be planted. If physically possible, up to an additional 4 trees will be planted if the site allows.
 - (a) Site Selection: UCSF and DPW-BUF.
 - (b) Species Selection: UCSF, chosen from DPW-BUF’s Recommended Street Trees list.
 - (c) Tree Size: 36” box trees.
 - (d) Tree Planting: UCSF.
 - (e) Timeframe: At completion of Project construction, anticipated 2030.
 - (f) Funding: UCSF.
 2. At least 42 trees will be planted in the Parnassus Heights community at locations selected through a community survey and RFP process.
 - (a) Site Selection: Community members through a survey have ranked a green connection to the Inner Sunset (Westbound Parnassus Avenue / Judah and/or Irving) as the preferred location for new street trees, in coordination with DPW-BUF.
 - (b) Species Selection: UCSF in consultation with community organization selected pursuant to the RFP process, chosen from DPW-BUF’s Recommended Street Trees list.
 - (c) Tree Size: minimum 15-gallon.
 - (d) Tree Planting: Community organization chosen pursuant to the RFP process.
 - (e) Timeframe: Anticipated start date May 1, 2023.
 - (f) Funding: UCSF.

- B. Maintenance of Newly Planted Trees. UCSF will implement an effective watering and maintenance regime for newly planted trees to establish and increase long-term viability.¹

1. Responsible Party:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, the community organization as chosen through the RFP process.

2. Timeframe: For thirty-six (36) months from planting.

3. Funding:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, UCSF.

- C. Lost Trees Replacement. In the event of loss of any trees planted pursuant to this Plan, comparable replacement tree(s) will be planted.

1. Responsible Party:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, the community organization as chosen through the RFP process.

2. Timeframe: For thirty-six (36) months from planting.

3. Funding:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, UCSF.

¹ Any trees planted in the public right-of-way along Parnassus Avenue or at large in the community will eventually become the maintenance responsibility of DPW. DPW will visit the sites after three years and document the conditions of the street trees prior to accepting them for maintenance. Any trees that do not properly establish will need to be replanted as soon as possible, and a new three year maintenance/establishment period will start over.

Longaway, Alec (BOA)

From: Nawbary, Susan (DPW)
Sent: Monday, March 24, 2025 7:35 PM
To: Lamarre, Julie (BOA); Joshua Klipp; Buck, Chris (DPW)
Cc: Longaway, Alec (BOA); Waiters, Cerise (DPW); Crawford, Nicholas (DPW); Short, Carla (DPW)
Subject: RE: FW: Annual update re: tree removal mitigations / NOD-Appeal No. 22-79 @ 401 Parnassus Ave.

Hi all,

We are developing a plan for new cut sites in disadvantaged census tracts that are **outside** of the IRA Grant areas (purple with no blue outline) and outside of CNRA (all blue).

This also involves coordinating around Friends of the Urban Forest projects in Portero Hill and Bayview in the next 2 months.

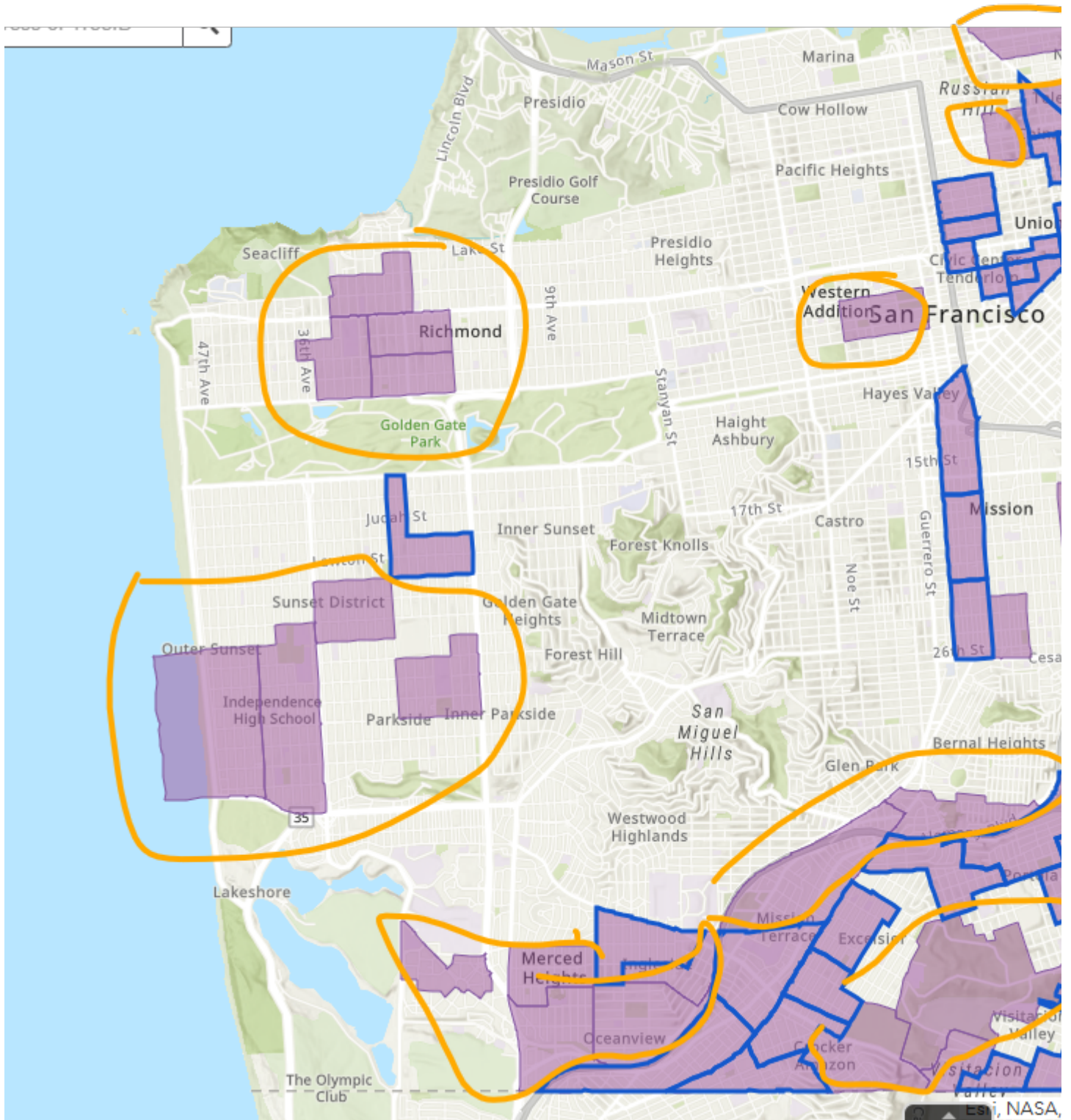
This plan operates under the assumption that the IRA grant **will** still be distributed. If the IRA grant is canceled, our options for finding the sites in disadvantaged census tracts **increase**.

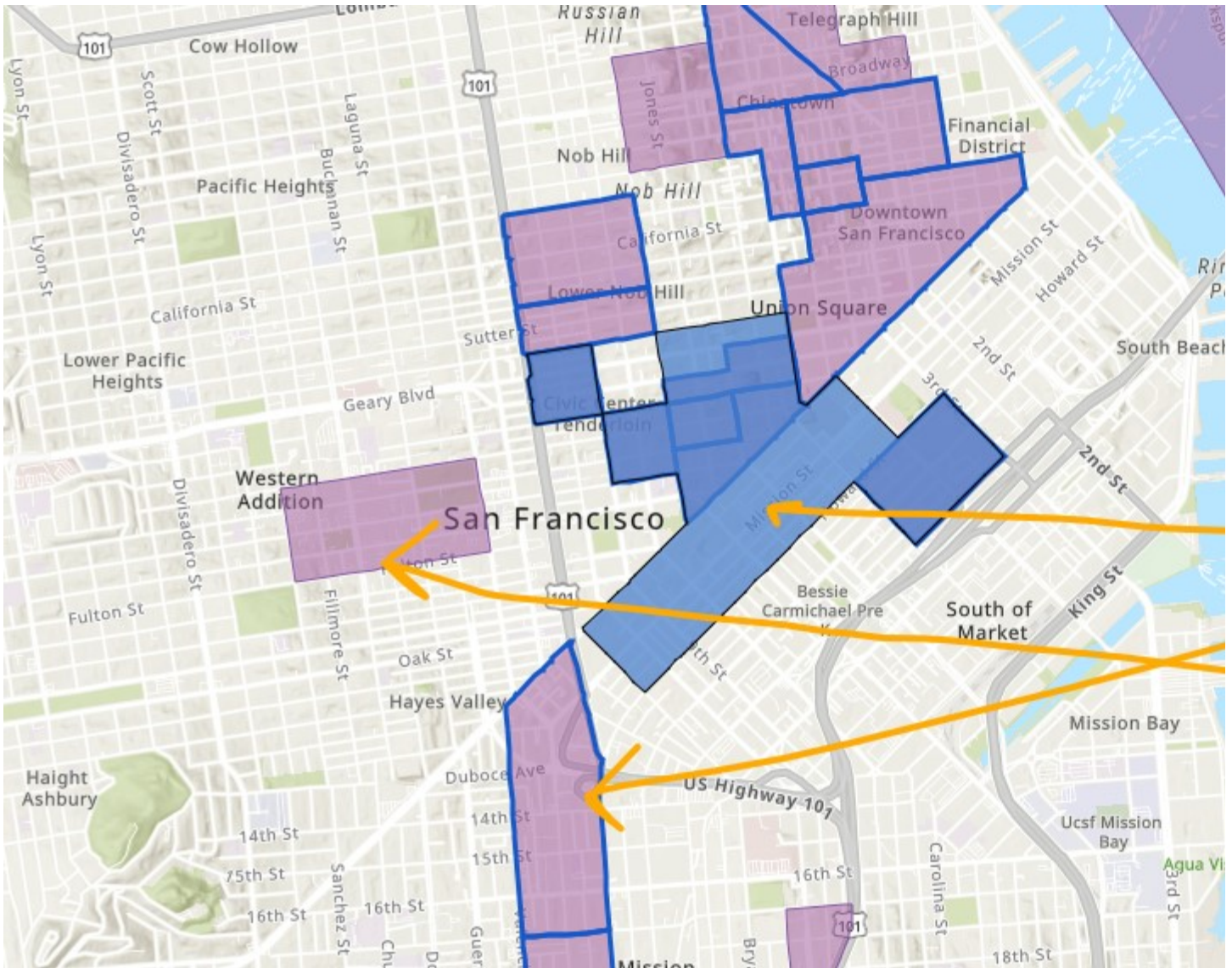
I understand that not all areas that **should** receive new trees appear here. For example, streets next to freeways in SOMA tend to have low population density, so those won't show up as disadvantaged census tracts, but could still be valuable planting locations. So, we may seek flexibility on the locations that don't meet disadvantaged census tracts criteria but still suffer from pollution impacts and low canopy. We welcome input on **areas not highlighted on this map** that could benefit from trees.

Step 1) designate Urban Forestry Inspectors to canvas areas to locate 105 cut sites
Step 2) send work scope to contracts team
Step 3) contracts team initiates contracting process.

I acknowledge a key requirement that we are in contract with a contractor within 18 months of February 22, 2023, or August 22, 2024, was not met. We do intend to fulfill the requirement.

The inspection team is small and has experienced various adjustments in the last two years. We are working through several time sensitive assignments before turning our attention toward canvassing for sites. We appreciate Josh's patience, as well as the Board's.





Susan Nawbary

Urban Forestry Inspector

ISA Certified Arborist WE-10180A

Tree Risk Assessment Qualified

Bureau of Urban Forestry | San Francisco Public Works | City and County of San Francisco

49 S. Van Ness Ave Suite 1000 | San Francisco, CA 94103 | (628) 652-8733 | sfpublicworks.org

[Permit Center services | San Francisco \(sf.gov\)](https://sfpublicworks.org)

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- Mon, Weds, Thur, Fri: 9:00 am to 12:00 pm and 1:00 pm to 4:00 pm
- Closed daily from 12:00 pm to 1:00 pm

From: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>

Sent: Monday, March 24, 2025 12:45 PM

To: Joshua Klipp <joshuaklipp@gmail.com>; Buck, Chris (DPW) <Chris.Buck@sfdpw.org>

Cc: Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; Waiters, Cerise (DPW) <cerise.waiters@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Short, Carla

(DPW) <Carla.Short@sfdpw.org>

Subject: RE: FW: Annual update re: tree removal mitigations / NOD-Appeal No. 22-79 @ 401 Parnassus Ave.

Hi Josh: We have not yet received an update. It looks like Chris is out of the office until March 27th, so I just tried calling Nicholas Crawford who did not answer.

Hi Nicholas: I have emailed BUF a few times to check on the status of the UCSF project at 401 Parnassus. Part of the decision for this appeal was to get an annual update from BUF. Can you please let me know the status of this update? The next BOA hearing is on 4/9/25.

Thank you,
Julie

Julie Lamarre
Executive Director, San Francisco Board of Appeals
49 South Van Ness Avenue
San Francisco, CA 94103
(628) 652-1151 (work)
(415) 203-4617 (cell)

From: Joshua Klipp <joshuaklipp@gmail.com>

Sent: Monday, March 24, 2025 11:34 AM

To: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>

Cc: Buck, Chris (DPW) <Chris.Buck@sfdpw.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; Waiters, Cerise (DPW) <cerise.waiters@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>

Subject: Re: FW: Annual update re: tree removal mitigations / NOD-Appeal No. 22-79 @ 401 Parnassus Ave.

Hi all,

Just following up to see if there's been an update submitted of which I wasn't aware. Thank you! Josh

On Tue, Mar 18, 2025 at 10:39 AM Lamarre, Julie (BOA) <julie.lamarre@sfgov.org> wrote:

Thanks for following up, Josh.

Hi Chris: Is the update for Appeal No. 22-079 ready?

Julie Lamarre

Executive Director, San Francisco Board of Appeals

49 South Van Ness Avenue

San Francisco, CA 94103

(628) 652-1151 (work)

(415) 203-4617 (cell)

From: Joshua Klipp <joshuaklipp@gmail.com>

Sent: Friday, March 14, 2025 12:17 PM

To: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>

Cc: Buck, Chris (DPW) <Chris.Buck@sfdpw.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; Waiters, Cerise (DPW) <cerise.waiters@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>

Subject: Re: FW: Annual update re: tree removal mitigations / NOD-Appeal 22-79

Hi all,

Circling back to see if there's been any update or progress on this. Thank you, Josh

On Wed, Mar 5, 2025 at 8:18 AM Lamarre, Julie (BOA) <julie.lamarre@sfgov.org> wrote:

Hi Josh: Thank you for the email. We have not yet received the report.

Chris: In January you indicated you would be reaching out to UCSF about this matter. Can you please let me know the status of your update?

Thank you,

Julie

Julie Lamarre

Executive Director, San Francisco Board of Appeals

49 South Van Ness Avenue

San Francisco, CA 94103

(628) 652-1151 (work)

(415) 203-4617 (cell)

From: Joshua Klipp <joshuaklipp@gmail.com>

Sent: Tuesday, March 4, 2025 11:19 AM

To: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>

Cc: Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Nawbary, Susan (DPW) susan.nawbary@sfdpw.org; Waiters, Cerise (DPW) cerise.waiters@sfdpw.org; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>; Buck, Chris (DPW) <Chris.Buck@sfdpw.org>

Subject: Re: FW: Annual update re: tree removal mitigations / NOD-Appeal 22-79

Good morning all,

Wondering if this update was submitted (and perhaps I didn't know). Thank you, Josh

On Mon, Jan 27, 2025 at 9:40 AM Lamarre, Julie (BOA) <julie.lamarre@sfgov.org> wrote:

Thanks for the reminder, Josh.

The BOA looks forward to getting the annual update from BUF towards the end of February (decision date for this appeal was 2/22/23).

Julie Lamarre (formerly Julie Rosenberg)

Executive Director, San Francisco Board of Appeals

49 South Van Ness Avenue

San Francisco, CA 94103

(628) 652-1151 (work)

(415) 203-4617 (cell)

From: Joshua Klipp <joshuaklipp@gmail.com>

Sent: Saturday, January 25, 2025 10:11 AM

To: Lamarre, Julie (BOA) <julie.lamarre@sfgov.org>

Cc: Buck, Chris (DPW) <Chris.Buck@sfdpw.org>; Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; Waiters, Cerise (DPW) <cerise.waiters@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Short, Carla (DPW) <Carla.Short@sfdpw.org>

Subject: Re: Annual update re: tree removal mitigations / NOD-Appeal 22-79

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

Hi all,

Checking in on this. Per the decision, SFPW was to have secured a planting contractor within 18 months of February 2023, which was last October. (I checked in with Chris last October but didn't receive a response to that). Since it's been nearly 24 months, is it safe to assume a contractor has been secured and planting is scheduled? Thank you, Josh

P.S. BOA's decision and DPW's timeline are attached for ease of reference.

On Tue, Feb 13, 2024 at 6:56 AM Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org> wrote:

Thank you, Chris. We will include these documents as part of General Public Comment for the Board's 2/21/24 hearing.

Julie Rosenberg

Executive Director

San Francisco Board of Appeals

49 South Van Ness Avenue, Suite 1475

San Francisco, CA 94103

Phone: 628-652-1151

Email: julie.rosenberg@sfgov.org

From: Buck, Chris (DPW) <Chris.Buck@sfdpw.org>
Sent: Monday, February 12, 2024 8:29 PM
To: Longaway, Alec (BOA) <alec.longaway@sfgov.org>; Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>; Joshua Klipp <joshuaklipp@gmail.com>
Cc: Waiters, Cerise (DPW) <cerise.waiters@sfdpw.org>; Crawford, Nicholas (DPW) <nicholas.crawford@sfdpw.org>; Rosenberg, Julie (BOA) <julie.rosenberg@sfgov.org>
Subject: Annual update re: tree removal mitigations / NOD-Appeal 22-79

Hi Alec, Susan and Josh, and a few others as well:

Attached is the annual update re: mitigations for the appeal/notice of decision 22-079.

I think BUF and UCSF will work out a better updating format that will be easier for the commissioners to follow-along with, as well as for you Josh, as the appellant.

This year's update follows a basic narrative update. I have included UCSF's updates into our own letter to the Board.

Alec and Susan (and Cerise), I continue to be technologically challenged when it comes to trying to combine two simple PDFs. I thought I got updated to Adobe Pro, which would allow me to stop this PDF Portfolio nonsense. But here I am yet again, not able to find a way to create a PDF without making it a Portfolio.

Susan and Cerise, I am going to ask you both to learn how to combine PDFs without the Portfolio business. I can't keep subjecting Alec to my PDF portfolios. Someday I will click the correct icon and it will work. I got it to work two months ago. But not tonight.

Josh, thank you for the feedback on any changing scope. I think we're still inline with focused planting by Public Works (or contractor) with the SE area of the City. Yes, if any change to that, we would reach out to you.

Alec and Julie, I think the plan here is to include this attachment as an attachment in the next BOA hearing materials.

I am about to be out for a week and I wanted everyone to have a copy in advance.

I believe we're on track and UCSF is on track as well. I believe these annual updates are a good recommendation to ensure progress and accountability.

Respectfully,

Chris



Chris Buck

Urban Forester

Bureau of Urban Forestry

San Francisco Public Works | City and County of San Francisco

49 South Van Ness Avenue, Suite 1000 | San Francisco, CA 94103 (628) 271-2825

sfpublicworks.org · twitter.com/sfpublicworks

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Josh Klipp, Esq.

Certified Access Specialist with the California Division of the State Architect (CAsp-812)

Accessibility for Built and Virtual Environments. made-welcome.com

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**2024 Appeal No. 22 079 annual update on UCSF Parnassus and Public
Works**



Urban Forestry

urbanforestry@sfdpw.org | T. 628.652.8733 | 49 South Van Ness Ave. Suite 1000, San Francisco, CA 94103

February 12, 2024

Appeal No. 22-079 / Klipp vs. UCSF/Parnassus & SFPW-BUF

RE: annual update on tree removal permit mitigations

President Lopez and Commissioners:

The Bureau of Urban Forestry within Public Works and permit holder UCSF/Parnassus Heights committed to providing an annual update to the Board of Appeals regarding the tree removal mitigations that were a condition of the Notice of Decision on Appeal 22-079, filed by Josh Klipp. Attached is a copy of the Notice of Decision issued on 2/22/2023 by Board of Appeals and a copy of Tree Removal permit no. 792615 issued by Public Works to UCSF on 2/27/2023.

During public comment last month, Mr. Klipp noted that the first year was coming to a close and that it was time for the annual update on the mitigations. Enclosed is our update for this year. I have included within the body of this letter, the email update Public Works received from UCSF. Both Public Works and UCSF are on track with meeting the tree removal mitigations.

Public Works has received the payment of \$242,000.00 from UCSF and is on track to be in contract with a planting contractor within 18 months of February, 2023.

We have received the following update from UCSF this month:

- **In lieu fee:** \$242,000 was paid to Public Works on 2/16/2023
- **42 neighborhood street trees:** Over the summer 2023, Friends of the Urban Forest was the community organization chosen to lead the Greening Parnassus Heights Initiative, which will plant 42 street trees in the neighborhoods surrounding the Parnassus Campus. Since then, they have been working with the neighborhood to identify viable tree basin locations and a community meeting was held on 1/11/2024 outlining the process and plans for the tree plantings. The tree planting day is set for 2/24/2024. After the trees are planted, UCSF will be paying for the first three years of tree maintenance.
- **14 Parnassus Ave street trees:** In February the project team will be submitting 100% Design Documents for NHPH Site Improvement Permit for Parnassus Avenue, these plans include the 14 new trees that will be planted at the sidewalk in front of NHPH upon completion of construction in 2030.

The above information was pulled from the email that follows on the next page, for reference.

Both agencies are committed to the mitigations outlined in the Notice of Decision and we believe year-one progress demonstrates this commitment. We will consider a better updating format for next year's progress report, to make it easier to track progress.

Respectfully,

Chris Buck
Chris Buck

Urban Forester

From: Drexler, Jaclyn <Jaclyn.Drexler@ucsf.edu>

Sent: Friday, February 2, 2024 12:53 PM

To: Buck, Chris (DPW) <Chris.Buck@sfdpw.org>

Cc: Ellis, Abby (UCSF) <Abigail.Ellis@ucsf.edu>; Vaisset-Fauvel, Morgan (UCSF) <Morgan.Vaisset-Fauvel@ucsf.edu>; Buckley, Christine (UCSF) <Christine.Buckley@ucsf.edu>; Nawbary, Susan (DPW) <susan.nawbary@sfdpw.org>

Subject: RE: Sending an annual updated on progress

Hello Chris,

Following-up on Morgan's email below, here are the updates for the UCSF/Parnassus Tree removal mitigations:

- **In lieu fee:** \$242,000 was paid on 2/16/23
- **42 neighborhood street trees:** Over the summer, Friends of the Urban Forest was the community organization chosen to lead the Greening Parnassus Heights Initiative, which will plant 42 street trees in the neighborhoods surrounding the Parnassus Campus. Since then, they have working with the neighborhood to identify viable tree wells and a community meeting was held on 1/11/24 outlining the process and plans for the tree plantings. The tree planting day is set for 2/24/24. After the trees are planted, UCSF will be paying for the first three years of tree maintenance.
- **14 Parnassus Ave street trees:** In February the project team will be submitting 100% Design Documents for NHPH Site Improvement Permit for Parnassus Avenue, these plans include the 14 new trees that will be planted at the sidewalk in front of NHPH upon completion of construction in 2030.

Please let us know if you have any questions or would like to discuss further.

Thank you,

Jaclyn Drexler

Associate Director, Community Relations

UCSF Office of Community & Government Relations

University of California, San Francisco

490 Illinois Street, Floor 11, Box 0462 | San Francisco, CA 94143

tel: 628.278.1030 jaclyn.drexler@ucsf.edu



City and County of San Francisco
San Francisco Public Works · Bureau of Urban Forestry

49 South Van Ness Ave, Suite 1000 • San Francisco, CA 94103
sfpublicworks.org · tel 628-652-8733

PERMIT FOR PLANTING, MAINTENANCE OR REMOVAL OF SIDEWALK TREES

Pursuant to the provisions of Article 16, Sec. 806 of the Public Works Code, as amended, permission is hereby granted to:

Helath Major Capitol Projects
UCSF Real Estate C/O Christine Buckley ICDC
500 Parnassus Ave # MU P5
San Francisco CA 94118

This permit specifically grants permission for:

Permit Remove Tree - 3 - *Arbutus unedo* :: Strawberry Tree
Permit Remove Tree - 1 - *Crataegus laevigata* :: English Hawthorn
Permit Remove Tree - 8 - *Cupressus macrocarpa* :: Monterey Cypress
Permit Remove Tree - 16 - *Metrosideros excelsa* :: New Zealand Xmas Tree

on the sidewalk adjacent to the premises at:

401 Parnassus Ave

Permittee agrees to hold harmless the City and County of San Francisco, its officers, agents and employees from any damage or injury caused by reason of the planting or the placement or maintenance of the planter plants. The owner or owners of the respective property shall be solely liable for any damage. Per Article 16: Section 806.5.(b).(1) all work associated with a street tree permit must be completed within six (6) months of issuance, unless an extension has been granted by the Department. This permit must be on site when permission has been granted for removal of a street tree. If a tree species is not specified above, please contact Bureau of Urban Forestry to discuss an appropriate and approved species to plant.

Special Conditions: PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco, the Board of Appeals hereby GRANTS THE APPEAL AND ORDERS that the ISSUANCE of the subject determination by the San Francisco Public Works, Bureau of Urban Forestry is UPHELD on the CONDITION it be revised to require the adoption of the Tree Replacement Plan, dated February 2, 2023, that was submitted for the hearing. This order was made based on UCSF's commitment to plant trees for the City. The Board further requested that BUF report back to the Board annually about the progress of the planting until the completion of the project. 14 Street trees along Parnassus Avenue, 42 Street trees off-site in Parnassus Heights neighborhood, for a total of fifty-six (56) new street trees to be planted to mitigate removal of the twenty-eight (28) street trees. Additional trees to be planted by the City following payment by UC of in-lieu fee of \$242,000. Please refer to attached Notice of Decision for Appeal No. 22-079 for full conditions.

Date Issued: 2/27/2023

Permit No: 792615

Approved:

Director, Department of Public Works

Chris Buck, Urban Forester

Bureau of Urban Forestry



AFFIDAVIT OF SERVICE

Joshua Klipp, Appellant(s)
884 Kansas Street
San Francisco, CA 94107

I, Alec Longaway, Legal Assistant for the Board of Appeals, hereby certify that on this **22nd** day of **February 2023**, I served the attached **Notice of Decision** for **Appeal No. 22-079, film vs. San Francisco Public Works, Bureau of Urban Forestry**, subject property at **401 Parnassus Avenue**, on the appellant(s) via email to: ioshuaklipp@gmail.com

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed in San Francisco, California.

February 22, 2023
Date


Alec Longaway

cc: Chris Buck, Urban Forester
San Francisco Public Works, Bureau of Urban Forestry
chris.buck@sfdpw.org

OTHER PARTIES
OR CONCERNED CITIZENS:

UCSF, Determination Holder(s)
c/o Charles Olson, Attorney for Determination Holder(s)
Lubin, Olson & Niewiadomski, LLP
600 Montgomery Street, 14th Floor, San Francisco, CA 94111
colson@lubinolson.com



BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
JOSHUA KLIPP,

Appeal No. **22-079**

Appellant(s)

vs.

SAN FRANCISCO PUBLIC WORKS,
BUREAU OF URBAN FORESTRY,

Respondent

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on November 3, 2022, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the **ISSUANCE** on October 20, 2022, to UCSF, of a Public Works Order (approval to remove 28 street trees with replacement; UCSF will demolish an existing hospital building and the new hospital building will require extensive health-care specific utilities which will require removal of the trees) at 401 Parnassus Avenue.

APPLICATION NO. 207226

FOR HEARING ON February 8, 2023

Address of Appellant(s):

Address of Other Parties:

Joshua Klipp, Appellant(s)
884 Kansas Street
San Francisco, CA 94107

Morgan UCSF Parnassus Campus, Determination
Holder(s)
c/o Charles Olson, Attorney for Determination Holder(s)
Lubin, Olson & Niewiadomski, LLP
600 Montgomery Street, 14th Floor, San Francisco, CA
94111

NOTICE OF DECISION & ORDER

The hearing on the aforementioned matter came before the Board of Appeals of the City & County of San Francisco on February 8, 2023.

PURSUANT TO § 4.106 of the Charter of the City & County of San Francisco and Article 1, § 14 of the Business & Tax Regulations Code of the said City & County, and the action above stated, the Board of Appeals hereby **GRANTS THE APPEAL AND ORDERS** that the **ISSUANCE** of the subject determination by the San Francisco Public Works, Bureau of Urban Forestry is **UPHELD** on the **CONDITION** it be revised to require the adoption of the Tree Replacement Plan, dated February 2, 2023, that was submitted for the hearing (attached). This order was made based on UCSF's commitment to plant trees for the City. The Board further requested that BUF report back to the Board annually about the progress of the planting until the completion of the project.

BOARD OF APPEALS
CITY & COUNTY OF SAN FRANCISCO

Last Day to Request Rehearing: February 21, 2023
Rehearing Request: None.
Rehearing: None.
Notice Released: February 22, 2023



Rick Swig, President



Julie Rosenberg, Executive Director

If this decision is subject to review under Code of Civil Procedure § 1094.5, then the time within which judicial review must be sought is governed by California Code of Civil Procedure, §1094.6.

University of California, San Francisco – Tree Replacement Plan

401 Parnassus Avenue

February 2, 2023

I. Introduction

On December 14, 2022, the Board of Appeals ordered the parties to Appeal No. 22-079 to collaborate on a tree replacement plan with regards to Public Works Order No. 207226 and Permit No. 792615 – the permit on appeal in that matter. In response to the Board of Appeals’ order, the University of California (“UC”), San Francisco (“UCSF”) has prepared this Tree Replacement Plan (the “Plan”) in conjunction with the New Hospital at Parnassus Heights at 401 Parnassus Avenue (the “Project”). This Plan aims to equitably mitigate tree removals and other construction impacts required by the Project, notably the removal of twenty-eight (28) street trees adjacent to the Project site.

II. Goals and Objectives

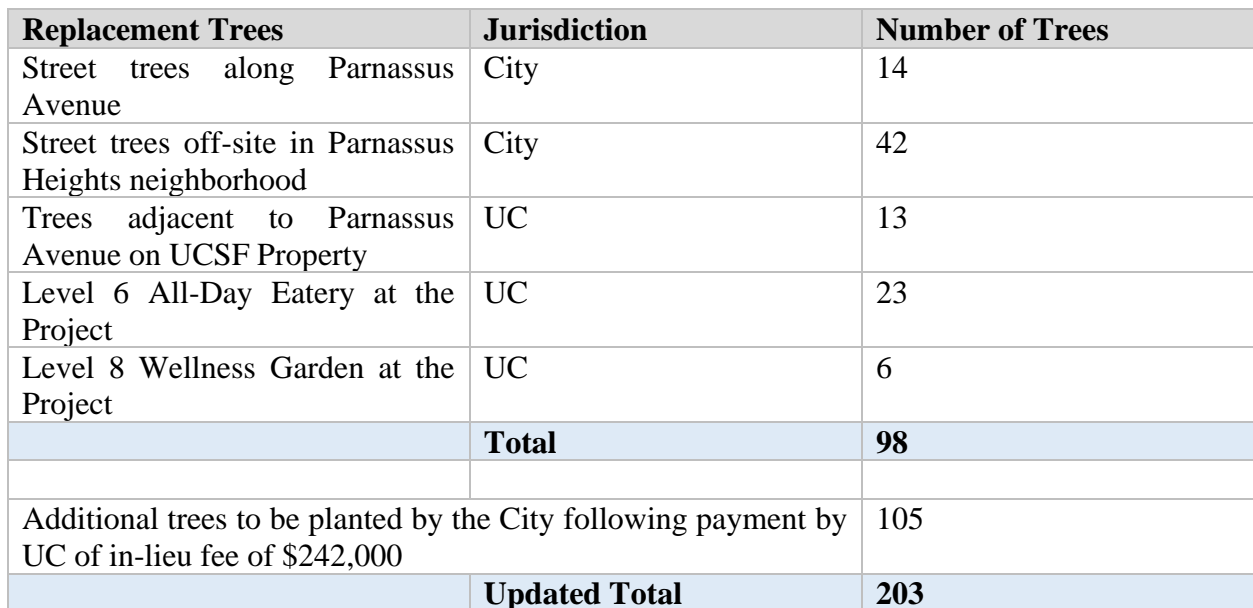
UCSF recognizes that the collective impacts of removing a mature stand of trees cannot be replicated merely by their replacement with an equivalent number of young trees. Therefore, the Plan describes a hybrid mitigation strategy that prioritizes multi-functional, community-based solutions to current challenges that will support ongoing environmental resilience for UCSF and the surrounding neighborhoods, as well as other areas of the City in greatest need of new trees. The Plan comprises:

- A. An integrated tree planting and care program.
- B. Immediate green space benefits in the Parnassus Heights neighborhood.
- C. Initiation of and investment of funds by way of in-lieu tree fee payments to DPW-BUF; and
- D. Reliance on community partners in decision-making.

The following sections outline the implementation processes for each component of the Plan, including roles and timeframes, with the goal of contributing to greener, healthier neighborhoods.

NHPH Trees

- Total: 161 street trees +
42 project trees =
203 new trees**



- A. A total of fifty-six (56) new street trees will be planted to mitigate removal of the twenty-eight (28) street trees. An additional in-lieu fee payment in the amount of \$242,000 will be provided by UC to the Department of Public Works, Bureau of Urban Forestry (“DPW-BUF”) for the planting of an additional 105 street trees ($\$242,000 \div \$2,302$ [DPW-BUF’s 2023 in-lieu fee]).
1. Along the Project’s frontage on Parnassus Avenue, at least fourteen (14) street trees will be planted. If physically possible, up to an additional 4 trees will be planted if the site allows.
 - (a) Site Selection: UCSF and DPW-BUF.
 - (b) Species Selection: UCSF, chosen from DPW-BUF’s Recommended Street Trees list.
 - (c) Tree Size: 36” box trees.
 - (d) Tree Planting: UCSF.
 - (e) Timeframe: At completion of Project construction, anticipated 2030.
 - (f) Funding: UCSF.
 2. At least 42 trees will be planted in the Parnassus Heights community at locations selected through a community survey and RFP process.
 - (a) Site Selection: Community members through a survey have ranked a green connection to the Inner Sunset (Westbound Parnassus Avenue / Judah and/or Irving) as the preferred location for new street trees, in coordination with DPW-BUF.
 - (b) Species Selection: UCSF in consultation with community organization selected pursuant to the RFP process, chosen from DPW-BUF’s Recommended Street Trees list.
 - (c) Tree Size: minimum 15-gallon.
 - (d) Tree Planting: Community organization chosen pursuant to the RFP process.
 - (e) Timeframe: Anticipated start date May 1, 2023.
 - (f) Funding: UCSF.

- B. Maintenance of Newly Planted Trees. UCSF will implement an effective watering and maintenance regime for newly planted trees to establish and increase long-term viability.¹

1. Responsible Party:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, the community organization as chosen through the RFP process.

2. Timeframe: For thirty-six (36) months from planting.

3. Funding:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, UCSF.

- C. Lost Trees Replacement. In the event of loss of any trees planted pursuant to this Plan, comparable replacement tree(s) will be planted.

1. Responsible Party:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, the community organization as chosen through the RFP process.

2. Timeframe: For thirty-six (36) months from planting.

3. Funding:

- (a) For the 14 or more street trees along Parnassus Avenue, UCSF.
- (b) For the 42 street trees in the Parnassus Heights neighborhood, UCSF.

¹ Any trees planted in the public right-of-way along Parnassus Avenue or at large in the community will eventually become the maintenance responsibility of DPW. DPW will visit the sites after three years and document the conditions of the street trees prior to accepting them for maintenance. Any trees that do not properly establish will need to be replanted as soon as possible, and a new three year maintenance/establishment period will start over.

**UPDATE SUBMITTED BY DPW-BUF FOR THE HEARING
ON MAY 7, 2025**



Urban Forestry

urbanforestry@sfdpw.org | T. 628.652.8733 | 49 South Van Ness Ave. Suite 1000, San Francisco, CA 94103

May 1, 2025

Appeal No. 20-081 (198 McAllister) and Appeal No. 22-079 (401 Parnassus)

RE: Annual update on tree removal permit conditions and mitigations

President Trasviña and Commissioners:

The purpose of this submittal is to provide updates on the permit conditions and mitigations that were subject of previous appeals to Board of Appeals.

Appeal No. 20-081 (198 McAllister) UC Law San Francisco

(a) Adoption of UC Hastings' (now UC Law San Francisco) "Green Community Benefits Plan" to include a minimum of 3 – 1 replacement for the eight (8) street trees removed with 36" box size trees on the frontage of the construction site; remaining trees to be planted off site, on-site and off-site planting number will work in concert with one another;

Status: Completed (25 total trees planted, to meet the 3-1 replacement requirement)

Description: Fourteen (14) street trees, 36" box trees, planted at project site 198 McAllister.

UC Law San Francisco also planted eleven (11) street trees in the neighborhood at the following locations. We worked closely with staff to find alternate locations for two sites which had underground utility conflicts. There have been a few changes over the past few months, below are the addresses of the planting sites, which were planted with *Lagunaria pattersonii* trees:

- (1) 134 Golden Gate Ave.
- (1) 191 Golden Gate Ave.
- (1) 350 Golden Gate Ave.
- (2) 121 Jones St.
- (4) Turk/Hyde Mini Park
- (1) 418 Larkin St.
- (1) 499 Turk St.

(b) maintenance of (including replacement if necessary) all planted trees for a minimum of 36 months;

Status: active/ongoing/monitoring

Description: UC Law San Francisco has re-staked and added back protective screening as necessary; submitted photos with tree protection in place (some trees on Hyde no longer require tree protection – because they were planted very large).

(c) & (d) as practical, new plantings should provide appropriate tree protection to reduce the incidence of vandalism; plant larger stature trees where possible (at eventual maturity, large stature trees, that are climate appropriate)

Status: active/ongoing/monitoring

Description: same update as above

(e) provide BUF with list of potential off-site planting sites at 198 McAllister (7 on Hyde, 1 on McAllister)

Status: completed

Appeal No. 22-079 (401 Parnassus) UCSF Medical Center at Parnassus

Below is a status update for the UCSF tree program, as outlined in the permit from Jaclyn Drexler, Associate Director, Community Relations, UCSF Office of Community & Government Relations (April 22, 2025):

- 14 new trees on Parnassus Ave: June 2024 the project team submitted construction documents to the City for Parnassus Ave street improvement permit #241E-00249 currently in plan check review. These trees to be planted in 2029 prior to opening the new hospital.
- 42 new trees in the neighborhood: As part of the UCSF Greening Parnassus Heights Project, in February 2024 completed planting 42 trees in the neighborhood surrounding the Parnassus Campus in coordination with FUF. UCSF will fund three years of tree maintenance coordinate by FUF.

- 105 new trees DPW-BUF: February 2023 completed payment of the \$242,000 in lieu fee to BUF. Contract and planting update to be provided by Public Works.

Additional feedback from Mike Yarak, Program Director, Friends of the Urban Forest, regarding the community tree planting (April 17, 2024):

“Yes, confirming that we worked with UCSF and the neighboring community to plant 42 street trees in the neighborhood around the Parnassus campus. These trees were planted in February 2024, and as Morgan mentioned, are in the establishment period for approximately the next two years. As for an update on our end, we recently invited the community members back out and hosted a volunteer tree care event here!”

Status:

To date, UCSF has completed the portions of the conditions that can be completed at this time. The community tree planting of 42 trees is completed over a year ago, and is in the 2nd year of the three year maintenance period. They are actively constructing their building at the project site and will not be planting the on site trees for several more years.

The other condition to the permit is that San Francisco Public Works, Bureau of Urban Forestry, use the funds provided by UCSF (\$242,000) to secure a grant to plant approximately 105 new plantings sites, with 24” box size trees in high priority sites identified in the Urban Forest Plan.

Update:

Anticipating the time required to identify the potential plantings sites and entering the contracting process that is now overseen by the Public Works Commission, our buffer of three

years to complete this planting was prescient. Three years from the date of the BOA Notice of Decision places the deadline at February 22, 2026. We believe we can still meet this goal of having the trees planted by this date. We will provide additional information and updates in person at the May 7th hearing on this item.

Respectfully,

A handwritten signature in cursive script that reads "Chris Buck".

Chris Buck

Urban Forester

(628) 271-2825

Chris.Buck@sfdpw.org