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August 19, 2014

VIA E-MAIL & U.S. MAIL

Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

***Re: University of the Pacific
Institutional Master Plan Update***

Dear Mr. Sanchez:

We are writing to you on behalf of the University of the Pacific Arthur A. Dugoni School of Dentistry to provide notice of revisions to the information contained in the school's Institutional Master Plan (IMP). We are providing this notice pursuant to Planning Code section 304.5(b) so that you may determine whether an update to the IMP is required. The most recent IMP update, submitted to the Planning Department in December 2014, is attached for your reference.

Changes to the December 2014 IMP update are noted in ***bold italic*** below:

2. Ongoing Projects.

As part of the relocation process, the University is renovating the building at 155 Fifth Street, and preparing it to be partially occupied by the school, and partially leased for office uses. The following projects are ongoing:

- The University is renovating the 155 Fifth Street building, which will ultimately accommodate 100,980 square feet of postsecondary education space, 106,157 square feet of outpatient clinic uses, 29,147 square feet of parking, and 58,899 square feet of office space for the University. The renovation is scheduled for completion in the spring of 2014.

The University has completed the renovation of the 155 Fifth Street building.

- The University is also planning to lease the top two floors of the 155 Fifth Street building to third parties for office use, as currently entitled.

The University has leased the top two floors of the 155 Fifth Street building to Eventbrite, an online ticketing service.

- The University continues to lease certain residential housing in the Presidio for use by students, including students displaced by the sale of 2130 Post Street.

The University is currently leasing residential housing in the Presidio for second and third year dental students. As these students graduate, the University will phase out placing students in Presidio housing, as Presidio housing continues to move to market-value rents.

3. Future Projects.

The University plans on the following future projects within the next two (2) years:

- The University plans to vacate the 2155 Webster Street campus beginning in the spring of 2014, and concluding in the summer of 2014.

The University vacated the 2155 Webster Street Campus on July 7, 2014.

- The University plans to move into the 155 Fifth Street building beginning in the spring of 2014, and concluding in the summer of 2014 in time for the 2014-15 academic year.

The University completed the move of the dental school to 155 Fifth Street in June, 2014. The academic year began on schedule in July, 2014.

Please let me know if you have any questions.

Sincerely,



Elizabeth L. Bridges

Enclosure
Cc: Kevin Guy (via email)

Institutional Master Plan Update

Introduction

San Francisco Planning Code Section 304.5(b) requires institutions operating in the City to file and regularly update an Institutional Master Plan (“IMP”). Updates must describe all projects that: (1) have been completed since the most recent submission; (2) are ongoing, including a description of the status and estimated timetables for completion; (3) are scheduled to begin within two (2) years, including estimated timetables for the commencement, progress, and completion of such projects; or (4) are no longer being considered by the institution. Planning Code §304.5(f).

2155 Webster Street
San Francisco, CA 94115
Tel 415.929.6400

The University of the Pacific (“University”) submitted a full IMP in September 2011. This Update to that IMP describes the four required categories of projects.

1. Projects Completed Since the Most Recent IMP.

The University is in the process of relocating from its existing campus in Pacific Heights to a new campus at 155 Fifth Street (Block 3724, Lots 071 and 073). As part of this process, the school has completed the following projects since the most recent IMP:

- The University purchased the property at 155 Fifth Street in December 2011.
- In 2012, the University sold the residential building located at 2130 Post Street, near the intersection of Post and Pierce Streets (Block 681, Lot 039). After this sale, the school temporarily leased the building from the new owner so that the students in residence could continue to live in the building until the end of that academic school year. The University no longer has any fee or leasehold interest in the 2130 Post Street facility.
- The University has sold the property located at 2155 Webster Street, on the northwest corner of Webster and Sacramento Streets and the neighboring parking lot (Block 629, Lots 16, 17, 18, 21c, 34, 37, 38, 39, and 40). This property currently houses the school's academic and administrative functions. The University is leasing this property from the new owner through the end of the 2013-14 academic year so that the School of Dentistry can continue operations until the new facility at 155 Fifth Street is complete.

2. Ongoing Projects.

As part of the relocation process, the University is renovating the building at 155 Fifth Street, and preparing it to be partially occupied by the school, and partially leased for office uses. The following projects are ongoing:

- The University is renovating the 155 Fifth Street building, which will ultimately accommodate 100,980 square feet of postsecondary education space, 106,157 square feet of outpatient clinic uses, 29,147 square feet of parking, and 58,899 square feet of office space for the University.¹ The renovation is scheduled for completion in the spring of 2014.
- The University is also planning to lease the top two floors of the 155 Fifth Street building to third parties for office use, as currently entitled.
- The University continues to lease certain residential housing in the Presidio for use by students, including students displaced by the sale of 2130 Post Street.

3. Future Projects.

The University plans on the following future projects within the next two (2) years:

- The University plans to vacate the 2155 Webster Street campus beginning in the spring of 2014, and concluding in the summer of 2014.
- The University plans to move into the 155 Fifth Street building beginning in the spring of 2014, and concluding in the summer of 2014 in time for the 2014-15 academic year.

4. Projects No Longer Under Consideration.

There are no projects that are no longer under consideration.

¹ Note that actual built-out square footages vary slightly from those approximated in the previous IMP.