

# APPLICATION FOR Health Care Services Master Plan Consistency Determination

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: MXB Family Limited Partnership	
PROPERTY OWNER'S ADDRESS: 387 Tehama Street, San Francisco, CA 94103	TELEPHONE: ( 415 ) 896-9200 EMAIL: lucinda@bebo.com

APPLICANT'S NAME: Planned Parenthood: Shasta-Diablo, Inc. dba Planned Parenthood Northern California <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: 2185 Pacheco Street, Concord, CA 94520	TELEPHONE: ( 925 ) 676-0505 EMAIL: dsorondo@ppnorcal.org

CONTACT FOR PROJECT INFORMATION: Ashley Breakfield, Farella Braun + Martel <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: 235 Montgomery Street, 17th Floor, San Francisco, CA 94104	TELEPHONE: ( 415 ) 954-4402 EMAIL: abreakfield@fbm.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Gilda Gonzales, Planned Parenthood Northern California <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: 2185 Pacheco Street, Concord, CA 94520	TELEPHONE: ( 925 ) 676-0505 EMAIL: ggonzales@ppnorcal.org

## 2. Location and Project Description

STREET ADDRESS OF PROJECT: 1522 Bush Street	ZIP CODE: 94109
CROSS STREETS: Franklin Street and Van Ness Avenue	

ASSESSORS BLOCK/LOT: 0666 / 006	LOT DIMENSIONS: 50.135' x 120'	LOT AREA (SQ FT): 6,000	ZONING DISTRICT: RC-4	HEIGHT/BULK DISTRICT: 130-V
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PROJECT TYPE: <input checked="" type="checkbox"/> <b>Change of use</b> to Medical Use > 10,000 gsf  <input type="checkbox"/> <b>Addition</b> to existing Medical Use > 5,000 gsf	BUILDING PERMIT NUMBER(S):	DATE FILED:
	CASE NUMBER:	DATE FILED:

# Compliance with the HCSMP Recommendations and Guidelines

1. Please describe the overall project proposal. (attach additional pages as needed)

See attachment.

2. Please summarize and provide proof of how the project addresses the HCSMP Guidelines and Recommendations, including whether there are innovative ways in which your project addresses them. (attach data and additional information as needed)

See attachment.


3. Does your project meet any of the Guidelines labeled "eligible for incentives"?  Yes  No  
If yes, is your project seeking incentives?  Yes  No  
If yes, please list below or attach additional information.  
Priority processing with the Planning Department

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

1/23/2017

Print name, and indicate whether owner, or authorized agent:

Gilda Gonzales, PPNorCal (Authorized Agent)

Owner / Authorized Agent (circle one)

**PLANNING DEPARTMENT USE ONLY**

DPH RECOMMENDATION: (attach additional pages as needed)

See Department of Public Health Consistency Determination dated June 20, 2017.

PLANNING DEPARTMENT DETERMINATION BASED ON DPH RECOMMENDATION/FINDINGS:

- Project is **Inconsistent** with the HCSMP
- Project is **Consistent** with HCSMP
- Project is **Consistent** with the HCSMP and **Recommended for Incentives**.  
Projects incentives will be determined on a case-by-case basis.

COMMENTS:

SFPHA staff has reviewed Planned Parenthood Northern California's application and recommends a finding of "consistent" with the HCSMP.

VERIFIED BY PLANNER:

Signature: Sara Velve Date: 4/24/2017  
Printed Name: Sara Velve Phone: 415.508.0263

VERIFIED BY DIRECTOR:

Signature: [Signature] Date: 6.27.17  
Printed Name: JOHN RAHAIM

MXB FAMILY LIMITED PARTNERSHIP

January 11, 2017

Hand-Delivered

San Francisco Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Subject: 1522 Bush Street Authorization for Buyer to Apply for C.U.P.


To Whom It May Concern:

I hereby confirm that MXB Family Limited Partnership, a Delaware limited partnership ("Owner") is the Owner of the Property at 1522-24 Bush Street, and has signed an agreement to sell this property to Planned Parenthood: Shasta-Diablo, Inc. dba Planned Parenthood Northern California. In connection with that planned sale, Owner does hereby authorize Planned Parenthood Northern California to apply for a Conditional Use Permit for this property.

If there are any questions, please do not hesitate to contact the undersigned - lucinda@bebo.com - 415-896-9200. Thank you.

Very truly yours,

MXB Family Limited Partnership  
By: MXB Partners, LLC, its General Partner

By:   
Lucinda Wirth, Chief Operating Officer

387 TEHAMA STREET  
SAN FRANCISCO, CALIFORNIA 94103

**HCSMP CONSISTENCY DETERMINATION APPLICATION  
(PLANNED PARENTHOOD NORTHERN CALIFORNIA – 1522 BUSH STREET)  
ATTACHMENT 1 – PROJECT DESCRIPTION**

PLANNED PARENTHOOD – BACKGROUND AND OPERATING ENVIRONMENT

The Planned Parenthood community is made up of people from all walks of life – rural, urban, and in-between – with diverse stories and health challenges. And Planned Parenthood itself has its roots in San Francisco—the most influential city in the Planned Parenthood Northern California (“PPNorCal”) service area— dating back to 1929. PPNorCal shares the City’s innovative spirit and thought-leading pioneering approach to human rights and community welfare. Each year, PPNorCal serves thousands San Francisco residents, and the proposed Project will position PPNorCal to serve and protect residents of San Francisco and beyond for the next 100 years.

In particular, the Planned Parenthood health center on Valencia Street in San Francisco is the highest volume of PPNorCal’s 23 sites, providing 15,000 visits annually to 10,000 clients. Planned Parenthood is constrained only by its physical space in meeting the growing need for low-cost health care among San Francisco residents.

The new building will accommodate medical services, education, training, advocacy, research, and accessory office space, while providing space to grow in the years to come. This expansion is essential to providing future sustainability for PPNorCal, while meeting the health care needs of the underserved—needs that will greatly be impacted by the rapidly changing health care policies and service delivery.

PROJECT DESCRIPTION

The Project proposes to rehabilitate the existing two-story building at 1522 Bush Street into a two-story Health Service clinic. PPNorCal currently operates two clinical facilities in San Francisco in leased premises. To improve access to the San Francisco community, PPNorCal proposes to consolidate its medical, research and educational activities at this single clinic location. PPNorCal also currently intends to maintain its operations at the Good Samaritan Family Resource Center (1294 Potrero Avenue) in the Mission District two days per week, however that remains under evaluation and could change in the future.

The Project site is an approximately 6,000 square foot parcel in the Van Ness Corridor, within a few blocks of the new CPMC Pacific Campus and within the RC-4 zoning district and the Van Ness Special Use District. The existing building has been determined individually eligible for the California Register of Historic Resources and a contributor to the potential Van Ness Auto Row Support Structures District. The existing building is approximately 13,400 square feet, comprised of two stories over a partial basement. The building was previously occupied by an automotive garage and repair shop, but has been vacant for several years. Any alterations to the exterior of the building will comply with the Secretary of the Interior’s Rehabilitation Standards for the Treatment of Historic Properties.

The Project will address the critically unmet family planning service needs of the City, while also acting as a nexus for strategic innovation, research and policy development. Among the many health services the Project will offer are: STD / HIV testing and counseling, PrEP and nPEP, full family planning services including abortion (surgical and medical), vasectomy, contraception (emergency and routine) and infertility counseling for low-income women, and general counseling services for low-income men and women.

In 2016, PPNorCal provided the following services in its San Francisco locations:

- Contraception to 7,000 women;
- 1,049 cervical cancer / Pap tests and screening;
- 941 breast exams;
- 24,000 STD tests, including 5,000 HIV and 19,000 Chlamydia and Gonorrhea tests

As a result of the expanded clinic space 1522 Bush Street can provide, PPNorCal anticipates an increase in the number of services that can be provided. Specifically, the PPNorCal estimates that, each year, this new PPNorCal location will provide:

- Contraception to 9,000 women;
- 1,200 cervical cancer / Pap tests and screening;
- 1,080 breast exams;
- 31,200 STD tests, including 7,200 HIV and 19,200 Chlamydia and Gonorrhea tests

For safety and security purposes, the Project proposes to locate the primary patient treatment facilities on the second floor of the building, including the surgical suites, recovery room, and examination and counseling rooms. The majority of intake and triage will occur in the counseling rooms, with procedures, examinations, and other private clinical services taking place within the examination rooms and/or surgical suites.

Given the well-documented history of protest and even violence outside PP clinics (including PPNorCal clinics in the City and beyond), it is critically important for these major clinical functions to be located on the second floor. This location is less susceptible to intrusion or other unwelcome, unsafe and/or disruptive behavior than the ground floor, and will provide a safety barrier that is needed for the clinic to function properly.

The Project proposes to house clinical support, research and educational functions, including conference and training rooms, break rooms, storage space and accessory offices for clinicians and other PPNorCal staff and executives on the ground floor, all directly related to the clinical and research work performed on-site. The small partial basement level, which is not accessible, will be used for Health Service building service uses, such as an HVAC system and storage space.

Pursuant to Planning Code Section 209.3, a Health Service use is a principally permitted Retail Sales and Services Use on the ground floor and below, and a conditional use on the second floor in the RC-4 district. The Project requires conditional use authorization in order to allow the

Health Service use on the second floor, and a Conditional Use Authorization Application has been submitted to the Planning Department.

PPNorCal also obtained a Letter of Determination from the Zoning Administrator, stating that the proposed uses of the Project site are encompassed within a single Health Service use, with any ancillary educational and administrative functions being accessory to the principal Health Service use.

Finally, please note that while PPNorCal has selected HCSMP Guidelines that are eligible for development incentives, PPNorCal has made the decision not to claim any such incentives.

**HCSMP CONSISTENCY DETERMINATION APPLICATION  
(PLANNED PARENTHOOD NORTHERN CALIFORNIA – 1522 BUSH STREET)  
ATTACHMENT 2 – CONSISTENCY FINDINGS**

**HEALTH PRIORITY 3: INCREASE ACCESS TO HIGH QUALITY HEALTH CARE + SERVICES**

**HCSMP Recommendation 3.1**

Increase access to appropriate care for San Francisco’s vulnerable populations.

**Guideline 3.1.1**

Increase the availability and accessibility of primary care in low-income areas (i.e., areas where the percentage of low-income residents – defined as individuals living below 200% of the Census Poverty Threshold – is greater than the San Francisco average) areas with documented high rates of health disparities (e.g., areas in which residents face the highest rates of morbidity or premature mortality) and/or areas with limited existing health care resources.

*PPNorCal has a history of providing essential family planning and general counseling services to San Francisco’s residents, including San Francisco’s low-income residents, which it considers Primary Care services. In particular, Primary Care includes sexual health services, and PPNorCal provides the following such services: family planning, pregnancy testing/counseling, STD testing/treatment, HPV vaccines, vasectomy, infertility services, abortions, and medications to prevent HIV.*

*Additionally, the majority of PPNorCal’s clientele are low-income residents. In 2016, for instance, PPNorCal served 11,368 clients over the course of 18,791 visits in its San Francisco - Valencia location. Of those clients, 78% were at 200% of the Federal Poverty Level (“FPL”) or lower, with 53% of those clients at 100% FPL or lower.*

*This commitment to serving low-income San Francisco residents will continue with this Project. The intent of the Project is to serve as a “flagship” clinic for San Francisco as a whole. However, the Project will also increase the availability and accessibility of critical health services in directly adjacent neighborhoods. In particular, the zip codes that are in close proximity to this Project include 94102 and 94109, which are generally defined as the Tenderloin and Van Ness / Civic Center neighborhoods. According to US Census data from the 2015 American Community Survey, these two zip codes report higher poverty rates compared to the same figures for the overall county:*

<b>Measure</b>	<b>Zip Code 94102</b>	<b>Zip Code 94109</b>	<b>San Francisco County</b>
Total Population	31,176	55,984	805,235
% of Individuals below 100% of Poverty Level	26.3%	13.7%	13.2%



% of Individuals below 125% of Poverty Level	35.5%	16.9%	17.2%
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\*Data Source: UC Census Bureau, 2010 Data, 2011-2015 American Community Survey 5-Year Estimates

*These residents in these areas will be direct beneficiaries of the Project given their location, and are in fact PPNorCal’s target client base. Additionally, the close proximity of the Project site to the public transportation and bustling Van Ness Avenue will allow residents from elsewhere in San Francisco to easily access the clinic and its invaluable resources. Specifically, MUNI Bus lines 19-Polk, 47-Van Ness and 49-Van Ness/Mission are within a block of the Project site, while lines 2-Clement and 3-Jackson are within 4 blocks, and the Civic Center BART/MUNI station is approximately 10 blocks away. And, finally, PPNorCal intends to maintain its Mission District presence at the Good Samaritan Family Resource Center (1294 Potrero Avenue), providing those residents with continued access to its services. Those services include full reproductive health services, STD screenings and treatment, and contraception, which are among the same services provided in PPNorCal’s San Francisco – Valencia clinic location. As noted above, however, those operations remain under evaluation and are subject to change in the future.*

**Guideline 3.1.2**

Increase the availability and accessibility of culturally competent primary care among vulnerable subpopulations including but not limited to Medi-Cal beneficiaries, uninsured residents, limited English speakers, and populations with documented high rates of health disparities.

*The Project will expand the availability and accessibility of family planning and other primary care services to vulnerable subpopulations. PPNorCal’s mission is to increase access to quality health care for all individuals, and its established client base is in line with that mission.*

*In 2016 alone, PPNorCal’s San Francisco clinics served over 11,000 clients, many from numerous vulnerable subpopulations, including clients with limited English proficiency (11%), Medi-Cal beneficiaries (52% FPACT, 21% Managed Care / Medi-Cal), and uninsured residents (15%). In total, 88% of PPNorCal’s San Francisco clients were either on some form of Medicaid or uninsured in 2016 . This Project looks to continue PPNorCal’s mission of serving vulnerable populations, particularly in the Van Ness / Civic Center / Tenderloin neighborhoods of San Francisco.*

*Additionally, PPNorCal prides itself on the diversity of its staff and providers, which reflect the San Francisco community. In particular, 40% of the PPNorCal San Francisco staff are bi-lingual, Spanish-speaking individuals. This significantly removes many of the language-related barriers that often exist as between medical care providers and subpopulations, including Spanish-speaking subpopulations. Additionally, PPNorCal’s San Francisco locations offer non-Spanish / non-English language translation services by telephone and, in some cases, in person, depending on staff availability.*

**Guideline 3.1.4**

Increase the availability and accessibility of prenatal care for subpopulations with documented high rates of related health disparities including but not limited to Black/African American residents.

*The Project will increase the availability and accessibility of all family planning services, including referrals for prenatal care services, for subpopulations with documented high rates of health disparities. For example, data collected and published by the San Francisco Health Improvement Partnership (“SFHIP”) states that the infant mortality rate for Black or African American subpopulations is 9.6 deaths per 1,000 live births, significantly higher than the overall San Francisco County average of 3.3 deaths per 1,000 live births. Similarly, the infant mortality rate for Hispanic subpopulations is 3.8 deaths per 1,000 live births, again higher than the overall average. Additionally, the percentage of Black or African American babies with very low birth weight (2.1%) is more than double the overall San Francisco County average (1.0%). In 2016, the vast majority of PPNorCal’s San Francisco clients identified as non-White, with 25% identifying as Hispanic or Latino, 19% identifying as Asian, and 7% identifying as Black or African American. As such, PPNorCal has a demonstrated capacity to serve these vulnerable subpopulations, and this Project will continue to further PPNorCal’s commitment to doing so.*

### **Guideline 3.1.11**

Support innovative education and outreach efforts that: (a) target youth and other hard-to-reach populations, such as homeless people and those with behavioral health problems that inhibit them from seeking medical care and other health services, as well as “invisible” populations that are often overlooked due to their legal status and/or (b) help low-income, publicly insured, and/or uninsured persons identify health care facilities where they may access care.

*PPNorCal’s Community & Education Services reach more than 58,000 individuals annually in Northern California. These efforts are targeted at youth, low-income, disabled and other vulnerable subpopulations that need tailored assistance. Among the many community services and education programs PPNorCal provides are:*

- *Case Management for Pregnant and Parenting Teens;*
- *Case Management and Housing Support for HIV+ People;*
- *Sexual health education programming for youth, adults, and parents;*
- *Peer education programs for youth and adults;*
- *Community outreach and engagement programs through health fairs, community events, and in collaboration with other community based organizations; and*
- *Professional development and capacity building workshops and technical assistance for teacher, providers, and professionals.*

*PPNorCal has a demonstrated presence in these areas throughout San Francisco. For instance, PPNorCal works closely with the San Francisco Unified School District (“SFUSD”) to provide critical programming, trainings and curriculum development for San Francisco’s students, teachers and school administrations. These efforts begin as early as 5<sup>th</sup> Grade and continue through college.*

*Among PPNorCal’s many youth-based accomplishments in San Francisco is its co-authorship of comprehensive sex education curriculum used in SFUSD’s high schools, titled “Be Real, Be Ready.” In addition to acting as the primary author of this curriculum, PPNorCal provides ongoing technical and training assistance to teachers running the program in their classrooms. SFUSD has also adopted PPNorCal’s puberty lessons in its 5<sup>th</sup> and 6<sup>th</sup> Grade classrooms, providing important information to San Francisco’s youth about their bodies and their*

resources. PPNorCal also works with youth groups and community based organizations serving queer and transgender youth. PPNorCal's skilled health educators provide workshops on issues affecting San Francisco's LGBTQIA youth, providing outreach, workshops, and trainings at seminars, fairs, and other events, including the GSA Network Youth Empowerment Summit.

Additionally, PPNorCal's education and outreach efforts extend to other vulnerable populations, including the homeless or lowest-income San Francisco residents, non-English speaking women, or those individuals in California's Reentry Program who are being re-introduced to the community. These efforts include partnering with Project Homeless Connect, where PPNorCal brings health educators and medical services providers to provide education and testing services to San Francisco's homeless population.

Finally, PPNorCal consistently participates in city-wide projects and collaborations. For instance, PPNorCal is on the steering committee of the Adolescent Health Working Group, which brings together members from community based organizations, City departments, and other health care providers to increase the health and well-being of San Francisco's youth. PPNorCal is also a part of the Expect Respect Collaborative through City College of San Francisco, and is on the steering committee for Bay Area Communities for Health Education.

Through this Project, PPNorCal intends to continue these community outreach and education efforts, targeting youth, low-income, homeless, uninsured and other vulnerable subpopulations who have demonstrated family planning, sexual health and general counseling needs and concerns.

### **HCSMP Recommendation 3.6**

Ensure collaboration between San Francisco's existing health and social services networks and the community to maximize service effectiveness and cost-effectiveness.

#### **Guideline 3.6.1**

Support collaborations between medical service providers and existing community-based organizations with expertise in service San Francisco's diverse populations.

*See above response to Guideline 3.1.11.*

#### **Guideline 3.6.3**

Support partnerships between medical service providers and entities not specifically focused on health or social services (e.g., schools, private business, faith community, etc.) to leverage expertise and resources and expand access to health services and promote wellness.

*See above response to Guideline 3.1.11.*

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City and County of San Francisco  
Edwin M. Lee  
Mayor

## San Francisco Department of Public Health

Barbara A. Garcia, MPA  
Director of Health

# MEMORANDUM

**DATE:** June 20, 2017

**TO:** Planned Parenthood Northern California

**FROM:** Sneha Patil, Senior Health Program Planner, Office of Policy & Planning

**RE:** Health Care Services Master Plan: Planned Parenthood Northern California Consistency Determination Application

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On June 6<sup>th</sup>, 2017, Planned Parenthood Northern California submitted a Health Care Services Master Plan (HCSMP) Consistency Determination Application for review by the San Francisco Department of Public Health (SFDPH). SFDPH staff has reviewed Planned Parenthood Northern California's application and recommends a finding of "Consistent" with the Health Care Services Master Plan recommendations and guidelines as specified below.

## I. **Planned Parenthood Consistency Determination Application**

### A. About Planned Parenthood Northern California

Planned Parenthood Northern California champions healthy communities and increases access to quality health care, information and reproductive freedom by providing medical services, education and advocacy. Planned Parenthood Northern California offers friendly and compassionate health care services to about 100,000 people a year at 23 health care sites across 20 counties in Northern California, from San Francisco to Del Norte County. Planned Parenthood provides expert, personalized care to women, men, and young people of all genders and identities.

Planned Parenthood Northern California serves an additional 55,000 adults and young people with community services and sex education programs held at schools, religious institutions, parent workshops and more. We are tireless advocates who fight to protect and advance sexual and reproductive health care, education and access to services for all people regardless of income, immigration or insurance status

### B. Operating Environment

The Planned Parenthood community is made up of people from all walks of life – rural, urban, and in-between – with diverse stories and health challenges. Planned Parenthood has its roots in San Francisco—the most influential city in the Planned Parenthood Northern California ("PPNorCal") service area— dating back to 1929. PPNorCal shares the City's innovative spirit and thought-leading pioneering approach to human rights and community welfare. Each year, PPNorCal serves thousands San Francisco residents, and the proposed Project will position PPNorCal to serve and protect residents of San Francisco and beyond for the next 100 years.

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**The mission of the San Francisco Department of Public Health is to protect and promote the health of all San Franciscans.**

We shall ~ Assess and research the health of the community ~ Develop and enforce health policy ~ Prevent disease and injury ~  
~ Educate the public and train health care providers ~ Provide quality, comprehensive, culturally-proficient health services ~ Ensure equal access to all ~

101 Grove Street, Room 308, San Francisco, CA 94102 ♦ (415) 554-2610

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The Planned Parenthood health center on Valencia Street in San Francisco is the highest volume of PPNorCal’s 23 sites, providing 15,000 visits annually to 10,000 clients. Planned Parenthood is constrained only by its physical space in meeting the growing need for low-cost health care among San Francisco residents.

The new building will accommodate medical services, education, training, advocacy, research, and accessory office space, while providing space to grow in the years to come. This expansion is essential to providing future sustainability for PPNorCal, while meeting the health care needs of the underserved—needs that will greatly be impacted by the rapidly changing health care policies and service delivery

**C. The Proposed Project**

The Project proposes to rehabilitate the existing two-story building at 1522 Bush Street into a two-story Health Service clinic. PPNorCal currently operates two clinical facilities in San Francisco in leased premises. To improve access to the San Francisco community, PPNorCal proposes to consolidate its medical, research and educational activities at this single clinic location. PPNorCal also currently intends to maintain its operations at the Good Samaritan Family Resource Center (1294 Potrero Avenue) in the Mission District two days per week, however that remains under evaluation and could change in the future.

The Project site is an approximately 6,000 square foot parcel in the Van Ness Corridor, within a few blocks of the new CPMC Pacific Campus and within the RC-4 zoning district and the Van Ness Special Use District. The existing building has been determined individually eligible for the California Register of Historic Resources and a contributor to the potential Van Ness Auto Row Support Structures District. The existing building is approximately 13,400 square feet, comprised of two stories over a partial basement. The building was previously occupied by an automotive garage and repair shop, but has been vacant for several years. Any alterations to the exterior of the building will comply with the Secretary of the Interior’s Rehabilitation Standards for the Treatment of Historic Properties.

The Project will address the critically unmet family planning service needs of the City, while also acting as a nexus for strategic innovation, research and policy development. Among the many health services the Project will offer are: STD / HIV testing and counseling, PrEP and nPEP, full family planning services including abortion (surgical and medical), vasectomy, contraception (emergency and routine) and infertility counseling for low-income women, and general counseling services for low-income men and women.

PPNorCal anticipates an increase in the number of provided services as a result of the expanded clinic space 1522 Bush Street. The following table describes current services and estimated services at the new PPNorCal location:

Services	San Francisco Services Provided 2016	Estimated San Francisco Services Provided at 1522 Bush Street
Contraception	7,000 women	9,000 women
Cervical cancer / Pap tests and screening	1,049	1,200
Breast exams	941	1,080
STD tests	24,000 (5,000 HIV, 19,000 Chlamydia and Gonorrhea tests)	31,200 (7,200 HIV, 19,200 Chlamydia and Gonorrhea tests)

For safety and security purposes, the Project proposes to locate the primary patient treatment facilities on the second floor of the building, including the surgical suites, recovery room, and examination and counseling rooms. The majority of intake and triage will occur in the counseling rooms, with procedures, examinations, and other private clinical services taking place within the examination rooms and/or surgical suites.

Given the well-documented history of protest and even violence outside Planned Parenthood clinics (including PPNorCal clinics in the City and beyond), it is critically important for these major clinical functions to be located on the second floor. This location is less susceptible to intrusion or other unwelcome, unsafe and/or disruptive behavior than the ground floor, and will provide a safety barrier that is needed for the clinic to function properly.

The Project proposes to house clinical support, research and educational functions, including conference and training rooms, break rooms, storage space and accessory offices for clinicians and other PPNorCal staff and executives on the ground floor, all directly related to the clinical and research work performed on-site. The small partial basement level, which is not accessible, will be used for Health Service building service uses, such as an HVAC system and storage space.

Pursuant to Planning Code Section 209.3, a Health Service use is a principally permitted Retail Sales and Services Use on the ground floor and below, and a conditional use on the second floor in the RC-4 district. The Project requires conditional use authorization to allow the Health Service use on the second floor, and a Conditional Use Authorization Application has been submitted to the Planning Department. PPNorCal also obtained a Letter of Determination from the Zoning Administrator, stating that the proposed uses of the Project site are encompassed within a single Health Service use, with any ancillary educational and administrative functions being accessory to the principal Health Service use. Finally, please note that while PPNorCal has selected HCSMP Guidelines that are eligible for development incentives through the Consistency Determination process, PPNorCal has made the decision not to claim any such incentives.

#### D. Applicability of Proposed Project to HCSMP Consistency Determination

Medical use projects that are subject to a HCSMP Consistency Determination include: 1) projects that require a change of use from non-medical to medical occupying more than 10,000 gross square feet; or 2) projects that expand an existing medical use by more than 5,000 gross square feet. PPNorCal's 1522 Bush project is applicable to the Consistency Determination Process because it is a change of use from Automotive Services to a Medical Use greater than 10,000 gross square feet.

## II. **SFDPH Review of Planned Parenthood Northern California's Consistency Determination Application**

Below is a summary of Planned Parenthood's Consistency Determination Application and SFDPH's review of the application.

**Guideline 3.1.1:** Increase the availability and accessibility of primary care in low-income areas (i.e., areas where the percentage of low-income residents – defined as individuals living below 200% of the Census Poverty Threshold – is greater than the San Francisco average) areas with documented high rates of health disparities (e.g., areas in which residents face the highest rates of morbidity or premature mortality) and/or areas with limited existing health care resource

**SFDPH Staff Assessment: Planned Parenthood meets guideline 3.1.1.** Planned Parenthood Northern California's proposed project will increase primary care services in areas with low-income residents.

PPNorCal has a history of providing essential family planning and general counseling services to San Francisco's residents, including San Francisco's low-income residents, which it considers Primary Care services. Primary Care includes sexual health services, and PPNorCal provides the following such services: family planning, pregnancy testing/counseling, STD testing/treatment, HPV vaccines, vasectomy, infertility services, abortions, and medications to prevent HIV.

Additionally, most of PPNorCal’s clientele are low-income residents. In 2016, PPNorCal served 11,368 clients over the course of 18,791 visits in its San Francisco - Valencia location. Of those clients, 78% were at 200% of the Federal Poverty Level (“FPL”) or lower, with 53% of those clients at 100% FPL or lower.

This commitment to serving low-income San Francisco residents will continue with this Project. The intent of the 1522 Bush Project is to serve as a “flagship” clinic for San Francisco as a whole. However, the Project will also increase the availability and accessibility of critical health services in directly adjacent neighborhoods. The zip codes that are in close proximity to this Project include 94102 and 94109, which are generally defined as the Tenderloin and Van Ness / Civic Center neighborhoods. According to US Census data from the 2015 American Community Survey, these two zip codes report higher poverty rates compared to the same figures for the overall county:

Measure	Zip Code 94102	Zip Code 94109	San Francisco County
Total Population	31,176	55,984	805,235
% of Individuals below 100% of Poverty Level	26.3%	13.7%	13.2%
% of Individuals below 125% of Poverty Level	35.5%	16.9%	17.2%

\*Data Source: UC Census Bureau, 2010 Data, 2011-2015 American Community Survey 5-Year Estimates

Residents in these areas will be direct beneficiaries of the Project given their location, and are PPNorCal’s target client base. Additionally, the close proximity of the Project site to the public transportation and bustling Van Ness Avenue will allow residents from elsewhere in San Francisco to easily access the clinic and its invaluable resources. Specifically, MUNI Bus lines 19-Polk, 47-Van Ness and 49-Van Ness/Mission are within a block of the Project site, while lines 2-Clement and 3-Jackson are within 4 blocks, and the Civic Center BART/MUNI station is approximately 10 blocks away. And, finally, PPNorCal intends to maintain its Mission District presence at the Good Samaritan Family Resource Center (1294 Potrero Avenue), providing those residents with continued access to its services. Those services include full reproductive health services, STD screenings and treatment, and contraception, which are among the same services provided in PPNorCal’s San Francisco – Valencia clinic location. As noted above, however, those operations remain under evaluation and are subject to change in the future.

**Guideline 3.1.2:** Increase the availability and accessibility of culturally competent primary care among vulnerable subpopulations including but not limited to Medi-Cal beneficiaries, uninsured residents, limited English speakers, and populations with documented high rates of health disparities

**SFDPH Staff Assessment: Planned Parenthood Northern California meets guideline 3.1.2.** Planned Parenthood Northern California’s proposed project will increase availability and accessibility of culturally competent primary care among Medi-Cal beneficiaries, uninsured residents, and limited English speakers.

The Project will expand the availability and accessibility of family planning and other primary care services to vulnerable subpopulations. PPNorCal’s mission is to increase access to quality health care for all individuals, and its established client base is in line with that mission.

In 2016, PPNorCal’s San Francisco clinics served over 11,000 clients, many from numerous vulnerable subpopulations, including clients with limited English proficiency (11%), Medi-Cal beneficiaries (52% FFACT, 21% Managed Care / Medi-Cal), and uninsured residents (15%). In total, 88% of PPNorCal’s San Francisco clients were

either covered by Medicaid or uninsured in 2016. This Project looks to continue PPNorCal’s mission of serving vulnerable populations, particularly in the Van Ness / Civic Center / Tenderloin neighborhoods of San Francisco.

Additionally, PPNorCal prides itself on the diversity of its staff and providers, which reflect the San Francisco community. In particular, 40% of the PPNorCal San Francisco staff are bi-lingual, Spanish-speaking individuals. This significantly removes many of the language-related barriers that often exist as between medical care providers and subpopulations, including Spanish-speaking subpopulations. Additionally, PPNorCal’s San Francisco locations offer non-Spanish / non-English language translation services by telephone and, in some cases, in person, depending on staff availability.

**Guideline 3.1.4:** Increase the availability and accessibility of prenatal care for subpopulations with documented high rates of related health disparities including but not limited to Black/African American residents.

**SFDPH Staff Assessment: Planned Parenthood Northern California meets guideline 3.1.4 -** Planned Parenthood Northern California’s proposed project will increase availability and accessibility of prenatal care for subpopulations with documented high rates of health disparities.

The Project will increase the availability and accessibility of all family planning services, including referrals for prenatal care services, for subpopulations with documented high rates of health disparities. For example, data collected and published by the San Francisco Health Improvement Partnership (“SFHIP”) states that the infant mortality rate for Black or African American subpopulations in San Francisco is 9.6 deaths per 1,000 live births, significantly higher than the overall San Francisco County average of 3.3 deaths per 1,000 live births. Similarly, the infant mortality rate for Hispanic subpopulations is 3.8 deaths per 1,000 live births, again higher than the overall average. Additionally, the percentage of Black or African American babies with very low birth weight (2.1%) is more than double the overall San Francisco County average (1.0%). In 2016, the vast majority of PPNorCal’s San Francisco clients identified as non-White, with 25% identifying as Hispanic or Latino, 19% identifying as Asian, and 7% identifying as Black or African American. As such, PPNorCal has a demonstrated capacity to serve these vulnerable subpopulations, and this Project will continue to further PPNorCal’s commitment to doing so.

**Guideline 3.1.11:** Support innovative education and outreach efforts that: (a) target youth and other hard-to-reach populations, such as homeless people and those with behavioral health problems that inhibit them from seeking medical care and other health services, as well as “invisible” populations that are often overlooked due to their legal status and/or (b) help low-income, publicly insured, and/or uninsured persons identify health care facilities where they may access care.

**SFDPH Staff Assessment: Planned Parenthood Northern California meets guideline 3.1.11 -** Planned Parenthood Northern California supports education and outreach efforts that target youth and hard-to-reach populations.

PPNorCal’s Community & Education Services reach more than 58,000 individuals annually in Northern California. These efforts are targeted at youth, low-income, disabled and other vulnerable subpopulations that need tailored assistance. Among the many community services and education programs PPNorCal provides are:

- Case Management for Pregnant and Parenting Teens;
- Case Management and Housing Support for HIV+ People;
- Sexual health education programming for youth, adults, and parents;
- Peer education programs for youth and adults;



- Community outreach and engagement programs through health fairs, community events, and in collaboration with other community based organizations; and
- Professional development and capacity building workshops and technical assistance for teacher, providers, and professionals.

PPNorCal has a demonstrated presence in these areas throughout San Francisco. PPNorCal works closely with the San Francisco Unified School District (“SFUSD”) to provide critical programming, trainings and curriculum development for San Francisco’s students, teachers and school administrations. These efforts begin as early as 5<sup>th</sup> Grade and continue through college.

Among PPNorCal’s many youth-based accomplishments in San Francisco is its co-authorship of comprehensive sex education curriculum used in SFUSD’s high schools, titled “Be Real, Be Ready.” In addition to acting as the primary author of this curriculum, PPNorCal provides ongoing technical and training assistance to teachers running the program in their classrooms. SFUSD has also adopted PPNorCal’s puberty lessons in its 5<sup>th</sup> and 6<sup>th</sup> Grade classrooms, providing important information to San Francisco’s youth about their bodies and their resources. PPNorCal also works with youth groups and community based organizations serving queer and transgender youth. PPNorCal’s skilled health educators provide workshops on issues affecting San Francisco’s LGBTQIA youth, providing outreach, workshops, and trainings at seminars, fairs, and other events, including the GSA Network Youth Empowerment Summit.

Additionally, PPNorCal’s education and outreach efforts extend to other vulnerable populations, including the homeless or lowest-income San Francisco residents, non-English speaking women, or those individuals in California’s Reentry Program who are being re-introduced to the community. These efforts include partnering with Project Homeless Connect, where PPNorCal brings health educators and medical services providers to provide education and testing services to San Francisco’s homeless population.

Finally, PPNorCal consistently participates in city-wide projects and collaborations. For instance, PPNorCal is on the steering committee of the Adolescent Health Working Group, which brings together members from community based organizations, City departments, and other health care providers to increase the health and well-being of San Francisco’s youth. PPNorCal is also a part of the Expect Respect Collaborative through City College of San Francisco, and is on the steering committee for Bay Area Communities for Health Education.

Through this Project, PPNorCal intends to continue these community outreach and education efforts, targeting youth, low-income, homeless, uninsured and other vulnerable subpopulations who have demonstrated family planning, sexual health and general counseling needs and concerns.

**Guideline 3.6.1:** Support collaborations between medical service providers and existing community-based organizations with expertise in service San Francisco’s diverse populations.

**SFDPH Staff Assessment: Planned Parenthood Northern California meets guideline 3.6.1 -** Planned Parenthood Northern California supports collaborations between medical providers and community-based organizations in San Francisco.

See above response to Guideline 3.1.11.

**Guideline 3.6.3:** Support partnerships between medical service providers and entities not specifically focused on health or social services (e.g., schools, private business, faith community, etc.) to leverage expertise and resources and expand access to health services and promote wellness.

**SFDPH Staff Assessment: Planned Parenthood Northern California meets guideline 3.6.3 -** Planned Parenthood Northern California supports partnerships between medical providers and entities not focused on health or social services such as schools.

See above response to Guideline 3.1.11.

### **III. Conclusion**

SFDPH staff recommends a finding of “Consistent” for Planned Parenthood Northern California’s application for 1522 Bush Street. Planned Parenthood Northern California’s Application for Consistency Determination has demonstrated a long history of providing reproductive and sexual health services to San Francisco’s low-income and vulnerable populations. Planned Parenthood Northern California’s proposed project at 1522 Bush Street is consistent with the HCSMP guidelines and recommendations as specified in this application.

