



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 20, 2017

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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Information:
415.558.6377

Date: July 6, 2017
Case No.: **2017-000979CUA**
Project Address: **1522 BUSH STREET**
Zoning: RC-4 (Residential-Commercial, High Density)
Van Ness Special Use District
130-V Height and Bulk District
Block/Lot: 0666/006
Project Sponsor: Gilda Gonzales, Planned Parenthood Northern California
2185 Pacheco Street
Concord, CA 94520
Staff Contact: Sara Vellve – (415) 558-6263
sara.vellve@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project proposes to rehabilitate the existing two-story building at 1522 Bush Street into a Health Service Use for Planned Parenthood of Northern California (PPNorCal). The approximately 13,400 square foot building would be fully occupied by PPNorCal, and was previously occupied by an Automotive Use (Bee Automotive). Operations will occur on both floors of the building, with the ground floor used for reception, staff offices and conference and training rooms. The second floor will accommodate the health services including clinical procedures, exams, counseling, reception, lab and recovery activities. Locating the health services on the second floor will aid in providing a secure clinical area to provide expert and comprehensive sexual and reproductive health care. Class I bike parking would be located within the building at the ground floor and Class II bike parking would be located on the sidewalk on Bush Street. Sidewalk improvements include planting two street trees on each street frontage (Bush & Austin Streets). Planned Parenthood 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. Services currently provided at the Valencia Street office would be relocated to the subject site while another location in the Mission would remain for the foreseeable future.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Bush Street between Van Ness Avenue and Franklin Street, Block 0666, Lot 006. The approximately 6,000 square foot lot is located within the RC-4 (Residential-Commercial, High Density), Van Ness Special Use District and a 130-V Height and Bulk District. The vacant two-story automotive service/body building occupies the entire footprint of the through lot that fronts Austin Street to the north. The building is classified as a Historic Resource, Category "A" and is a contributor to the Van Ness Auto Row Support Structures District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the east end of the block close to Van Ness Avenue. Other buildings on the north side of Bush Street are generally 2-3 stories in height, primarily with ground floor commercial uses and residences above. Immediately adjacent to east fronting Van Ness Avenue is a seven-story building with ground-floor commercial uses and six stories of dwellings above. Across Bush Street from the project site is a six-story building that contains a car dealership, automotive service and rental use. A new 12-story mixed-use building is located at the intersection of Bush and Franklin Streets. The San Francisco Towers senior community is located across Austin Street to the north of the subject property. The new California Pacific Medical Center is located four blocks to the south of the site. Overall, the site is located in a mixed-use district that serves as a transitional area between the Polk Street corridor to the east, Cathedral Hill to the south, Pacific Heights to the north, and Japantown to the west.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. As the building is a Category "A" building, preservation staff reviewed the proposed modifications and found them consistent with the Secretary of the Interior's Standards.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 30, 2017	June 28, 2017	22 days
Posted Notice	20 days	June 30, 2017	June 30, 2017	20 days
Mailed Notice	10 days	July 9, 2017	July 9, 2017	10 days

Planning Code Sections 311 and 312 do not require notice of changes of use/building alterations in the RC-4 District.

PUBLIC COMMENT/COMMUNITY OUTREACH

- As of July 6 when this report was submitted, the Project Sponsor has conducted at least 10 outreach meetings with neighborhood residents and groups, a number of community representatives, Supervisors Farrell and Ronen and Mayor Lee. The Sponsor has provided evidence of broad community support. Samples of support letters and a petition are provided in the case packet.
- As of July 6 when this report was submitted, the Department has received approximately two letters of support and no letters of opposition.
- As of July 6 when this report was submitted, the Project Sponsor has submitted approximately 20 letters of support and petitions of support with approximately 211 signatures.

ISSUES AND OTHER CONSIDERATIONS

- The Health Service Use is principally permitted on the ground floor of the subject property.

- Planned Parenthood of Northern California is an integral part of San Francisco's health service system, and provides critical sexual and reproductive health care to anyone regardless of income or immigration status.
- Upon the recommendation of the Department of Public Health, the Planning Department has determined the project is consistent with the Health Care Services Master Plan (HCSMP), pursuant to Planning Code Section 342.
- The determination of consistency with the HCSMP was posted to the Planning Department's website for public review on Wednesday, June 28 2017.
- The Project Sponsor has voluntarily added two vertical bike storage racks for use by staff at the rear of the building on the ground floor.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to locate a Health Service Use on the second floor of a building within the RC-4 (Residential-Commercial, High Density) District, pursuant to Planning Code Sections 209.3 and 303. There is no required Commission action with regard to the Health Care Services Master Plan Consistency Determination.

BASIS FOR RECOMMENDATION

- The project promotes the relocation of a established Health Service Use that has been operating in San Francisco since 1929.
- The subject building is vacant and the second-floor use would not displace any residential, retail, commercial or industrial use.
- Greater security, protection and privacy can be afforded Planned Parenthood's clients by locating clinical services on the building's second floor.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The Department of Public Health recommends that the project be found consistent with San Francisco's Health Care Services Master Plan, and the Planning Department has concurred.
- The project complies with Objectives and Policies of San Francisco's General Plan.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion

Environmental Determination

Zoning District Map

Parcel Map

Sanborn Map

Aerial Photographs

Context Photos

Site Photos

Public Correspondence Submitted to Planning Department (sample)

Project Sponsor Submittal, including:

- Cover Letter from Gilda Gonzales, President & CEO, Planned Parenthood of Northern California
- Outreach Summary
- Samples of Support Letters, Emails & Petition
- Informational Booklet on Bush Street Location
- FAQ

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☒ Environmental Determination
- ☒ HCSMP Consistency Determination

- ☒ Parcel Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☒ Context Photos
- ☒ Site Photos

- ☒ Project sponsor submittal

Drawings: Existing Conditions

- ☒ Check for legibility

Drawings: Proposed Project

- ☒ Check for legibility

Renderings

- ☒ Check for legibility

Exhibits above marked with an "X" are included in this packet

SV

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 209.3 OF THE PLANNING CODE TO ALLOW A HEALTH SERVICE USE (D.B.A. PLANNED PARENTHOOD OF NORTHERN CALIFORNIA) ON THE SECOND FLOOR OF THE SUBJECT BUILDING WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL, HIGH DENSITY), VAN NESS SPECIAL USE DISTRICT AND A 130-V HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 24, 2017 Gilda Gonzales of Planned Parenthood Northern California (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 209.3 to allow a Health Service Use (d.b.a. Planned Parenthood of Northern California) on the second floor of the subject building within the RC-4 (Residential-Commercial, High Density), Van Ness Special Use District and a 130-V Height and Bulk District.

On July 20, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-000979CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption. As the building is a Category "A" building, preservation staff reviewed the proposed modifications and found them consistent with the Secretary of the Interior's Standards.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2017-000979CUA CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Bush Street between Van Ness Avenue and Franklin Street, Block 0666, Lot 006. The approximately 6,000 square foot lot is located within the RC-4 (Residential-Commercial, High Density), Van Ness Special Use District and a 130-V Height and Bulk District. The vacant two-story automotive service/body building occupies the entire footprint of the through lot that fronts Austin Street to the north. The building is classified as a Historic Resource, Category "A" and is a contributor to the Van Ness Auto Row Support Structures District.
3. **Surrounding Properties and Neighborhood.** The project site is located at the east end of the block close to Van Ness Avenue. Other buildings on the north side of Bush Street are generally 2-3 stories in height, primarily with ground floor commercial uses and residences above. Immediately adjacent to east fronting Van Ness Avenue is a seven-story building with ground-floor commercial uses and six stories of dwellings above. Across Bush Street from the project site is a six-story building that contains a car dealership, automotive service and rental use. A new 12-story mixed-use building is located at the intersection of Bush and Franklin Streets. The San Francisco Towers senior community is located across Austin Street to the north of the subject property. The new California Pacific Medical Center is located four blocks to the south of the site. Overall, the site is located in a mixed-use district that serves as a transitional area between the Polk Street corridor to the east, Cathedral Hill to the south, Pacific Heights to the north, and Japantown to the west.
4. **Project Description.** The Project proposes to rehabilitate the existing two-story building at 1522 Bush Street into a Health Service Use for Planned Parenthood of Northern California (PPNorCal). The approximately 13,400 square foot building would be fully occupied by PPNorCal, and was previously occupied by an Automotive Use (Bee Automotive). Operations will occur on both floors of the building, with the ground floor used for reception, staff offices and conference and training rooms. The second floor will accommodate the health services including clinical procedures, exams, counseling, reception, lab and recovery activities. Locating the health

services on the second floor will aid in providing a secure clinical area to provide expert and comprehensive sexual and reproductive health care. Class I bike parking would be located within the building at the ground floor and Class II bike parking would be located on the sidewalk on Bush Street. Sidewalk improvements include planting two street trees on each street frontage (Bush & Austin Streets). Planned Parenthood 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. Services currently provided at the Valencia Street office would be relocated to the subject site while another location in the Mission would remain for the foreseeable future.

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.

5. **Public Comment.** As of July 6 when this report was submitted, the Project Sponsor has conducted at least 10 outreach meetings with neighborhood residents and groups, a number of community representatives, Supervisors Farrell and Ronen and Mayor Lee. The Sponsor has provided evidence of broad community support. Samples of support letters and a petition are provided in the case packet.

As of July 6 when this report was submitted, the Department has received approximately two letters of support and no letters of opposition.

As of July 6 when this report was submitted, the Project Sponsor has submitted approximately 20 letters of support and petitions of support with approximately 211 signatures.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Health Care Services Master Plan.** Planning Code Section 342 states that this Medical Use project must complete and submit a HCSMP Consistency Determination Application as it

would exceed 10,000 gross square feet, subject to approval by the Planning Department with input from the San Francisco Department of Public Health. (SFDPH).

The Sponsor intends to occupy the subject building with a Health Service Use of approximately 13,400 square feet and is subject to Planning Code Section 342 because the proposed use is in excess of 10,000 square feet.

On January 24, 2017 the applicant submitted an application for a Health Care Services Master Plan Consistency Determination to the Planning Department. The Application and supporting documentation was forwarded to the SFDPH for review. On June 6, 2017 a revised application was submitted to SFDPH at their request. SFDPH has reviewed the application and on June 20, 2017 issued a Memorandum recommending a finding of consistency with the Health Care Services Master Plan. The Planning Department concurs in the SFDPH's recommendation and has approved the HCSMP application. The revised HCSMP Consistency Determination Application and SFDPH Memorandum with findings was posted to the Planning Department's website on June 28, 2017.

- B. **Use.** Planning Code Section 209.3 states that a Conditional Use Authorization is required for a Retail Sales & Service Use on the second floor in the RC-4 Zoning District.

Planning Code Section 102 describes a Health Service Use as a Retail Sales and Service Use; therefore, Conditional Use Authorization is required to locate the proposed Planned Parenthood health service on the second floor of the subject building. The Health Service Use is principally permitted on the ground/first floor of the structure.

- C. **Off-Street Vehicular Parking.** Planning Code Section 151.1 permits up to one off-street parking space for each 300 square feet of Occupied Floor Area. Off-street parking is not required in the RC District.

Pursuant to Planning Code Section 151.1 the proposal does not provide any off-street vehicular parking.

- D. **Bike Parking.** Planning Code Section 155.2(a)(4) requires bike parking when a change of occupancy is proposed. Table 155.2 requires One Class 1 space for every 5,000 square feet of Occupied Floor Area and One Class 2 space for every 15,000 square feet of Occupied Floor Area, but no less than four located near each public pedestrian entrance.

The proposed floor area of the Health Service Use is approximately 13,400 square feet, and the plans indicate that three Class I bike parking spaces would be located in the building foyer (the space between the lobby and the roll-up doors), and four Class II bike parking spaces on the sidewalk near the public pedestrian entrance on Bush Street.

- E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other commercial uses on the block face, and is consistent with the previous automotive use that occupied the entire building. There are no proposed changes to the building that would increase its size. The use will complement the health services already offered in the area, and CPMC's medical center under construction approximately four blocks away. The use will contribute to the breadth of health services provided in the neighborhood and citywide. It is anticipated that pedestrian traffic will increase and benefit retail and commercial establishments on Bush and Franklin Streets, and Van Ness Avenue.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building are not proposed to be altered. The tenant improvement will upgrade and convert the interior space to accommodate the proposed use. Exterior alterations would minimally alter the existing appearance and character of the building.

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Project site is accessible by public transit, with multiple public transit alternatives (MUNI Bus lines 2-Clement, 3-Jackson, 19-Polk, 47-Van Ness and 49-Van Ness/Mission; Civic Center BART/MUNI) within close walking distance. Additionally, the Project site is directly adjacent to Van Ness Avenue, a major thoroughfare and state highway which provides ready access to those driving. There are also designated bicycle routes on Sutter, Post, California and Polk Streets.

There are three publicly-accessible parking garages within a three block radius, including Sutter Place Garage (1375 Sutter Street), 1200 Van Ness Garage (1180 Post Street), and Daniel Burnham Court Garage (1220 Post Street), which can be utilized by the Project's clientele.

The Health Service use will not generate significant demand for freight loading because goods will not be sold at the property, and the Planning Code does not require off-street loading for clinic uses of less than 100,000 square feet. Nonetheless, the back of the building fronts onto Austin Street, a service alley where the limited amount of loading activities can be accommodated on-street. The Project will take measures to ensure that access to nearby senior housing garages off of

Austin Street will not be blocked for any loading purposes and can request SFMTA to install a yellow loading curb zone on Austin Street should the need arise. Additionally, the Project will request a white passenger zone in the front of the building on Bush Street, as an additional point of drop-off.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not emit any noxious odors or emissions. As a clinic, there is no generation of dusts or odors, and all activities are contained inside the building, which prevents noise pollution from emanating. During construction, appropriate measures will be taken to minimize the generation of and impacts from noise, dust and odor as required by the Building Code and any other applicable limitations.

- iv. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

Two street trees will be added to the Bush Street sidewalk, and two added to the Austin Street sidewalk. No other exterior improvements, beyond façade modifications needed to accommodate the change of use, are proposed for the Project. No new on-site parking is proposed. No other work, such as landscaping, screening or the addition of open space or parking, is required or proposed for the Project.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is located in an RC (Residential-Commercial, Combined) District, which is not a NC (Neighborhood Commercial) District.

- 8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 7

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

POLICY 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

POLICY 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

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.

The Project will allow expansion of these services to the directly adjacent Tenderloin and Van Ness / Civic Center Neighborhoods, which have a well-documented need for the availability and accessibility of critical health services. 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 1-California, 2-Clement and 3-Jackson are within 4 blocks, and the Civic Center BART/MUNI station is approximately 10 blocks away.

Finally, PPNorCal presently 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 after the closure of the San Francisco – Valencia location and relocation to 1522 Bush Street. The services provided at the Good Samaritan Family Resource Center 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.

VAN NESS AVENUE AREA PLAN

OBJECTIVE 1

CONTINUE EXISTING USES OF THE AVENUE AND ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.

POLICY 1.2

Allow existing structures to remain in non-residential use.

The Project will maintain an existing non-residential use by rehabilitating the existing two-story automotive garage into a two-story health clinic, on a parcel well-suited for such use given its size and surrounding buildings and uses.

OBJECTIVE 8

CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A RESIDENTIAL BOULEVARD.

POLICY 8.2

Where there are no trees, plant trees within the sidewalk space and the median strip. Maintain existing healthy trees and replace unhealthy ones.

The Project includes the addition of four street trees, which will enhance the pedestrian experience and exterior look of the building and surrounding neighborhood on both Bush and Austin Streets.

OBJECTIVE 11

PRESERVE THE FINE ARCHITECTURAL RESOURCES OF VAN NESS AVENUE.

POLICY 11.1

Avoid demolition or inappropriate alteration of historically and architecturally significant buildings.

The Project involves rehabilitation, rather than demolition, of an existing building. 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. As a result, 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 through review for compliance with the California Environmental Quality Act (CEQA).

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project site is a vacant automobile garage and repair shop. No currently operating neighborhood serving retail or commercial uses will be displaced by the Project, and many of those uses may be enhanced by the increased pedestrian traffic through the area as a result of the Project.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The Project will not impact existing housing or neighborhood character. The Project is entirely non-residential and surrounded primarily by commercial and retail spaces, some with housing above the ground floors. The Project will not displace any tenants or remove any existing housing, as it contains no housing itself. Neighborhood character will remain unchanged as the building envelope is not being altered or increased.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project proposes only the redevelopment of an existing, vacant non-residential building into a Health Service Use. It will not affect the supply of affordable housing. Thus, no affordable housing is lost by approval of the Project.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The project replaces an Automotive Use with a Health Service Use that is not dependent on private vehicle use. The modest amount of traffic associated with the Project will not impede MUNI or other public transit, nor neighborhood parking. The Project site is located in a transit rich area. MUNI Bus lines 19-Polk, 47-Van Ness and 49-Van Ness/Mission are within a block of the Project site, while lines 1-California, 2-Clement and 3-Jackson are within 4 blocks, and the Civic Center BART/MUNI station is approximately 10 blocks away. It is anticipated that these easily accessible public transportation options will be utilized by the majority of the Project's patients and visitors. A number of commercial parking garages are located within close proximity to the site.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not propose commercial office development. By redeveloping a vacant automotive garage and repair shop into a health service clinic, the Project results in a net gain – rather than a net loss – of active service sector uses. Existing and future opportunities for resident employment and/or ownership in the industrial and service sectors are not impeded by the Project.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be done in compliance with applicable San Francisco Building and Fire Code fire and life safety standards, adhering to all emergency code requirements..

- G. That landmarks and historic buildings be preserved.

The Project will rehabilitate a building determined individually eligible for the California Register in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties through compliance with the California Environmental Quality Act.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project involves rehabilitation of an existing building, which will be retained at its current height of less than 40 feet; therefore, the project is not subject to Planning Code Section 295.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-000979CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **July 5, 2017**, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 20, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 20, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Health Service Use (d.b.a. **Planned Parenthood of Northern California**) located at 1522 Bush Street, Block 0666, and Lot 006 pursuant to Planning Code Sections **209.3 and 303** within the **RC-4 (Residential-Commercial, High Density), Van Ness Special Use District** and a **130-V** Height and Bulk District; in general conformance with plans, dated **July 5, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2017-000979CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 20, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 20, 2017** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the details of the front and rear elevations. Final materials, glazing, color, texture, and detailing shall be subject to Department staff review and approval. Should an architectural addends be necessary, it shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

1. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than three Class 1 four Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1522 Bush Street		0666/006	
Case No.	Permit No.	Plans Dated	
2017-000979CUA		July 5, 2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The Project proposes to rehabilitate the existing two-story building at 1522 Bush Street into a Health Service Use for Planned Parenthood of Northern California. The tenant improvement would renovate the building's interior to accommodate the proposed use. Exterior work is generally limited to window replacements as indicated on the above-referenced plans.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER


Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> : _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature: Shelley Caltagirone Digitally signed by Shelley Caltagirone Date: 2017.07.06 11:38:24 -07'00'	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Sara Velve Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature:  Digitally signed by sara velle Date: 2017.07.06 12:01:27 -07'00'
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required. ATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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		Same as Above <input type="checkbox"/>
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		Same as Above <input type="checkbox"/>
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		Same as Above <input type="checkbox"/>
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
PROJECT TYPE: <input checked="" type="checkbox"/> Change of use to Medical Use > 10,000 gsf <input type="checkbox"/> Addition to existing Medical Use > 5,000 gsf	BUILDING PERMIT NUMBER(S): CASE NUMBER: 	DATE FILED: 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:

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

VERIFIED BY PLANNER:

Signature: Sara Vellve Date: 6/27/2017
Printed Name: Sara Vellve Phone: 415 508 0263

VERIFIED BY DIRECTOR:

Signature: John Rahaim 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
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:

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%
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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 5th 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 5th and 6th 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

On June 6th, 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.

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

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% FPACT, 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 5th 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 5th and 6th 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.

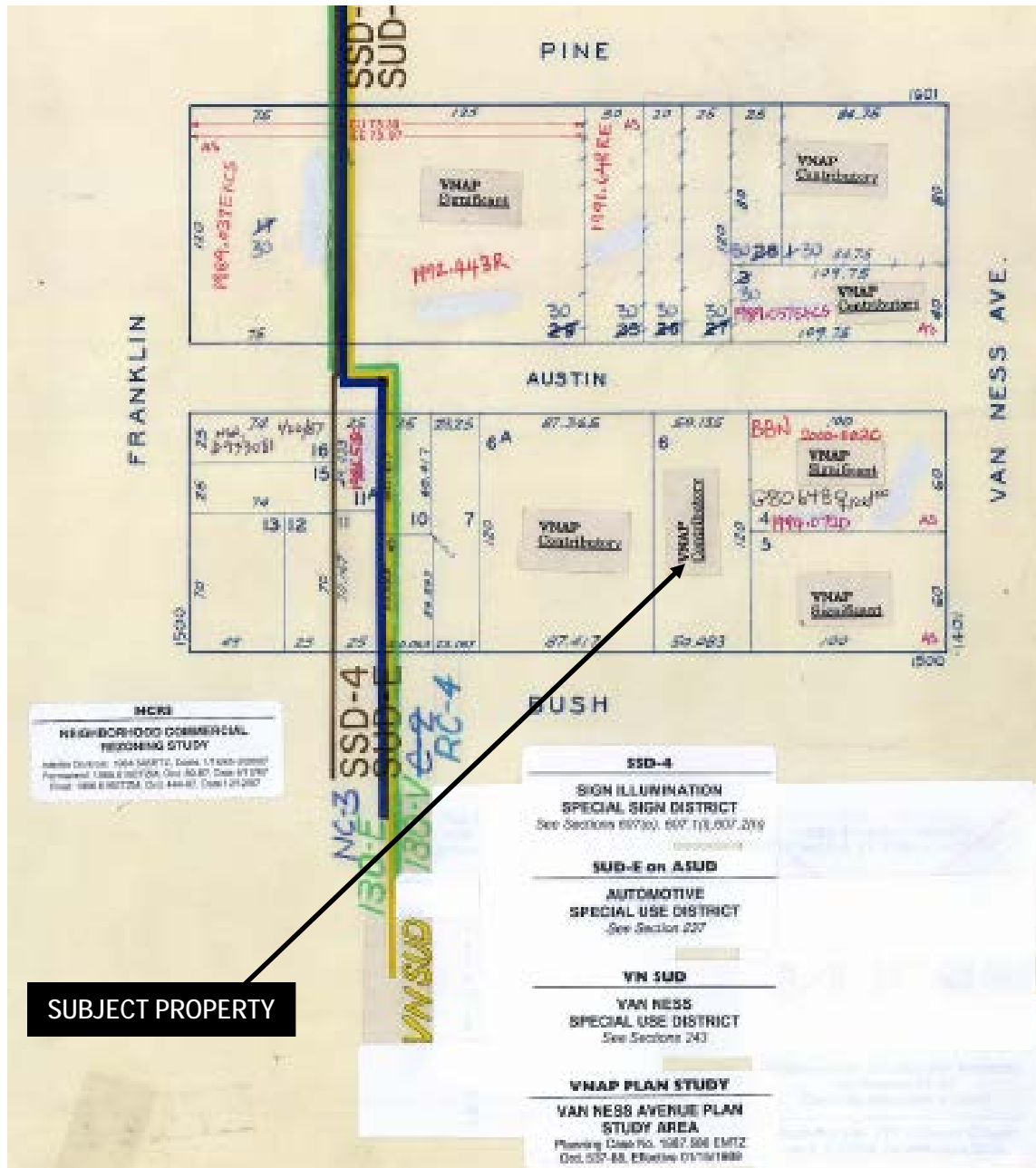
SFDPH Staff Assessment: Planned Parenthood Northern California meets guideline 3.6.3 -
Planned Parenthood Northern California supports partnerships between medical providers and entities not focused on health or social services such as schools.

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.

Parcel Map

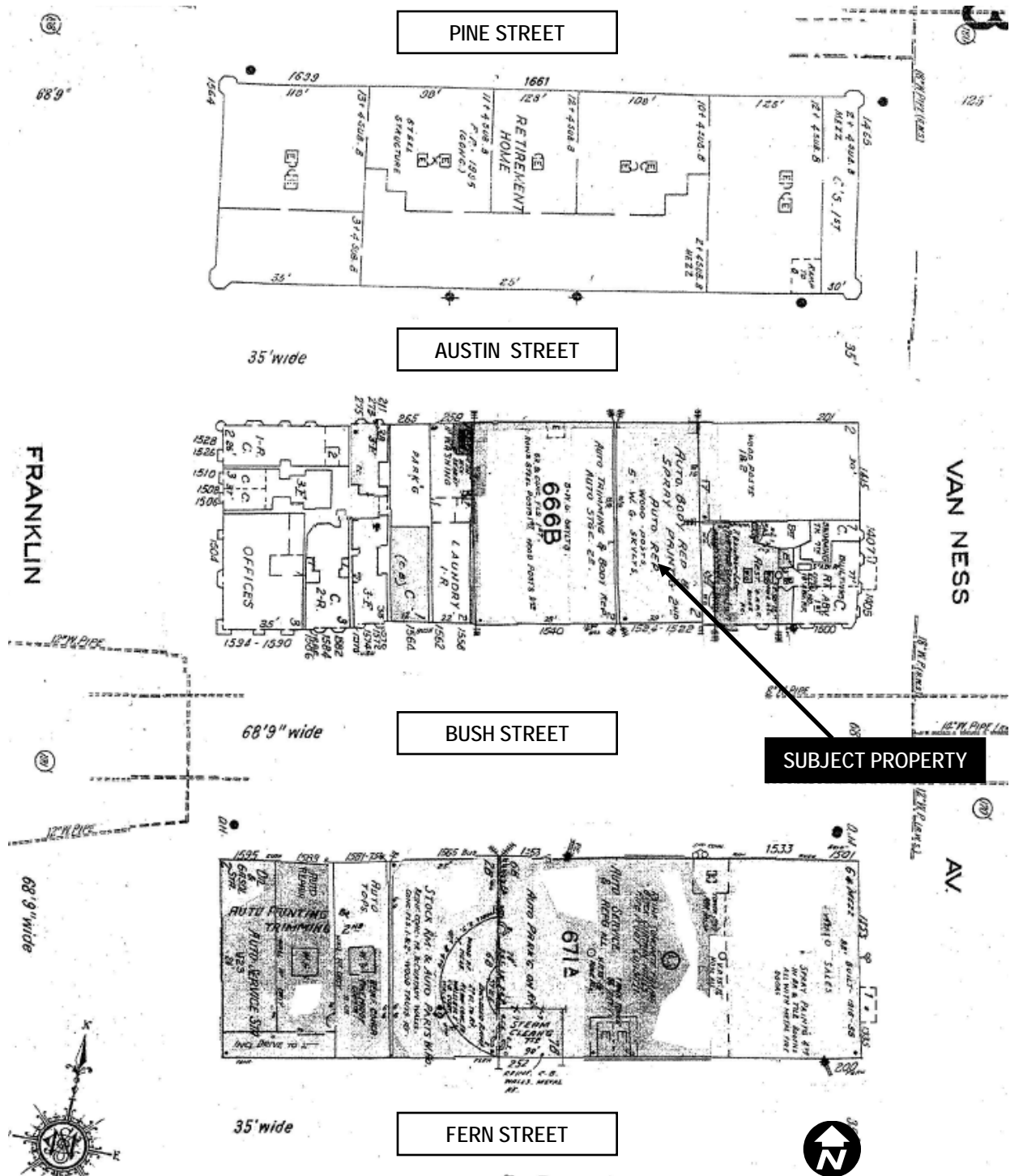


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2017-000979CUA
 Health Service Use (2nd Floor)
 1522 Bush Street

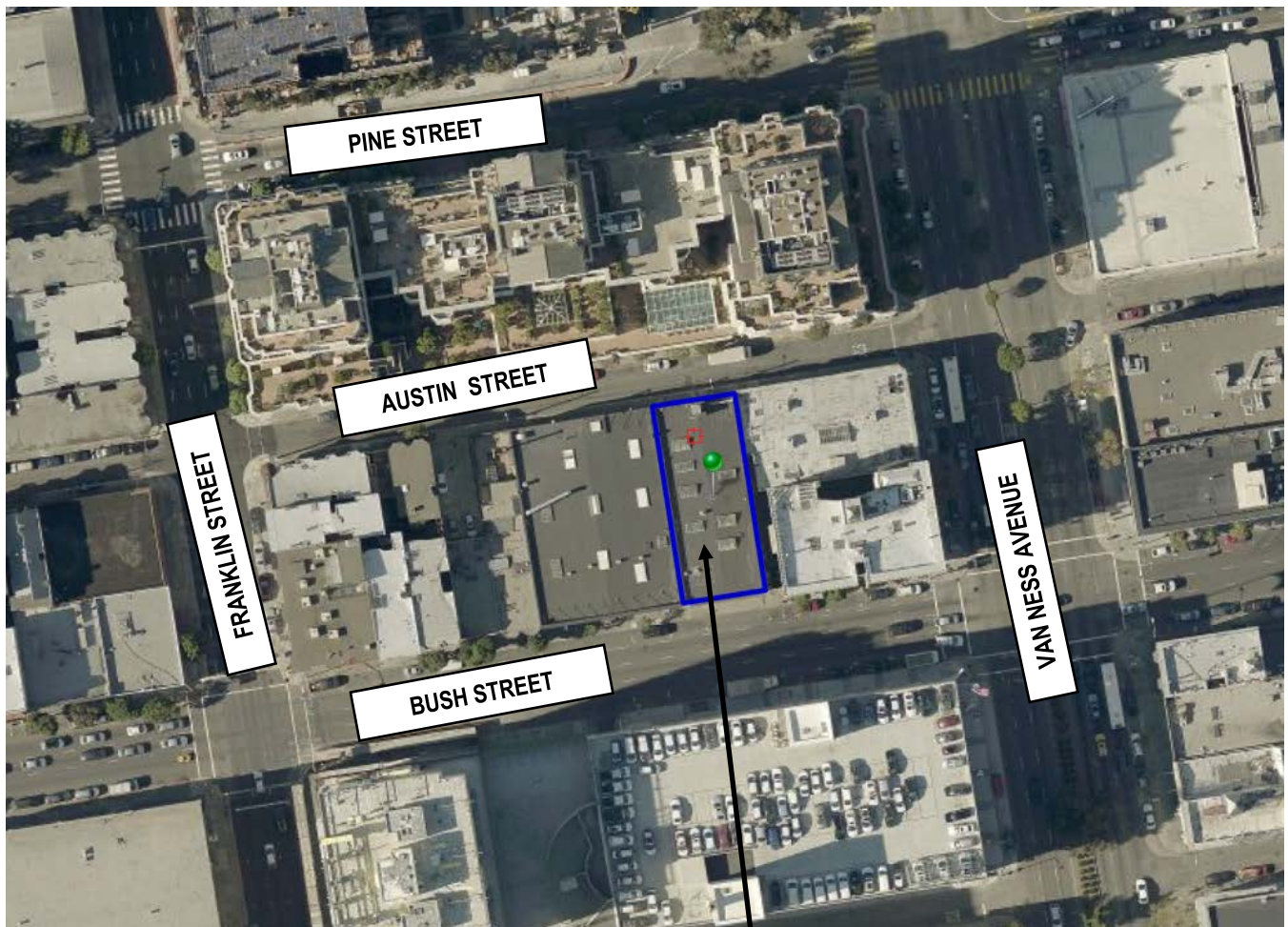
Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2017-000979CUA
Health Service Use (2nd Floor)
1522 Bush Street

Aerial Photo



SUBJECT PROPERTY

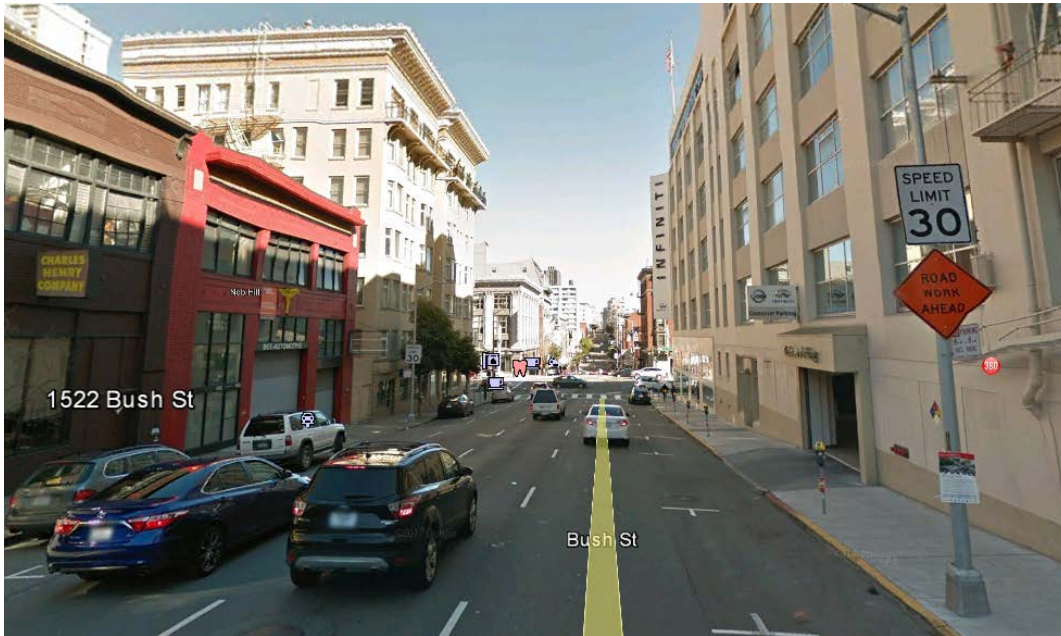
Site Photos



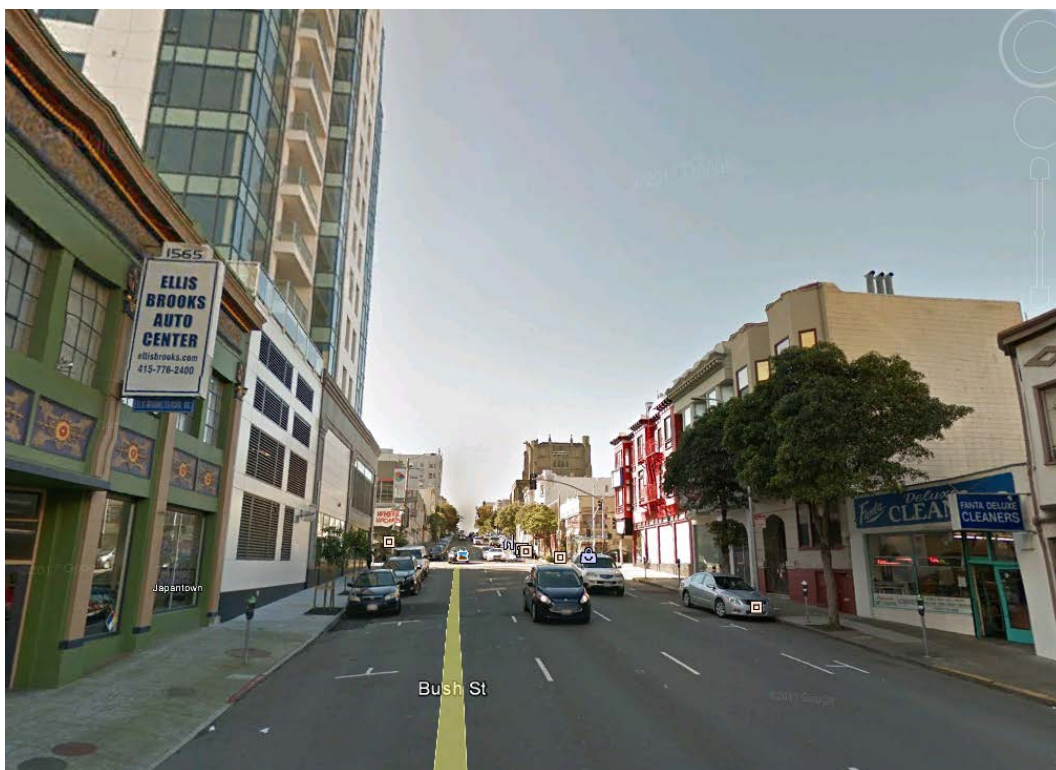
BUILDING FAÇADE ON BUSH STREET

Conditional Use Authorization
Case Number 2017-000979CUA
Health Service Use (2nd Floor)
1522 Bush Street

Bush Street Context Photos



LOOKING EAST TO VAN NESS AVENUE WITH SUBJECT PROPERTY ON LEFT IN RED



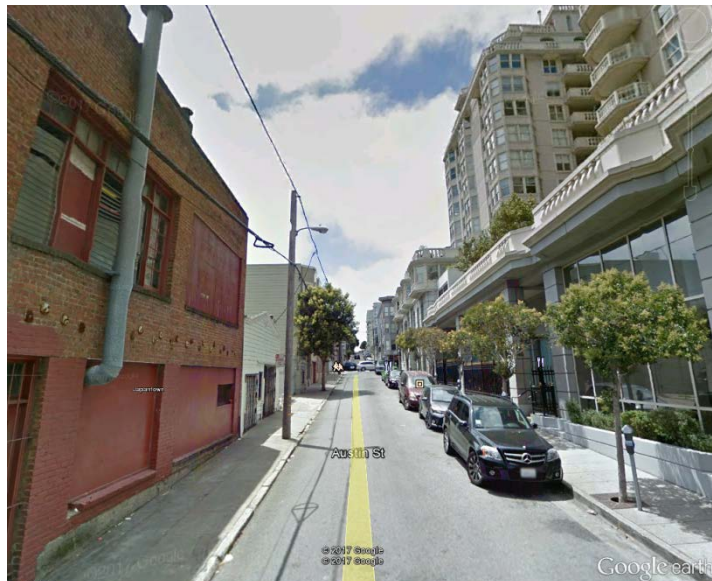
LOOKING WEST TO FRANKLIN STREET

Conditional Use Authorization
Case Number 2017-000979CUA
Health Service Use (2nd Floor)
1522 Bush Street

Austin Street Context Photos



VIEW ON AUSTIN STREET LOOKING EAST TO VAN NESS AVENUE WITH SUBJECT PROPERTY ON RIGHT IN RED



VIEW LOOKING WEST TO FRANKLIN STREET WITH SUBJECT PROPERTY ON LEFT IN RED

Conditional Use Authorization
Case Number 2017-000979CUA
Health Service Use (2nd Floor)
1522 Bush Street

June 29, 2017

Rich Hillis, Commission President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Subject: 1522 Bush Street (Case No. 2017-000979CUA)
Conditional Use Authorization / HCSMP Consistency Determination
Hearing Date: July 20, 2017

President Hillis and Commissioners,

Planned Parenthood Northern California (PPNorCal) is pleased to come before the Commission for review of our proposed health services project at 1522 Bush Street. I am writing to request your support for a Conditional Use Authorization, required for health care use on the second floor in an RC-4 zoning district, and a Health Care Services Master Plan Consistency Determination as required by Planning Code Section 342.

For 100 years, Planned Parenthood has helped keep millions of people healthy, informed, and strong. Access to our life-saving services has transformed the way people live, work, and love—in San Francisco and around the world. As we begin our second century, PPNorCal proposes to amplify the impact of our essential services in San Francisco, with a new Flagship location at 1522 Bush Street, between Van Ness Avenue and Franklin Street.

We have maximized service capacity at our current leased location at 1650 Valencia Street in the Mission—in the last three years, we increased visit volume by 50%. We now operate at full capacity within our space constraints. The average wait time for an appointment is six days.

The proposed relocation from Valencia Street to Bush Street will increase PPNorCal's capacity to serve residents of San Francisco and beyond for the next 100 years. After a year-long search, we landed at this site because of its transit-rich location and adjacency to several other health care providers. Our combined health center and ancillary service space will grow from 4,178 (including our satellite location) to 11,170 sq. ft. (excluding non-useable basement space). We will be able to decrease appointment wait time down to three days, while increasing visit volume by 20% - adding 3,000 extra visits annually.

The health center will include a welcoming and more private entrance to protect our patients and staff from intimidation and harassment, and locate most clinical services on the second floor for even greater security and comfort for our patients and staff. The reception we have

Regional Offices: 1650 Valencia Street, San Francisco, CA 94110 • 2185 Pacheco Street, Concord, CA 94520
322 Timber Fall Court, Suite B, Eureka, CA 95503

received from neighbors about the project has been universally warm, as documented in the attached community materials.

The project will also act as a nexus for strategic innovation, research and policy development in its ancillary administrative space, while providing room 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 medically underserved in San Francisco —needs that will greatly be impacted by rapidly changing health care policies and service delivery models.

PPNorCal brings affordable, nonjudgmental health care to low-income, underserved individuals who live in 20 Northern California counties, from San Francisco to the Oregon border. Deeply rooted in San Francisco since 1929, our health center here sees the highest volume of patients out of our 20 sites, providing 15,000 visits annually to 10,000 clients, and growing. In San Francisco, 200,000+ residents are in need of low-cost health care. These are the residents who benefit most from PPNorCal health services.

We provide the following services: family planning, pregnancy testing and counseling, cancer screening, STD testing and treatment, HPV vaccines, vasectomy, infertility services, abortions, and medications to prevent HIV infection. This year in San Francisco, we will provide contraception to 7,500 women, and conduct 1,000 cervical cancer/Pap tests and 900 breast exams.

San Francisco currently has the highest rates of HIV and gonorrhea infection among all California counties. Gonorrhea rates in San Francisco have doubled in just the last four years. Our services are a critical component of the City's public health response to this epidemic: this year, we provided 24,000 STD tests, including 5,000 HIV and 19,000 Chlamydia and gonorrhea tests in San Francisco alone.

We are experts in caring for vulnerable populations with documented high rates of health disparities. Eighty-eight percent of our San Francisco clients were on Medicaid or uninsured in 2016, 11% have limited English proficiency, and the vast majority identify as non-White (25% identifying as Hispanic or Latino, 19% identifying as Asian, and 7% identifying as Black or African American).

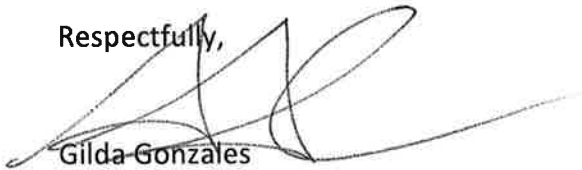
One of the hallmarks of our care at PPNorCal is that we provide confidential and multilingual care with cultural humility, and we strive to understand the needs of all the individuals who seek health care and information from our board-certified clinicians, nationally-recognized researchers and educators, and caring staff. Our materials are inclusive of people of all genders, ethnicities, and sexualities.

PPNorCal shares the City's innovative spirit and thought-leading approach to human rights and social justice. We touch an additional 50,000+ San Franciscans annually through our targeted education and advocacy work, in partnership with schools and community organizations. Our work in San Francisco is a model for the state—and the nation—and we are committed to furthering this leadership role.

We are one of very few health centers where *anyone* in need receives care—regardless of their insurance status or ability to pay. We offer low sliding-scale fees and assist clients in applying for public health benefits.

I am available to speak with any Commissioner who may wish to address questions or concerns prior to the July 20th hearing. Do not hesitate to contact me at ggonzales@ppnorcal.org or (925) 887-5223.

Respectfully,



Gilda Gonzales
President and CEO



Summary of Community Outreach in Support of Proposed Project

Presentations Delivered:

- February 24th - Office of Mayor Ed Lee
- April 11th - San Francisco Community Clinic Consortium (SFCCC)
- May 2nd - Marlayne Morgan, Cathedral Hill Neighborhood Association
- May 8th - SF Department on the Status of Women
- May 16th - San Francisco Health Department
- May 16th - Supervisor Mark Ferrell
- May 17th - Supervisor Hillary Ronen
- May 22nd - District 5 Democratic Club
- May 22nd - California Pacific Medical Center (CPMC)
- May 26th - SFPD Northern Precinct Captain John Jaimerena
- June 2nd - San Francisco Towers
- June 6th - Van Ness Corridor Association (including Lower Polk, Middle Polk, Pacific Heights, Cathedral Hill neighborhood groups)
- June 26th - The Sequoias San Francisco

Web Content & Print Materials: www.ppnorcal.org/sfflagship

Targeted Communication:

Citywide Audiences

- Integrated Project overview into four (4) tabling shifts over Pride weekend, touching approximately 8,000 individuals at Dyke March, Trans March, Civic Center and Parade
- Gave Project top billing in quarterly newsletter sent to 92,000 supporters week of June 19th
- Project overview appeared in Full Circle Fund newsletter week of June 19th
- Gathered 211 signatures and 20 letters of support from supportive San Francisco community members; no opposition identified as of June 29th, 2017

Immediate Neighbors

- Identified 150 Planned Parenthood supporters in the immediate vicinity (56 in SF Towers), emailed to provide overview and solicit input week of June 19th
- Two (2) rounds of neighborhood walks to drop information, request meeting, elicit input
- Minimum three (3) rounds follow-up emails/calls
- Agreement to meet onsite with Charles Henry Company to identify and work out any air filtration issues well in advance of project finalization

Planned Parenthood Northern California plans to continue robust community outreach work through July 20th and will update the Planning Commission on any significant developments



ANNE M. TURNER

1661 Pine Street #910
San Francisco
California 94109-0410
415-447-5486

turnera1960@gmail.com

RECEIVED

JUN 21 2017

June 16, 2017

Mr. Rich Hillis, President
San Francisco Planning Commission
1650 Mission Street Suite 400
San Francisco, CA 94103

RE: Conditional Use Permit for 1522 Bush

Dear Mr. Hillis:

As a resident and potential neighbor, I am writing to support Planned Parenthood of Northern California's proposal to establish a new facility at 1522 Bush Street. The organization is applying to you for a Conditional Use Permit.

San Francisco Towers, where I live, houses nearly 300 older people in one of the City's premiere continuing care facilities. Many of us are active in the community and committed to the on-going vibrancy of our neighborhood. We think that Planned Parenthood of Northern California will make a highly useful contribution to our area.

Representatives of Planned Parenthood met with our residents, presented graphics of their plan, and answered many, many questions about the proposal. The footprint of the 1522 Bush building extends to Austin Street, an alley at the rear of SF Towers, which is how we will be neighbors. We look forward to new landscaping on Austin and a lively interchange between our residents and the Planned Parenthood staff and clients.

At a time when we are anticipating difficult changes in our health care system, I think it is critical that we do all we can to support an important service provider like Planned Parenthood of Northern California. I urge you to approve the Conditional Use Permit so that Planned Parenthood can continue to provide its critical services.

Sincerely,

Anne M. Turner

CC: All Commission Members



June 19, 2017

President Rich Hills
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Conditional Use Permit for 1522 Bush Street

Dear President Hillis and Commissioners:

On behalf of the *Cathedral Hill Neighborhood Association (CHNA)*, we are writing to express support for Planned Parenthood Northern California's proposal to establish a new flagship location at 1522 Bush Street.

Planned Parenthood Northern California has respectfully engaged the community in its planning effort, including meetings with individual resident associations as well as a presentation to the *Van Ness Corridor Neighborhood Council*, of which CHNA is a member. We have been impressed by their willingness to hear—and respond to—any concerns from the neighborhood.

We support 1522 Bush Street as an excellent location for Planned Parenthood Northern California. We have worked with both CPMC/Sutter Health over the new Cathedral Hill Hospital and Medical Office Building on Post and Van Ness as well as the SFMTA on the Van Ness BRT to ensure that the Van Ness Corridor will provide state of the art medical services supported by major transportation lines. The placement of the new Planned Parenthood facility with its expanded services will be supported by the larger medical community and enhanced transit services in our neighborhood.

We believe Planned Parenthood is an asset for the neighborhood, and San Francisco as a whole. Now more than ever, our city must do all it can to ensure that San Francisco and Bay Area residents can access the health care they need—and Planned Parenthood Northern California's flagship location will advance this endeavor.

We respectfully urge you to approve the Conditional Use Permit for 1522 Bush St.

Sincerely,

Marlayne Morgan, President

cc. Planning Commissioners, Sara Vellve, Jonas Ionin, Director John Rheum

Jun 18, 2017

Shannon Weber, MSW
703 Chenery Street
San Francisco, CA 94131

President Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Conditional Use permit for 1522 Bush St.

Dear President Hillis,

As a San Franciscan, I am writing to express support for Planned Parenthood Northern California's proposal to establish a new flagship location at 1522 Bush Street.

Planned Parenthood Northern California has respectfully engaged the community in its planning effort. I was pleased to learn in my conversations with Planned Parenthood Northern California, the thought that has gone into selecting a location that is easily accessible by Northern Californians who need their critical services, mindful of space design to accommodate a serving a larger number of clients, as well as client, staff and neighborhood safety. I have been impressed by their willingness to hear—and respond to—any concerns from the neighborhood.

I am confident that 1522 Bush is an excellent location for Planned Parenthood Northern California. The expanded services provided will be a tremendous asset for the neighborhood, and San Francisco as a whole. Now more than ever, our city must do all it can to ensure that San Francisco residents can access the health care they need—and Planned Parenthood Northern California's flagship location will advance this endeavor.

I respectfully urge you to approve the Conditional Use Permit at 1522 Bush St.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Weber". The signature is written in dark ink and is positioned above the CC list.

CC: Rodney Fong

Christine Johnson

Joel Koppel

Myrna Melgar

Katherin Moore

Dennis Richards

Sara Velve



Planned Parenthood Northern California



SF FLAGSHIP
1522 BUSH STREET

As a neighbor, I strongly support Planned Parenthood Northern California and its effort to establish a flagship location at 1522 Bush Street in San Francisco. The location as proposed will enable Parenthood Northern California to meet the growing need for expert, compassionate, and confidential health care in San Francisco. The impact of high-quality medical services, evidence-based education and outreach, and fearless advocacy will positively impact our city for generations to come.

I urge the San Francisco Planning Commission to support this project by approving a Conditional Use Permit.

FIRST NAME: <i>CHRISTOPHER SCHULMAN</i>	LAST NAME:	
EMAIL: <i>CHRIS.SCHULMAN@gmail.com</i>	STATE: <i>CA</i>	ZIP: <i>94109</i>
FIRST NAME: <i>ADAM</i>	LAST NAME: <i>MAYER</i>	
EMAIL: <i>adam.n.mayer@gmail.com</i>	STATE: <i>CA</i>	ZIP: <i>94109</i>
FIRST NAME: <i>Hana</i>	LAST NAME: <i>Afra</i>	
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FIRST NAME: <i>Liana</i>	LAST NAME: <i>Afra</i>	
EMAIL: <i>lianaafra@yahoo.com</i>	STATE: <i>CA</i>	ZIP: <i>94116</i>
FIRST NAME: <i>Eleanor Van Slyke</i>	LAST NAME:	
EMAIL: <i>evanslyke@gmail.com</i>	STATE: <i>CA</i>	ZIP: <i>94111</i>
FIRST NAME: <i>Hannah Ransom</i>	LAST NAME: <i>Ransom</i>	
EMAIL: <i>hpransom@gmail.com</i>	STATE: <i>CA</i>	ZIP: <i>94117</i>



Our **Second Century** Starts With San Francisco

Proudly in
SAN FRANCISCO



Planned
Parenthood®
Care. No matter what.

Planned Parenthood Northern California

PROUD

Planned Parenthood Northern California





SF FLAGSHIP
1522 BUSH STREET

"Planned Parenthood's story began over 100 years ago. It started with a radical idea: that access to sexual and reproductive health care had the power to change lives. In 2020, Planned Parenthood Northern California will honor our San Francisco roots and secure our future by opening a Flagship location at 1522 Bush Street.

This state-of-the-art headquarters will meet San Francisco's unique health care needs, and offer our clients the dignified and private experience that they deserve.

I invite you to join us in setting forth a bold agenda for the next century, so that we can meet the rising need for care, tackle health disparities, and safeguard reproductive health, rights, and justice for ALL people—No Matter What."



Gilda Gonzales

President and CEO

Planned Parenthood Northern California

"We will double down in San Francisco, and continue to protect health care and education so that every person can decide on their own personal path to a healthy and meaningful life. A flagship location that we design and own will establish a true home for us, and a bright beacon for health, rights, and justice for future generations."



Cynthia A. Gómez, Ph.D.

Chair, Board of Trustees

Planned Parenthood Northern California

INTRODUCING 1522 BUSH STREET

For 100 years, Planned Parenthood has helped keep millions healthy, informed and safe. Access to our life-saving health care and education services has transformed the way people live, work, and love. As we enter our second century, Planned Parenthood Northern California (PPNorCal) will establish a Flagship location that we design and own, in the heart of the city. Beginning in 2020, 1522 Bush Street will serve San Francisco and beyond for generations to come.

1522 Bush Street at a Glance



Space

Currently Vacant, Historic, 2-Story Building (Formerly Automotive Garage/Repair)

Size

11,000 sq ft. of service space (13,400 total)

Services

Full range of reproductive health services, clinical training, research, education and advocacy

Security

Private, Secured Entrance & Premises

Ground Floor

- Reception & Waiting
- PPNorCal Executive & Staff Offices (Education, Training, Advocacy & Research Staff)
- Conference & Training Rooms

Second Floor

Full Service PPNorCal Health Center with:

- 6 Exam Rooms
- 5 Counseling Rooms
- Reception
- Lab
- Recovery Space



BUSH STREET ELEVATION

Transportation Options

Pedestrian-Friendly, Ample Bicycle Parking, MUNI Bus lines, 10 Blocks from Civic Center BART/MUNI, Designated Bicycle Routes on Sutter, Post, California & Post Streets

Neighborhood Impact

Increased Pedestrian Traffic, Enhanced Health & Community Services, Landscaping Limited to 4 Additional Trees, No New On-Site Parking, No Demolition or Height/Building Envelope Increase



SF FLAGSHIP
1522 BUSH STREET

Delivering Critical Value for a Healthy, Vibrant San Francisco



We will deliver education and outreach to 30,000

San Franciscans through outreach in schools and in partnership with other organizations that serve diverse populations. A major focus of our work is to prevent STDs/HIV and unintended pregnancies, and to raise awareness about access to high-quality health care providers.



We will empower individuals to participate in

health care policy and processes that affect them. Our supporter list of 100,000 people (and growing), is a powerful force that pushes back against hostile politicians who would cut millions of patients off from health care.



Our capacity to conduct cutting-edge research

will greatly expand at the flagship. An example of research we conduct now is a recent survey study of female family planning patients about their understanding of, and attitudes toward, pre-exposure prophylaxis (PrEP) for HIV.



San Francisco continues to experience an STD epidemic, with the highest HIV and gonorrhea infection rates in

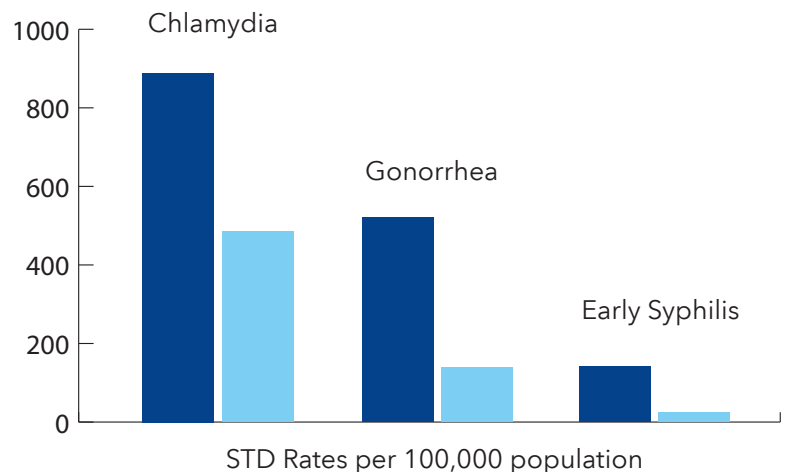
California. One in four STD tests in California is administered by a Planned Parenthood health center; 51% of our services are STD testing and treatment.



San Francisco



California Average



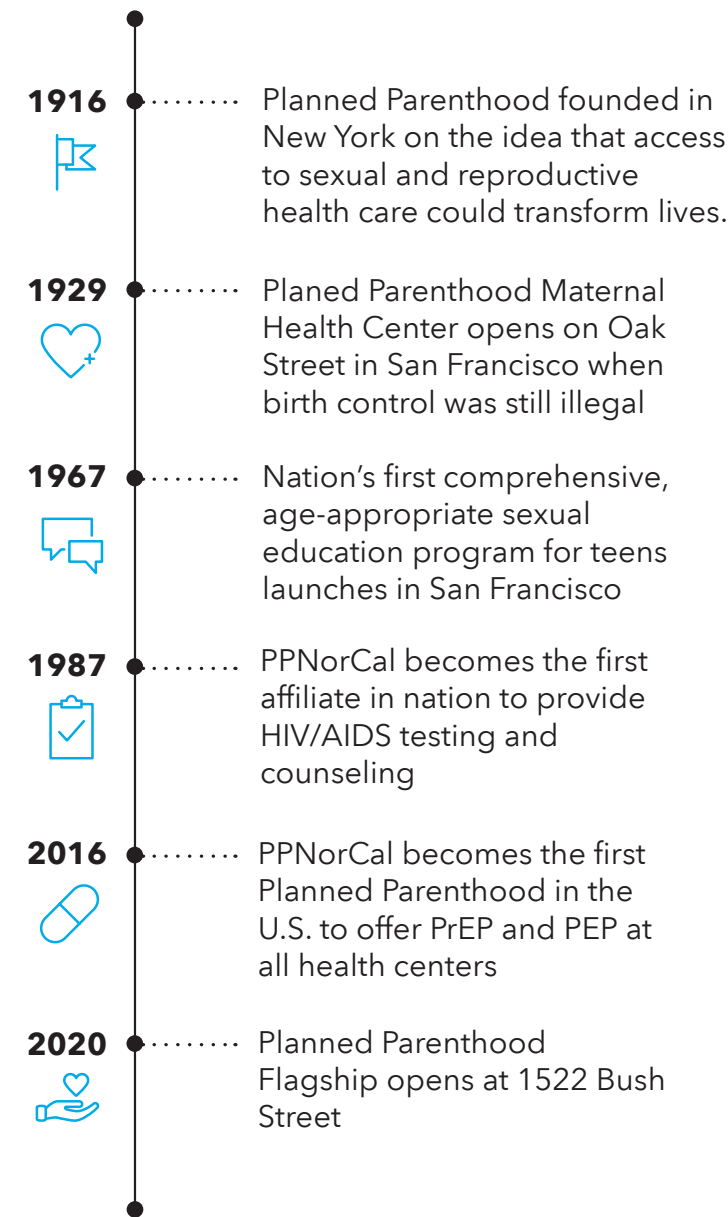
Source: California Department of Public Health, STD Control Branch



"Planned Parenthood Northern California's expansion at 1522 Bush Street will provide much needed support to address San Francisco's sexual and reproductive health needs. They have earned the community's trust for providing excellent, sensitive care—and this positions them uniquely to reach some of the most vulnerable and underserved groups in San Francisco. This expansion is great news for the city."

— Barbara Garcia, Director of Health
San Francisco Department of Public Health

Planned Parenthood Northern California: Rooted in San Francisco

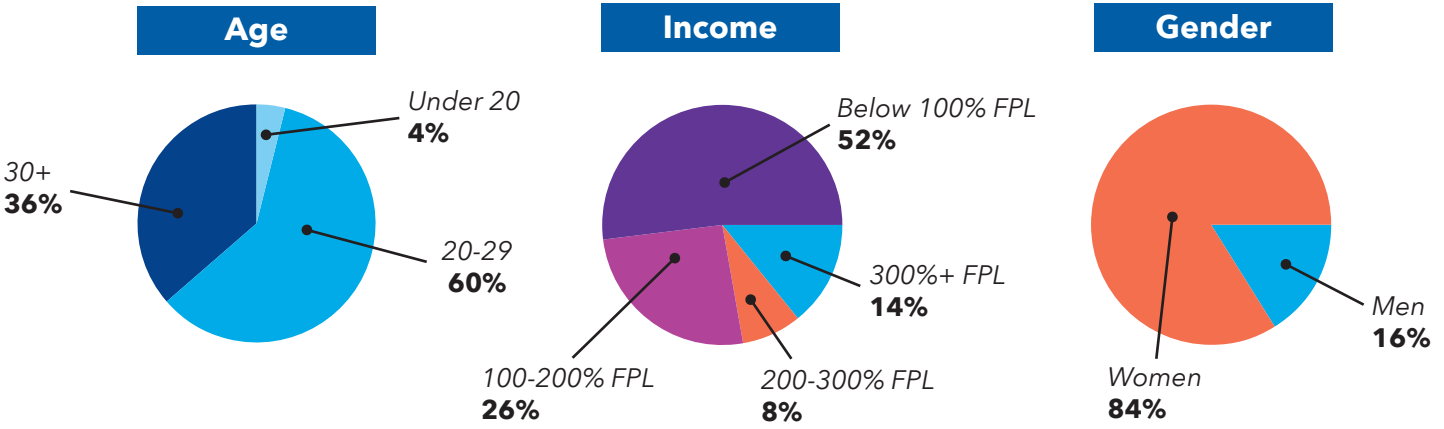


San Francisco is at the heart of our 20-county service area. Planned Parenthood Northern California champions healthy communities and increases access to quality health care, information, and reproductive freedom.

We serve more than 155,000 people every year with accurate sex education, high-quality medical services, and fearless advocacy. We are among the strongest and largest Planned Parenthood affiliates in the nation.

In San Francisco, 200,000+ residents are in need of low-cost health care.

Here is a snapshot of who we serve:





SF FLAGSHIP
1522 BUSH STREET

Client Voices

*"When I was 18, I had no money and no health insurance. I turned to Planned Parenthood for Pap smears because they were the only provider within three hours of my home. Planned Parenthood discovered I had high-grade cervical lesions which, if left untreated, would develop into cervical cancer. **Planned Parenthood was there for me every step of the way** and ensured I received appropriate care. They also provided the follow-up care from treatment so recurrence would have been immediately identified. Without the low cost services available through Planned Parenthood, I would have developed cancer."*

- Jaime S.,
Patient

"At one of the most vulnerable and difficult times of my life, Planned Parenthood was there for me and provided nonjudgmental, unconditional support and care. I felt held and protected by everyone at the clinic from the reception staff to the medical doctor who performed my procedure. I don't know where I'd be today if Planned Parenthood hadn't been a resource for me."

- Abby R.,
Patient

San Francisco, CA – October 17, 2016 –
City Hall lights up pink to celebrate
our centennial anniversary



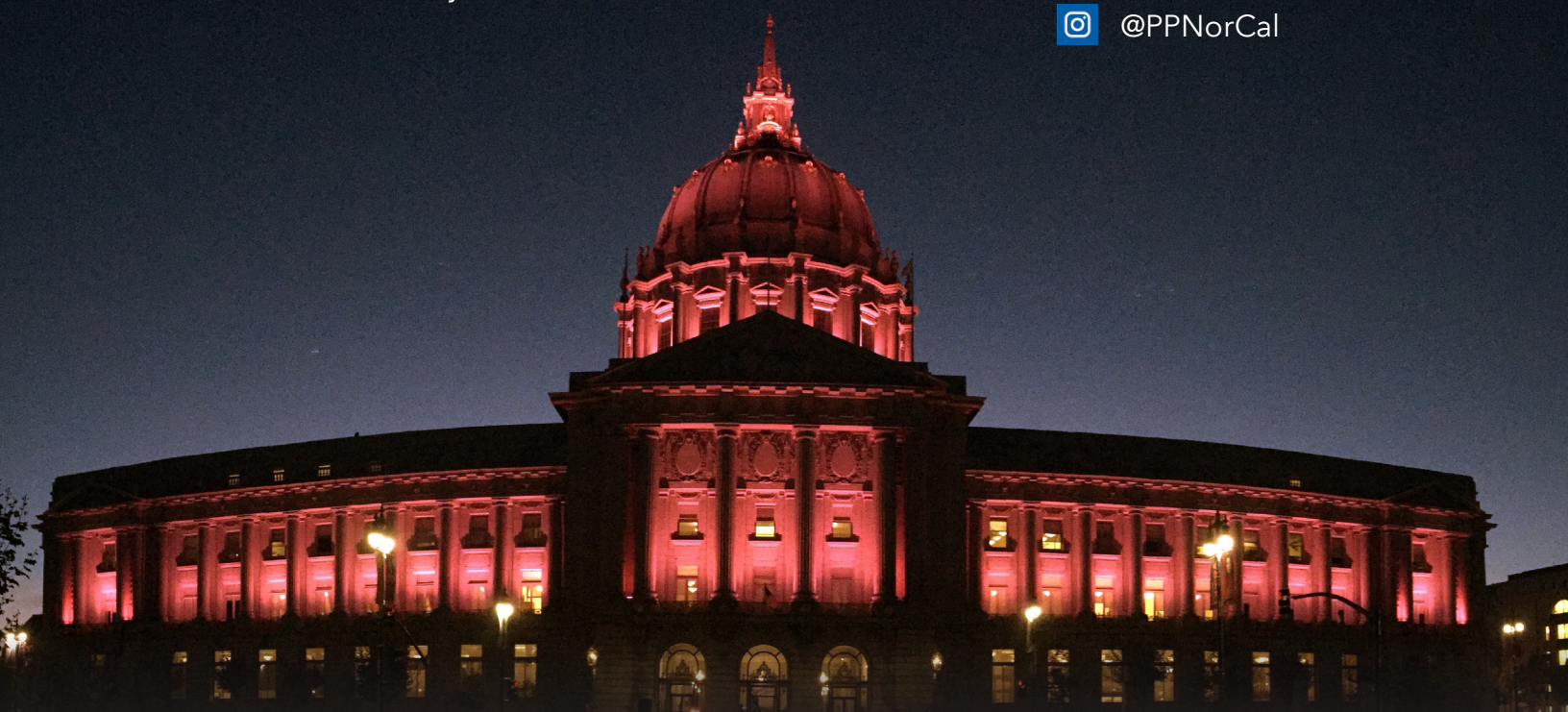
ppnorcal.org



facebook.com/PPNorCal



@PPNorCal



For ways to support the Flagship, visit www.ppnorcal.org/SFFlagship

Planned Parenthood® is a registered trademark of Planned Parenthood Federation of America, Inc.

Planned Parenthood Northern California is guided by the following extraordinary individuals:

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Planned Parenthood Northern California

FREQUENTLY ASKED QUESTIONS

About 1522 Bush Street

Background:

How long has Planned Parenthood been in San Francisco?

Planned Parenthood has roots in San Francisco dating back to 1929, when the Maternal Health Center opened on Oak Street. We have been here ever since, offering a full range of high-quality health care and education services to the people of San Francisco.

Where are Planned Parenthood Northern California (PPNorCal) health centers now, and why do you need to relocate?

We have maximized service capacity at our current location at 1650 Valencia in the Mission district, and the need continues to grow each year. (Our second site in San Francisco, the Wohlford Family Clinic, is housed inside the Good Samaritan Family Resource Center in Potrero Hill). **Over the last three years, visit volume at our Valencia health center has increased by 50%** and the average wait time for an appointment is six days, longer than the ideal industry standard for reproductive health care.

Where exactly is Planned Parenthood relocating? Why did you select this site?

Our proposed flagship is located at 1522 Bush Street, a central location in San Francisco that is highly accessible by public transit. We expect that this central location will reduce the booking time for appointments by half (from an average of six days to three), and increase our visit capacity by 20%.

Our combined health center and adjacent service space will expand **from 4,000 sq. ft. to 11,000 sq. ft.** and our health center will have a safe, private entrance to protect our patients and staff from intimidation and harassment.

What services will Planned Parenthood offer at this new location?

We will provide expert and comprehensive sexual and reproductive health care which includes: birth control, cancer screenings, pregnancy testing and counseling, STD testing and treatment including HIV, PEP and PrEP medications to prevent HIV infection, HPV vaccines, vasectomy, infertility services, and abortion.

Each year, in our new location, we will provide:

- Contraception to 9,000 clients
- 1,200 cervical cancer/Pap tests
- 1,100 breast exams
- 31,000 STD tests
- 7,200 HIV tests
- 19,200 Chlamydia and Gonorrhea tests

San Francisco currently has the highest rates of HIV and gonorrhea infection per capita of all California counties. Gonorrhea rates in San Francisco have doubled in just the last four years.

Our health educators will deliver sexual health education and outreach to over 30,000 youth, teens, parents, providers and professionals in San Francisco, including San Francisco Unified School District. Our education work in San Francisco is a model for the state—and the nation—and we are committed to continuing this leadership role.

Isn't funding for Planned Parenthood under attack?

Planned Parenthood has been offering life-saving health care and education for 100 years, and we have no plans to stop anytime soon—regardless of the national political climate. We plan to double down in San Francisco, by establishing a flagship location that we design and own, in the heart of the city. **This transformational expansion will establish a true home for our patients and a home for our movement.**

More on PPNorCal:

Where else does Planned Parenthood Northern California operate?

We offer a full range of high-quality reproductive health care services at 20 sites from San Francisco to the Oregon border. Please visit us at www.ppnorcal.org.

Can you tell me more about the patients and clients that you serve in San Francisco?

Our clients reflect the vibrant diversity of the community we serve. In San Francisco, 200,000+ residents are in need of low-cost health care (60,000 people lack health insurance, and 150,000 qualify for public insurance under Medi-Cal/Medicaid).

Here is a snapshot of the residents we serve in San Francisco:

- 84% of our patients are women, 1% identify as transgender
- 83% ages 18 to 34
- 25% Latino
- 49% other non-White minorities

What makes Planned Parenthood Northern California special?

One of the hallmarks of our care at Planned Parenthood is that we protect the privacy and confidentiality of all our clients. We are proud to provide expert and multilingual care with cultural humility, and we strive to understand the needs of all the individuals who seek health care and information from our board-certified clinicians and educators.

Our materials are inclusive of people of all genders, ethnicities, and sexualities.

We are one of very few health centers where anyone in need receives care—regardless of immigration status, insurance status or ability to pay. We offer low sliding scale fees and assist clients in applying for public health benefits. We are clinicians, teachers, and caregivers—and any and all residents in San Francisco can depend on us for care. No matter what.

What percentage of your patients are San Francisco residents?

Approximately 75% of our patients are San Francisco residents; many of the remaining 25% work in San Francisco. We treat over 11,000 patients on an annual basis.

About Our Relocation:

What are the changes the community can expect at this new location? Will it offer new amenities or services?

We will continue to provide the same high quality care.

In addition to our health center, our ancillary space will accommodate our education, training, advocacy programs, and an executive office, with room to grow. The larger space will also house three exciting areas – clinical research, expanded community outreach and convening.

We look forward to opening our doors to our neighbors and community members as we offer meeting space and hosted events to bring together thought leaders, supporters, and community members.

When is the new office expected to open?

We plan to offer services at our new flagship location by Fall 2020.

How many clients will the new health center accommodate?

We expect to provide approximately 20,400 patient visits annually from our Flagship location. We will also serve organizations and individuals who connect with us for our expert advocacy and education services.

What are the proposed operating hours?

Our Flagship health center will be open 6 days a week to accommodate busy schedules:

8:30am - 8pm	Mondays, Tuesdays, & Thursdays
8:30am - 5pm	Wednesdays & Fridays
8:30am - 4pm	Saturdays;

Drop-In Hours every weekday 8am-6pm and Saturdays 8am-3pm.

What is the status of the current locations in San Francisco?

Our patients, community partners, and supporters will experience no disruption in the availability of services at existing locations.

Are you concerned that some of the patients who currently use the Valencia site will have difficulty getting to the new health center?

No. The Bush Street location matches well with our needs based on review of data on patient residence patterns and areas that are medically underserved in the city. The Van Ness Improvement Project, with its multiple new transit options beginning in 2019, add to our confidence that 1522 Bush will be a convenient destination for new and established patients.

Parking and Transportation

Is there parking at the new site?

No.

What public transit options are available?

This location is one of the most transit-friendly in the City, with MUNI and the planned Bus Rapid Transit (BRT) system just steps away. It is less than a 20-minute walk from Civic Center BART. The new Van Ness Improvement Project transit options are scheduled to be in place in 2019, well before the Summer/Fall 2020 opening date for the new health center.

Are your staff connected to San Francisco? How do they get to work?

Most staff members who work in San Francisco take public transportation, and the majority of them are San Francisco residents.

What percent of clients currently take public transit?

We don't currently track this data, but we estimate that transit usage is consistent with already-high rates for the city at large. We anticipate that the multiple transit options near 1522 Bush will drive ridership up further for our clients.

Will you encourage public transit for the new site?

Yes. We plan to engage in a comprehensive community outreach and marketing effort to advertise our new location. All materials will reference transit options, our waiting room will offer brochures on transit options, and our staff will be trained to provide overviews to clients.

Is the project subject to the new Transportation Demand Management (TDM) requirements passed by the city of San Francisco?

No, the TDM ordinance only applies to changes of use exceeding 25,000 square feet. We do intend to provide ample bicycle parking and are interested in partnering with local organizations to provide further transit options to clients.

Funding and Feasibility

How is the relocation being funded?

The extraordinary commitment of the Planned Parenthood Northern California donor community will fund 100% of our Flagship location in San Francisco, as part of our historic Second Century Campaign.

How much will it cost?

The total budget for the purchase, design, and build-out of our Flagship location is \$13 Million.

Are any public dollars being used for the new clinic?

No. Our Flagship expansion is 100% donor-funded. Once we begin to provide health services we will receive reimbursement for our services from private insurers and public entities that make health coverage available to qualified individuals based on income and other factors.

Construction & Zoning

Which city agency is reviewing the proposal and considering approval?

The San Francisco Planning Department is reviewing our application for a Conditional Use Authorization, and is coordinating with the San Francisco Department of Public Health on a Health Care Services Master Plan Consistency Determination. A hearing with the San Francisco Planning Commission is scheduled for July 20, 2017. The Planning Department issued a Letter of Determination providing direction on the entitlements necessary to locate a Health Service Use on the second floor of the property.

What is the expected timeline for approval and construction?

Once permitting is granted, structural work will begin in Fall 2018. Remodeling and move-in would begin in Spring/Summer 2019 and reach completion by Summer/Fall 2020.

What use is the building zoned for?

The building is within the RC-4 (Residential-Commercial Combined, High Density) zoning district, the Van Ness Special Use District, the Van Ness Automotive Special Use District, and 130-V Height and Bulk District. It has also been determined eligible for the California Register of Historic Resources.

Do you need any special approvals or entitlements for the proposal?

Yes. RC-4 zoning does not permit health care uses above the ground floor, but we plan to locate our health center on the 2nd floor to provide greater space, privacy, and security for patients. This requires a Conditional Use Authorization, which will be considered at the San Francisco Planning Commission hearing scheduled for July 20th.

What efforts are in place to mitigate construction impacts?

Overall impact will be minor as construction must follow historic guidelines for the exterior of the building and the interior is a remodel. The majority of the work will consist



SF FLAGSHIP
1522 BUSH STREET

of interior rehabilitation and upgrades to both floors. The building envelope will not increase. Planned Parenthood Northern California and its contractors will follow all rules and historic guidelines during construction, and we are actively soliciting community input in this area.

Community Impacts

How does Planned Parenthood work with neighbors and the police to mitigate impacts on nearby residents and businesses from possible protest activity?

Planned Parenthood is deeply committed to ensuring a safe, dignified, and private atmosphere for all our health center locations. Safety is one of our top priorities.

We have a strong record of partnering successfully with City officials, neighbors, and Police Departments throughout our 20-county service area to minimize the impact of occasional protest activity. We fully understand that we must balance respect for our patients and every person's right to safely access health care services with the constitutional right to free speech. 1522 Bush Street provides us with an exceptional opportunity in a dense urban area to design entrances and landscaping that will foster the most respectful, low-impact environment for our patients, staff, and neighbors. We intend to act as highly responsive, collaborative members of our immediate community, as we do in all locations, throughout the build and into the future.

What security measures will be implemented both for patients and neighbors?

Planned Parenthood standard safety protocols are extensive. We work closely with the SF Police Department to ensure ongoing security in and outside our health centers.

Are sidewalk solicitations or demonstrations frequent at Planned Parenthood?

No. Protester activity is the exception to the norm in all our locations and the frequency largely depends on the physical layout. We identified our Flagship location with this important element in mind.

Public support in San Francisco is broad and deep, and can sometimes even include demonstrations in support of Planned Parenthood. When we do expect organized protest activity of any kind, our staff is experienced in working with neighbors and law enforcement to manage these gatherings to ensure that they are low-impact.

Who do neighbors call if they have concerns about or are impacted by protestors?

Our neighbors are welcome to call, email or stop by to speak with health center staff about any concerns. Our Public Affairs department will be located on-site at the San Francisco flagship to address any in-depth community concerns.

Community Outreach

Are you speaking with your neighbors about the project? How do you plan to engage them in this process?

Yes, we are now conducting extensive outreach in the Central Van Ness Avenue Corridor. We actively invite feedback and look forward to ensuring that our new home fits into the community's shared vision of growth and vitality.

How can I show support for Planned Parenthood?

We are thankful for the support we enjoy in San Francisco, one of the most advanced and inclusive places in the world. We are especially grateful for the outpouring of support right now, as extreme politicians attempt to deny millions of people the health care they need, at Planned Parenthood and other places.

We invite you to voice your support on July 20th at the Planning Commission hearing. It's extremely important that the Commissioners hear from local residents who share our vision for Planned Parenthood's new home in San Francisco. **Please email a letter of support to Commissions.Secretary@sfgov.org** and join us at the hearing on July 20th to speak on behalf of the proposal. The hearing will take place at Noon at City Hall, 1 Carlton B. Goodlett Street, Room 400.

For more ways to support our work, visit www.ppnorcal.org/SFFlagship.

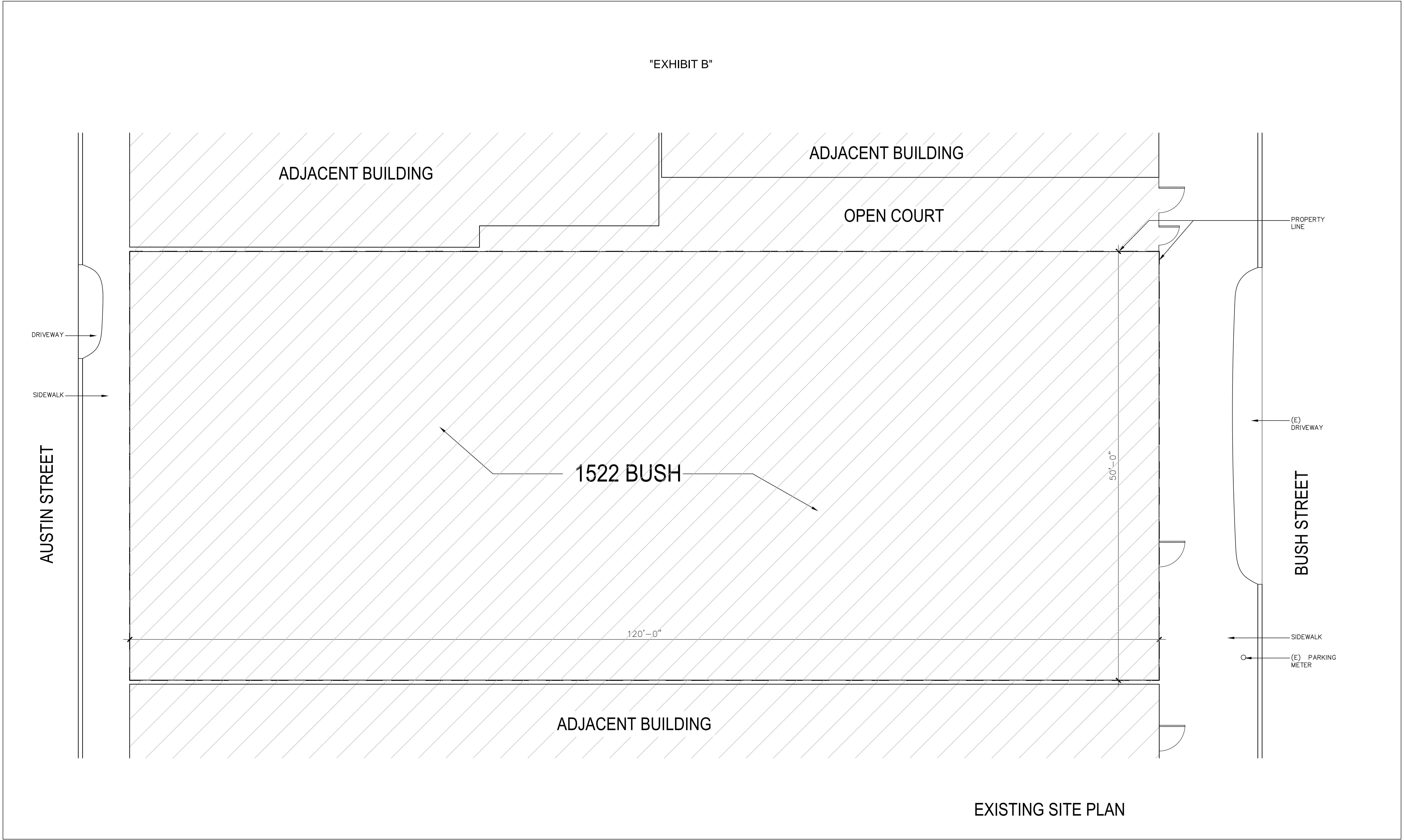
Who can I contact for more information?

You may contact us by reaching out to:

Sofia Navarro
Vice President
snavarro@ppnorcal.org

Gabriela Jimenez
Senior Public Affairs Officer
gjimenez@ppnorcal.org

or call (925) 887-5353



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EXISTING – SITE PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

PLANNED PARENTHOOD
PROJECT NAME

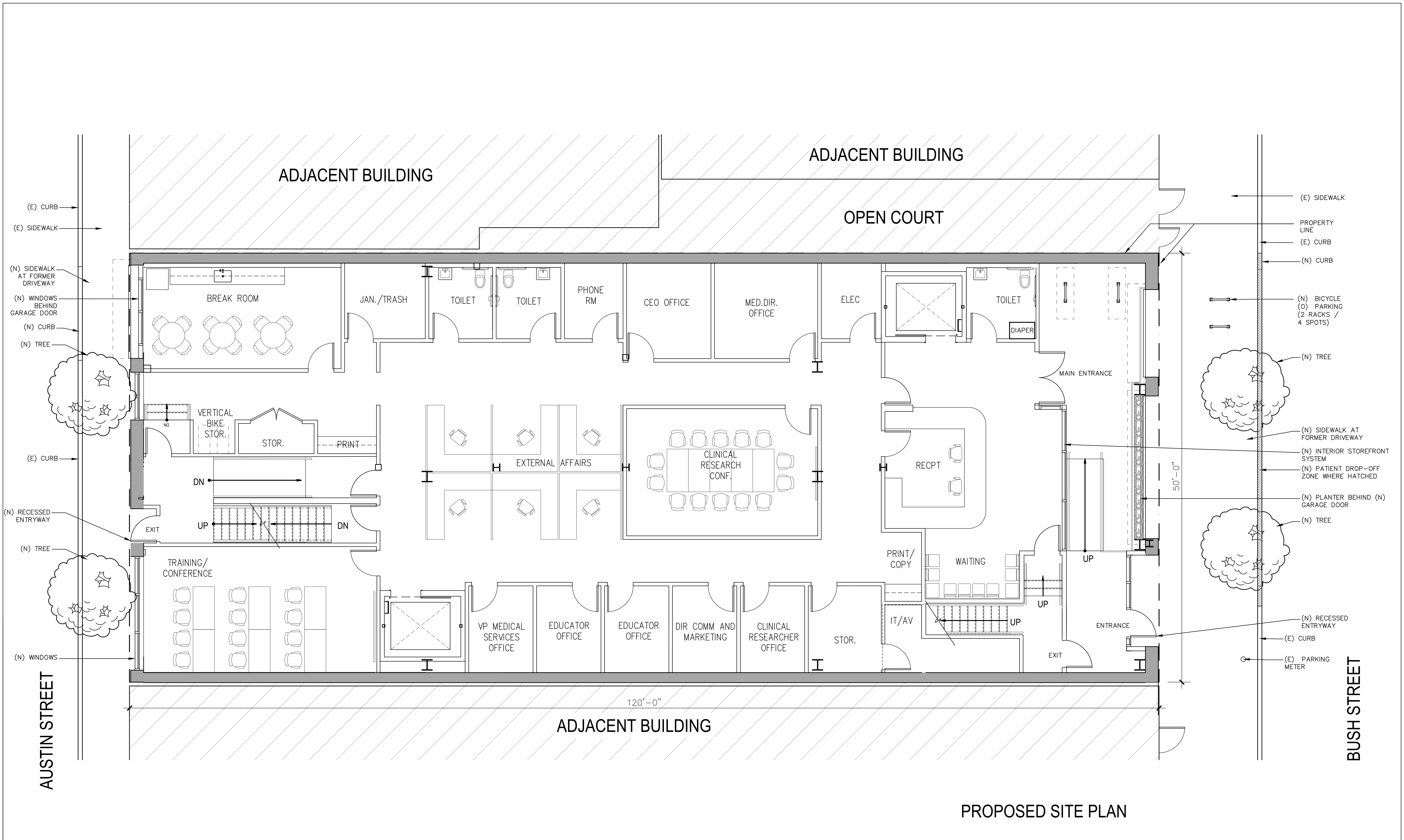
1/4" = 1'-0"
DRAWING SCALE

05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-01

DRAWING NUMBER



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PROPOSED – SITE PLAN

DRAWING TITLE

1522 BUSH STREET

DRAWING REFERENCE

PLANNED PARENTHOOD

PROJECT NAME

1/4" = 1'-0"

DRAWING SCALE

05 JULY 2017

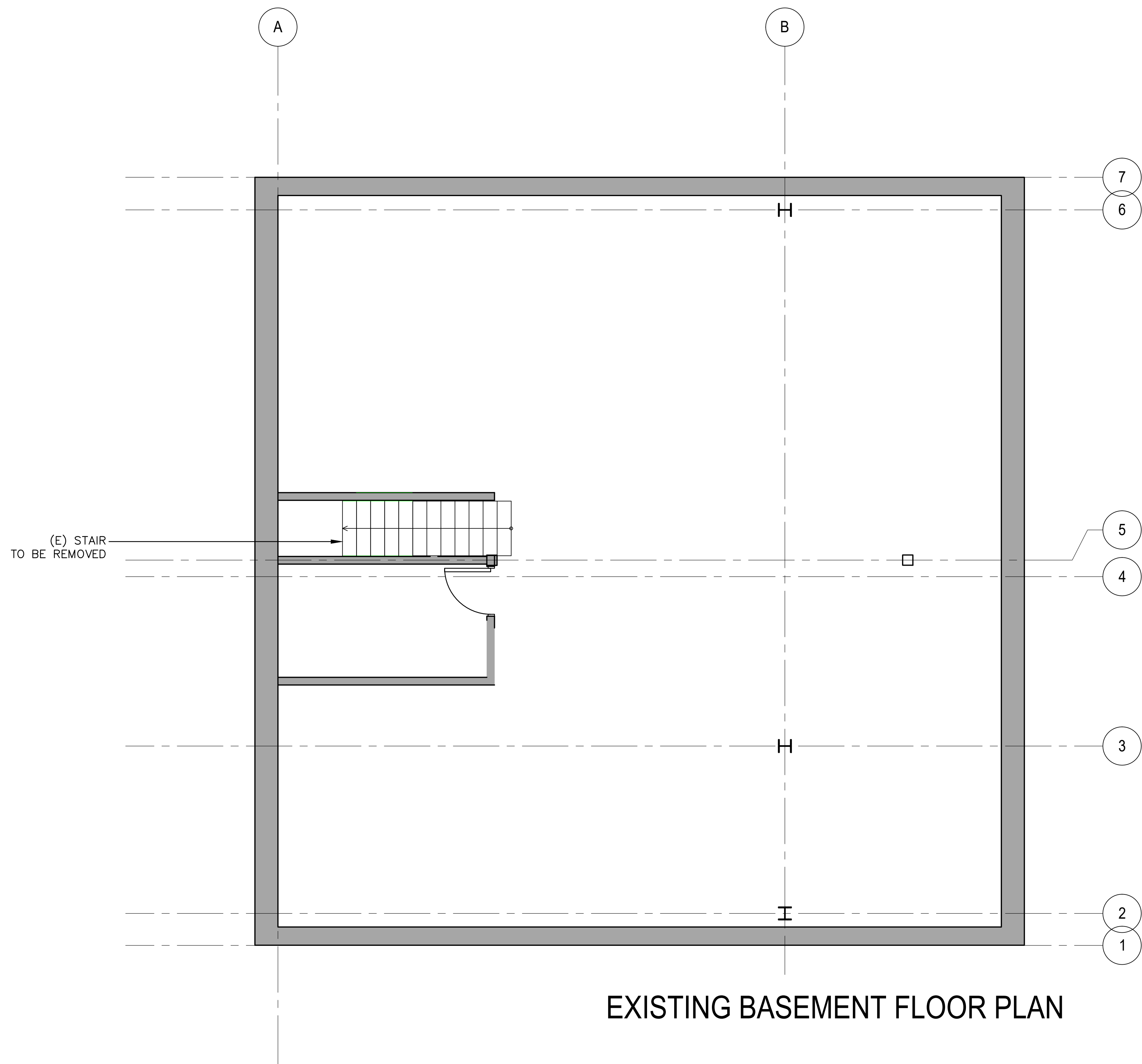
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21519.002

PROJECT NUMBER

AS-02

DRAWING NUMBER



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EXISTING – BASEMENT PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

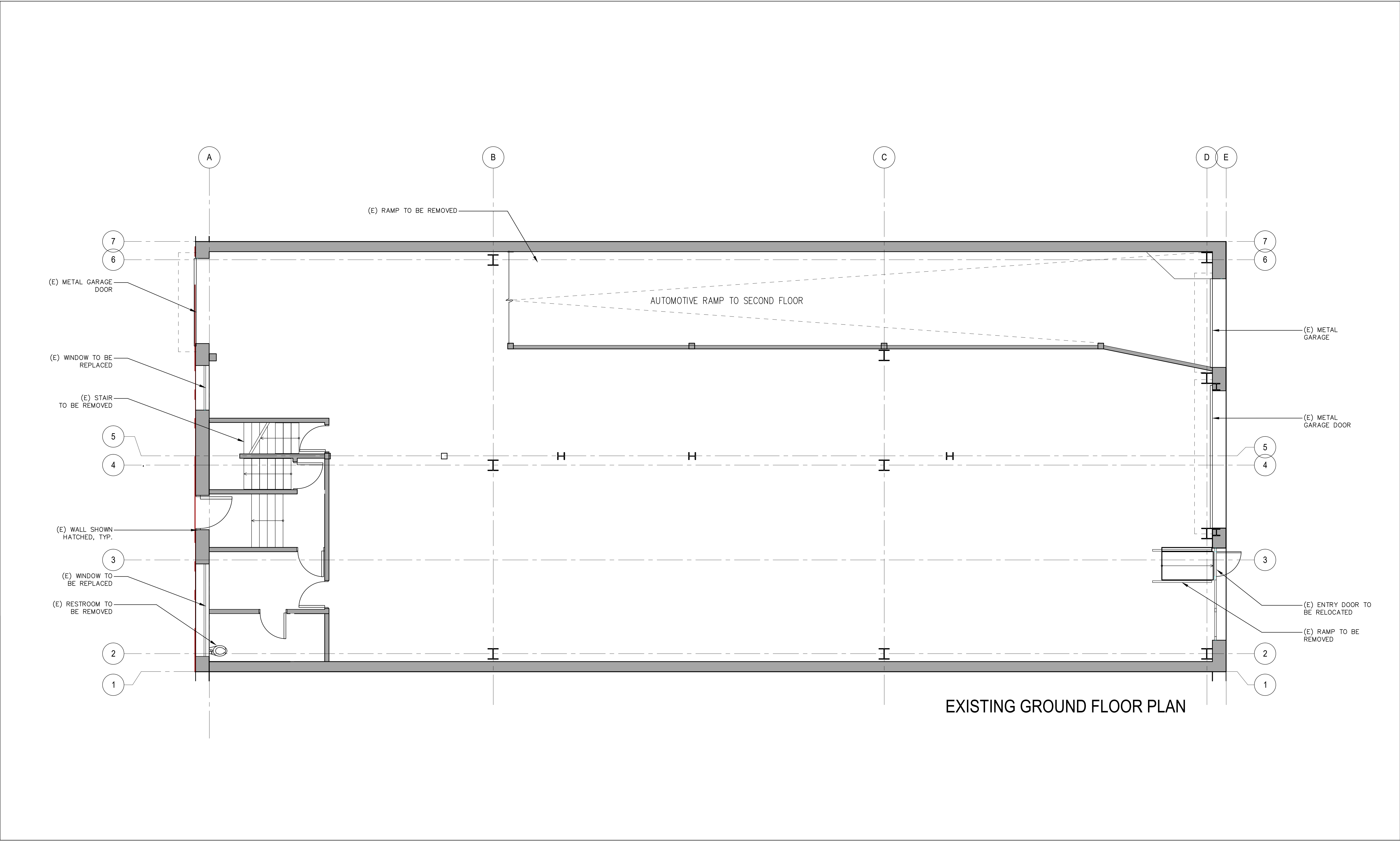
PLANNED PARENTHOOD
PROJECT NAME

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DRAWING SCALE

05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-03
DRAWING NUMBER



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EXISTING – GROUND FLOOR PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

PLANNED PARENTHOOD
PROJECT NAME

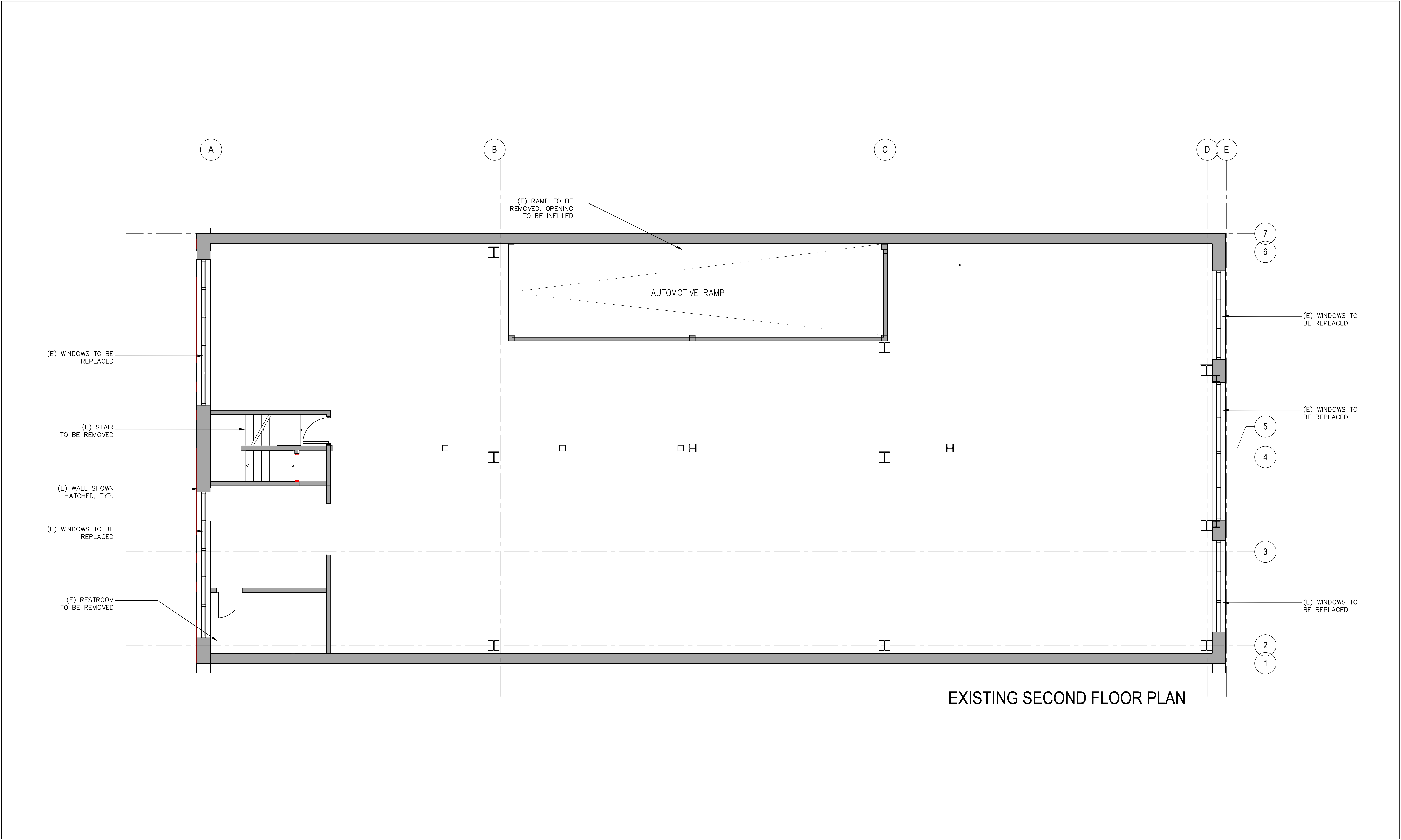
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DRAWING SCALE

05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-04

DRAWING NUMBER



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EXISTING – SECOND FLOOR PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

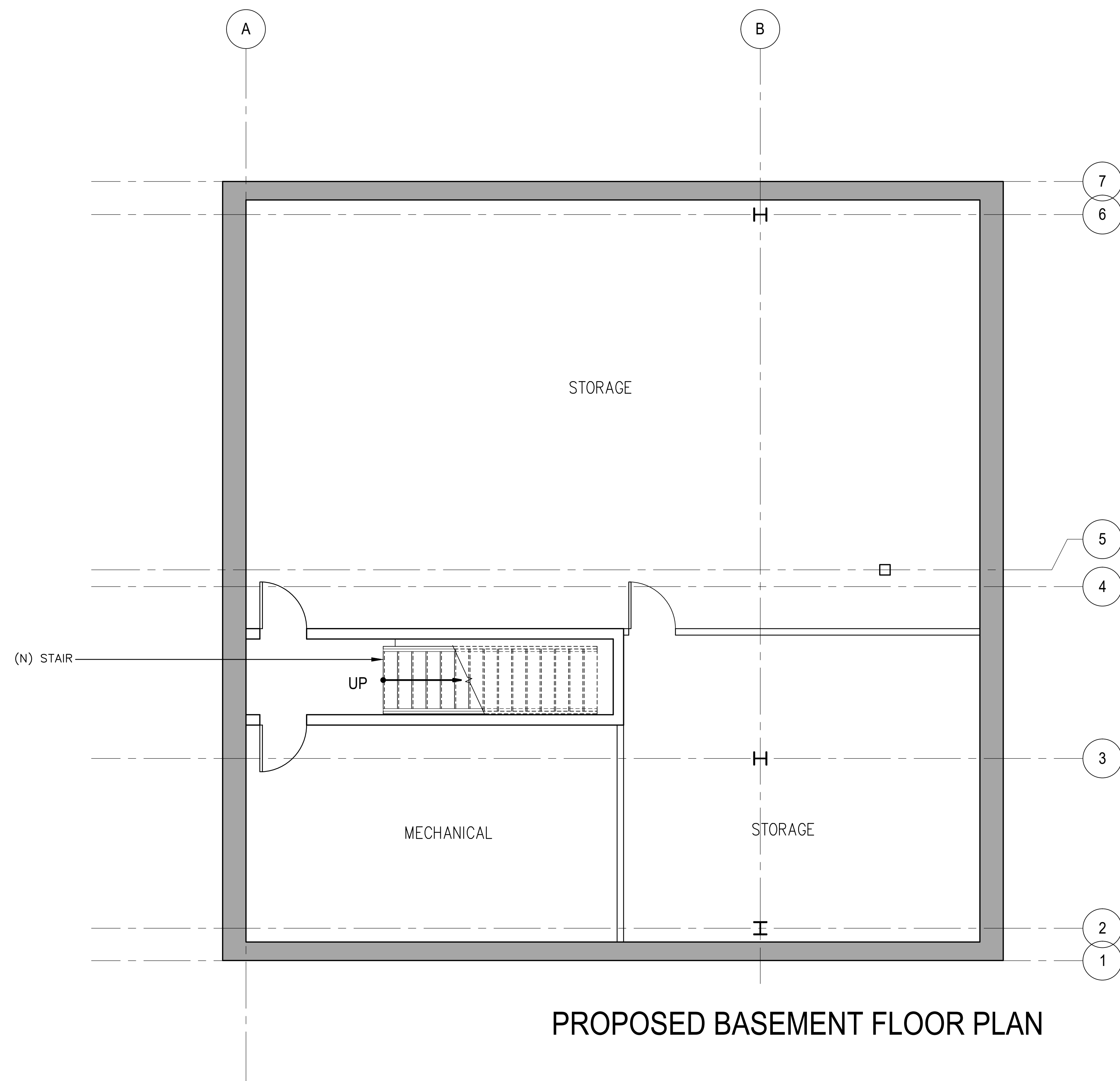
PLANNED PARENTHOOD
PROJECT NAME

1/4"=1'-0"
DRAWING SCALE

05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-05
DRAWING NUMBER



PROPOSED BASEMENT FLOOR PLAN

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PROPOSED – BASEMENT PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

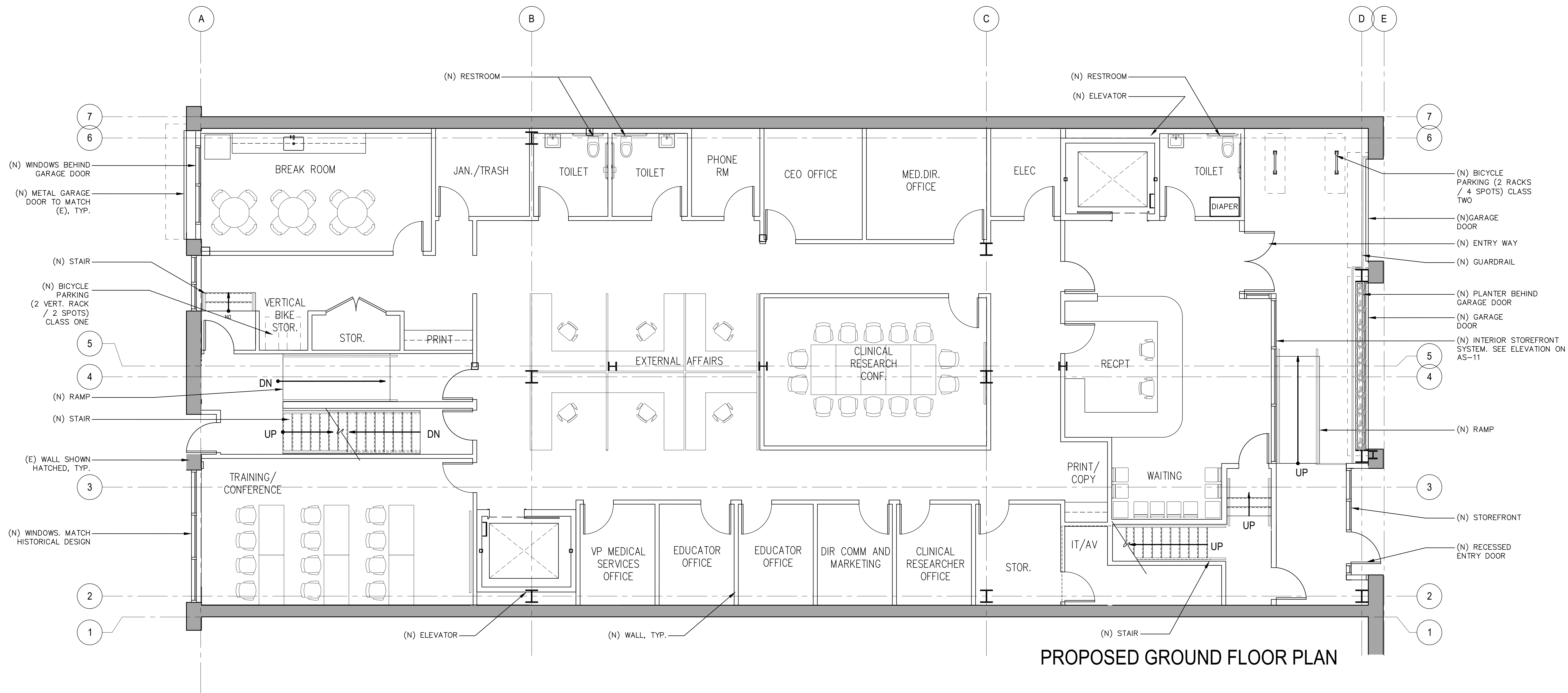
PLANNED PARENTHOOD
PROJECT NAME

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DRAWING SCALE

05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-06
DRAWING NUMBER



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PROPOSED- GROUND FLOOR PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

PLANNED PARENTHOOD
PROJECT NAME

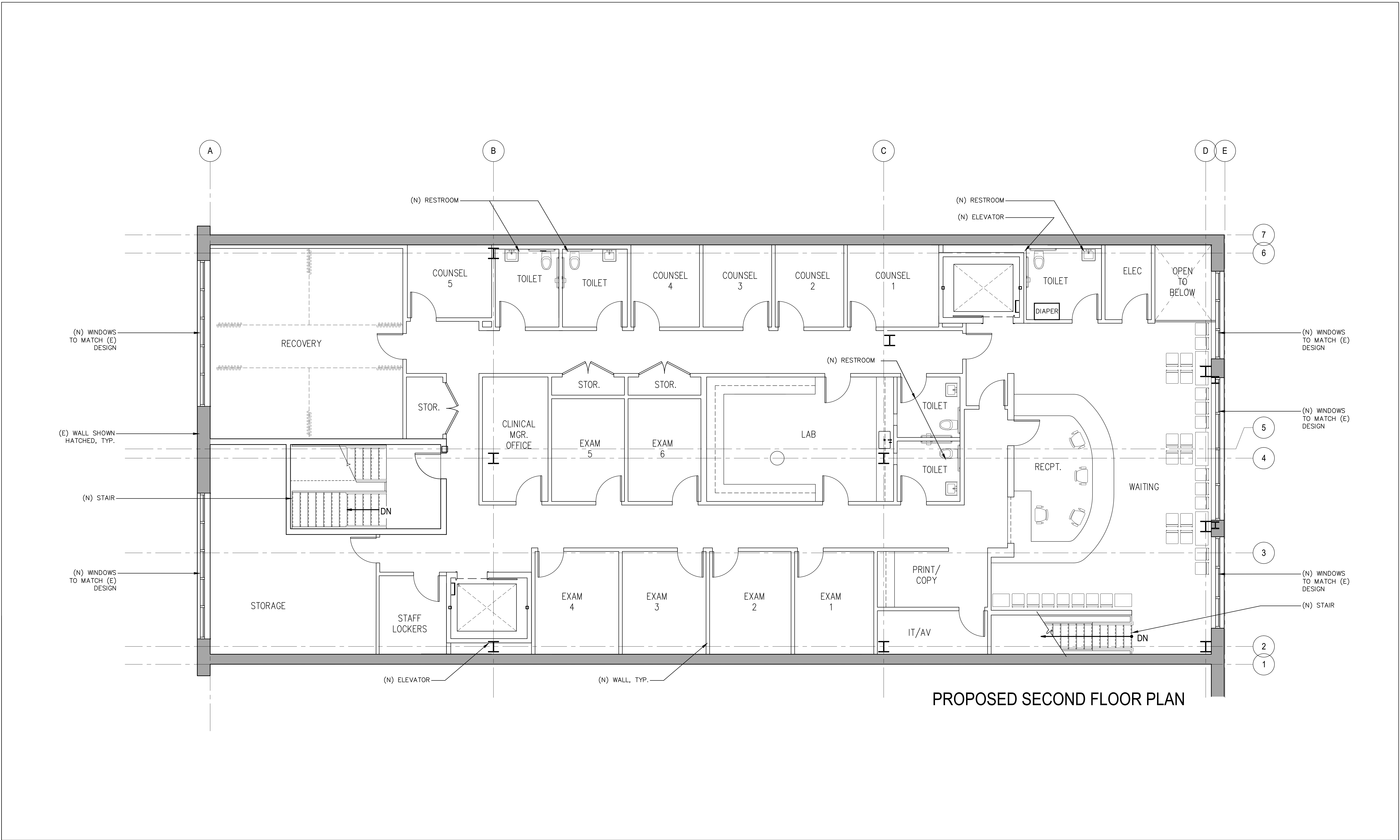
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05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-07

DRAWING NUMBER



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PROPOSED – SECOND FLOOR PLAN
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

PLANNED PARENTHOOD
PROJECT NAME

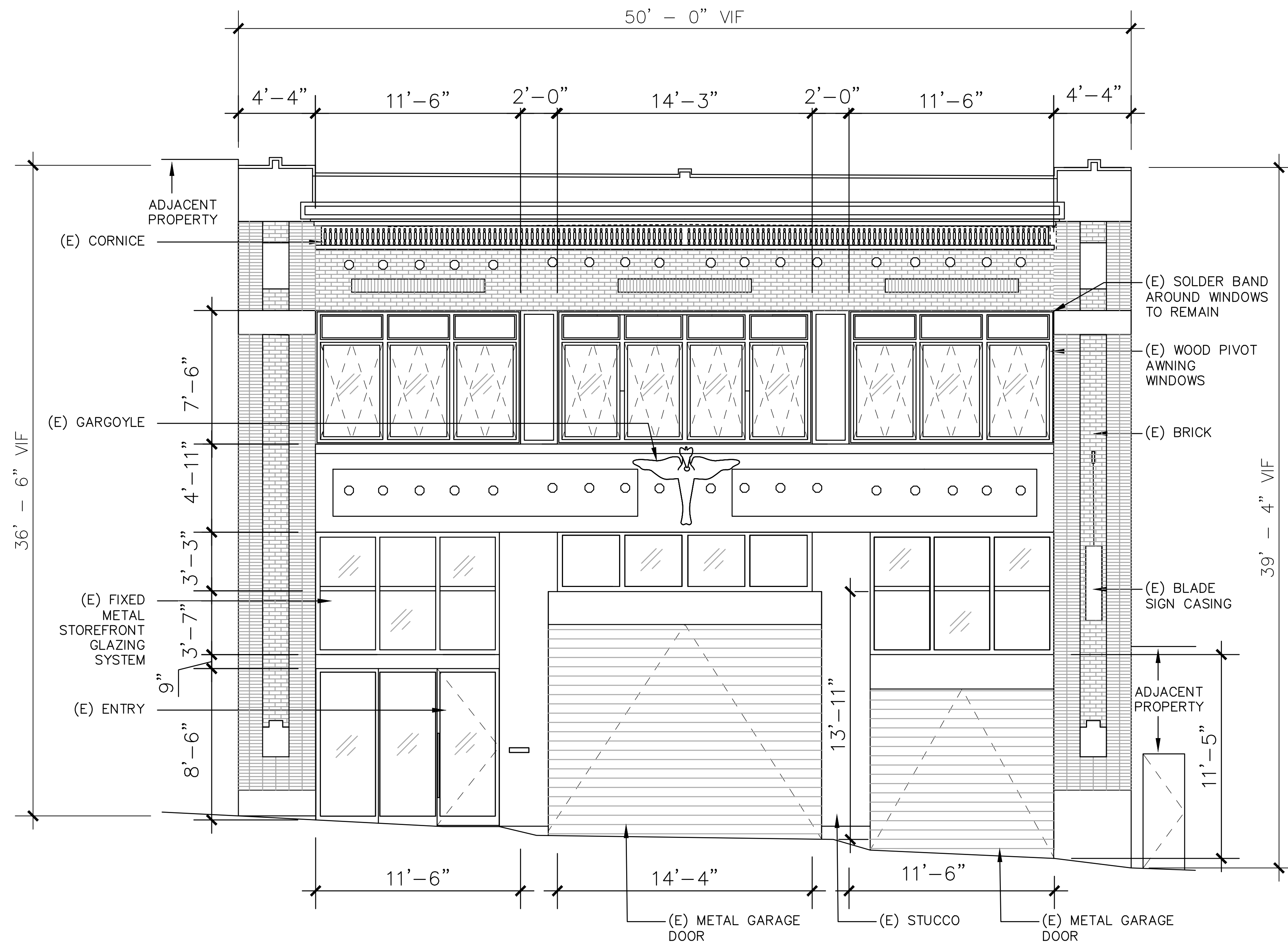
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DRAWING SCALE

05 JULY 2017
DATE

21519.002
PROJECT NUMBER

AS-08

DRAWING NUMBER



EXISTING BUSH STREET
ELEVATION



EXISTING AUSTIN STREET
ELEVATION

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EXISTING ELEVATIONS

DRAWING TITLE

1522 BUSH STREET

DRAWING REFERENCE

PLANNED PARENTHOOD

PROJECT NAME

1/4"=1'-0"

DRAWING SCALE

05 JULY 2017

DATE

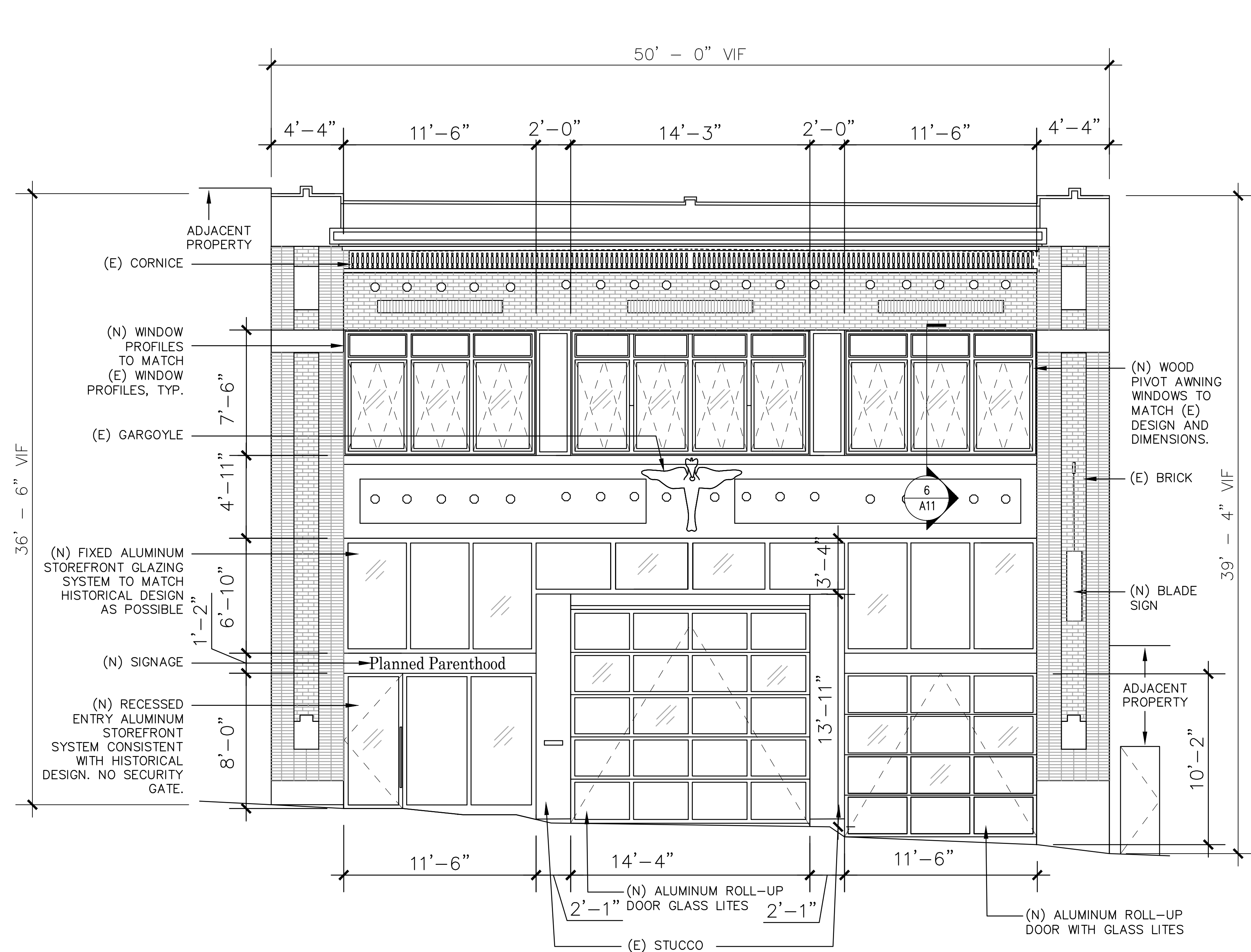
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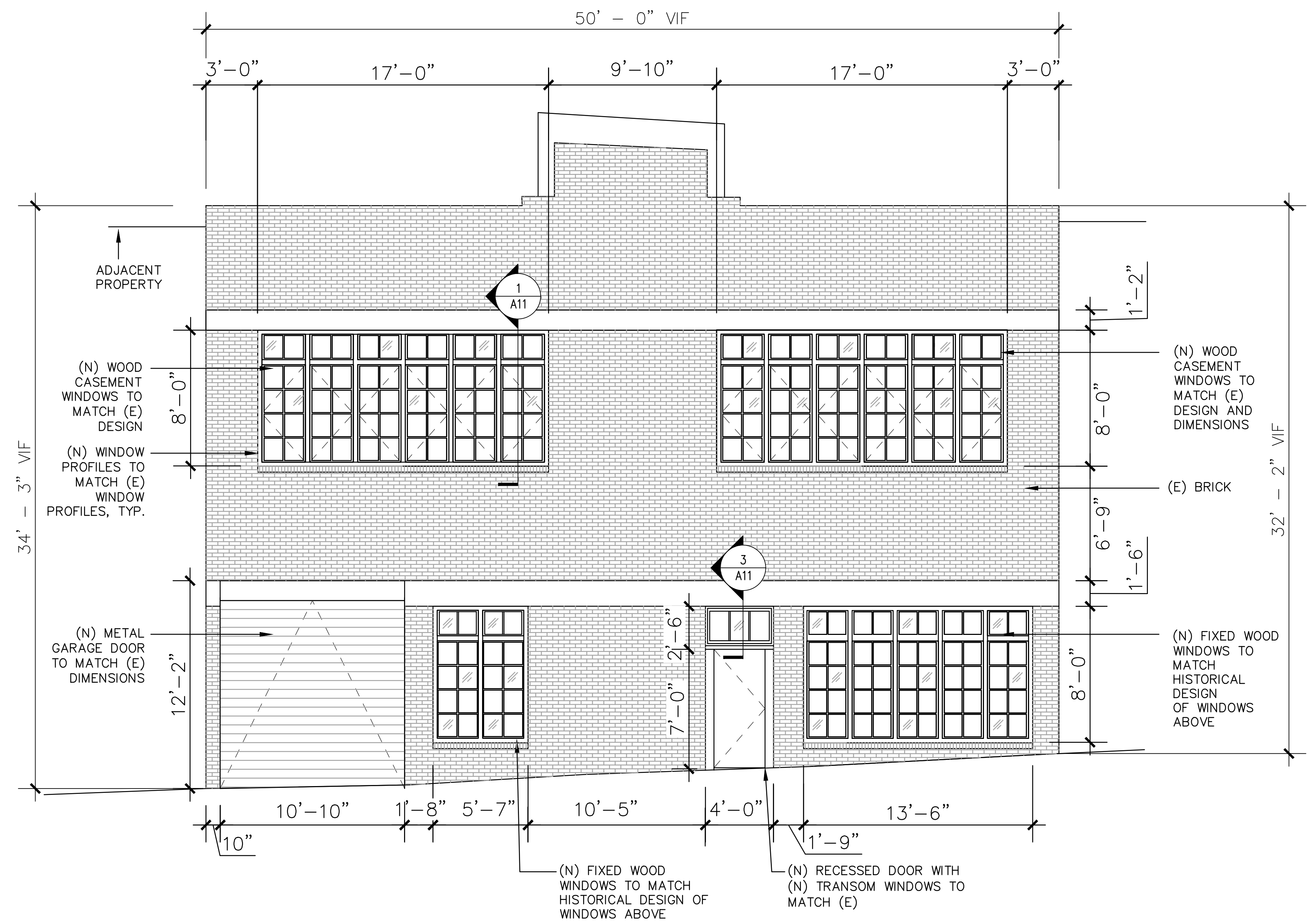
AS-09

DRAWING NUMBER

NOTE: BASED ON THE CATEGORICAL EXEMPTION (CATEX) ISSUED FOR THE PREVIOUS BUILDING PERMIT (2015.03.17.1056) ALL THE CURRENT PROPOSED CHANGES ARE CONSISTENT WITH THAT PERMIT AND WILL MEET THE SECRETARY OF INTERIOR'S STANDARDS



PROPOSED BUSH STREET
ELEVATION



PROPOSED AUSTIN STREET
ELEVATION

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PROPOSED ELEVATIONS

DRAWING TITLE

1522 BUSH STREET

DRAWING REFERENCE

PLANNED PARENTHOOD

PROJECT NAME

1/4"=1'-0"

DRAWING SCALE

05 JULY 2017

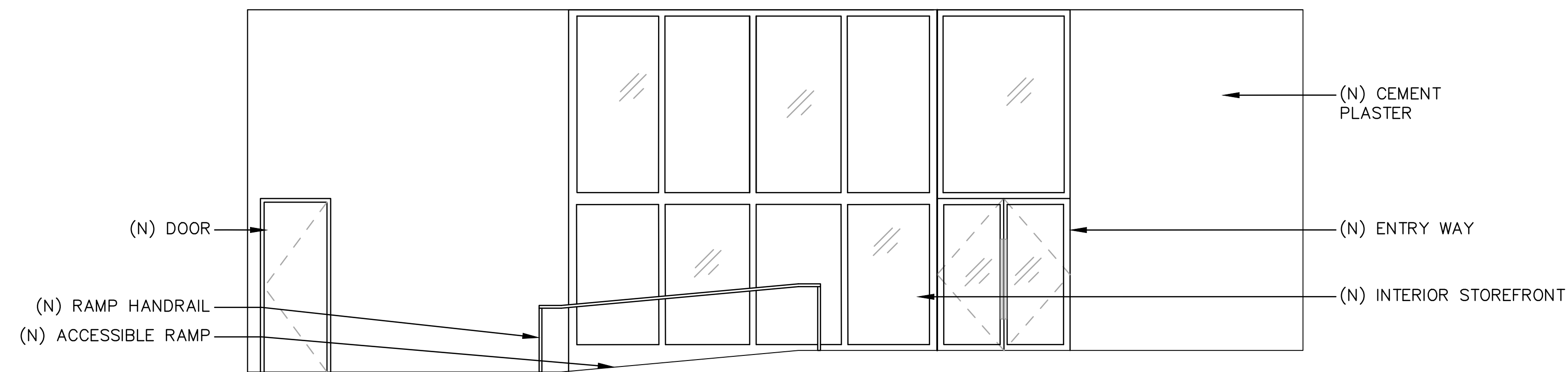
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21519.002

PROJECT NUMBER

AS-10

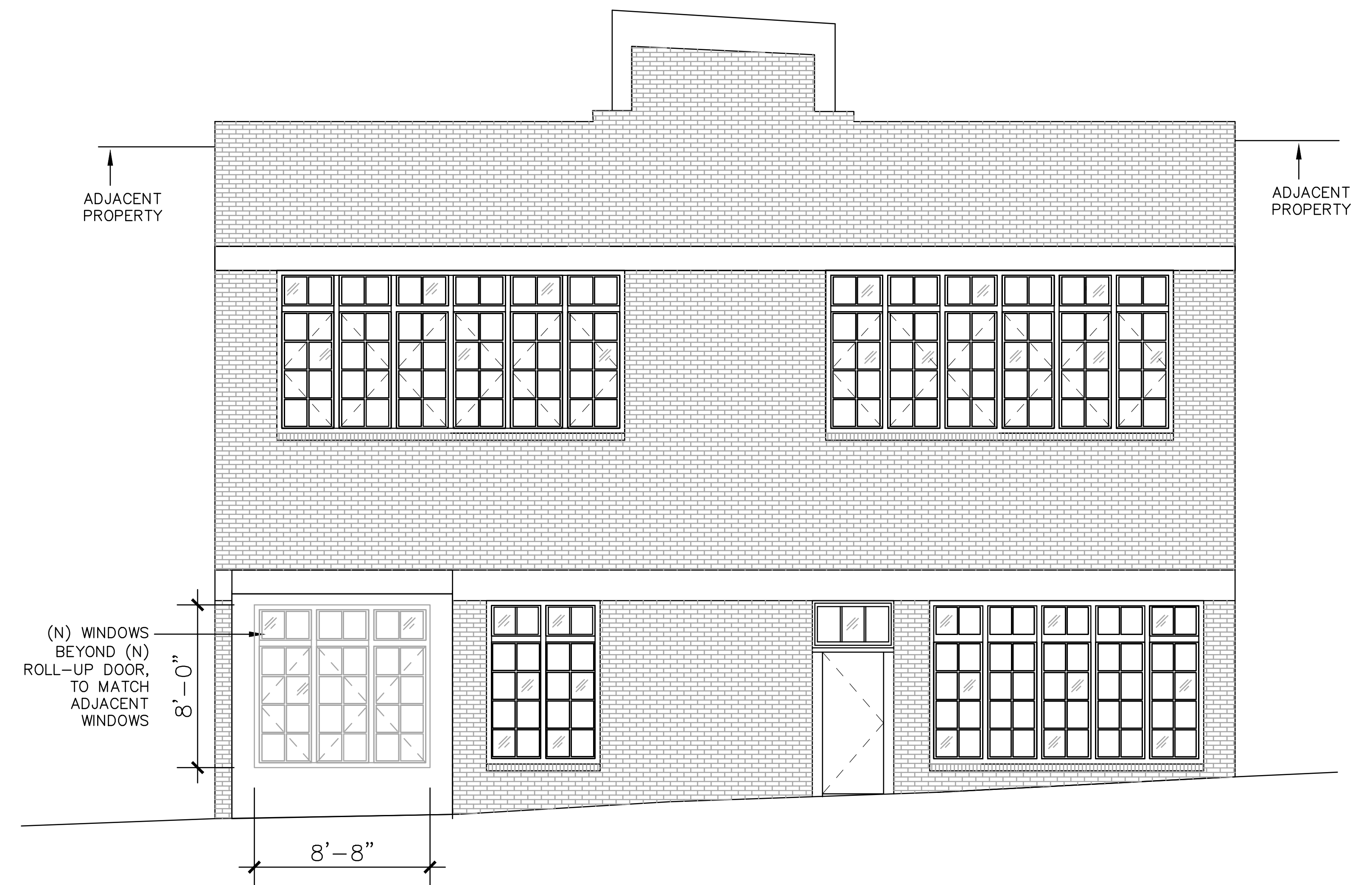
DRAWING NUMBER



PROPOSED BUSH STREET ELEVATION
- INTERIOR STOREFRONT



PROPOSED BUSH STREET ELEVATION



PROPOSED AUSTIN STREET ELEVATION

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PROPOSED ELEVATIONS – BEYOND
DRAWING TITLE

1522 BUSH STREET
DRAWING REFERENCE

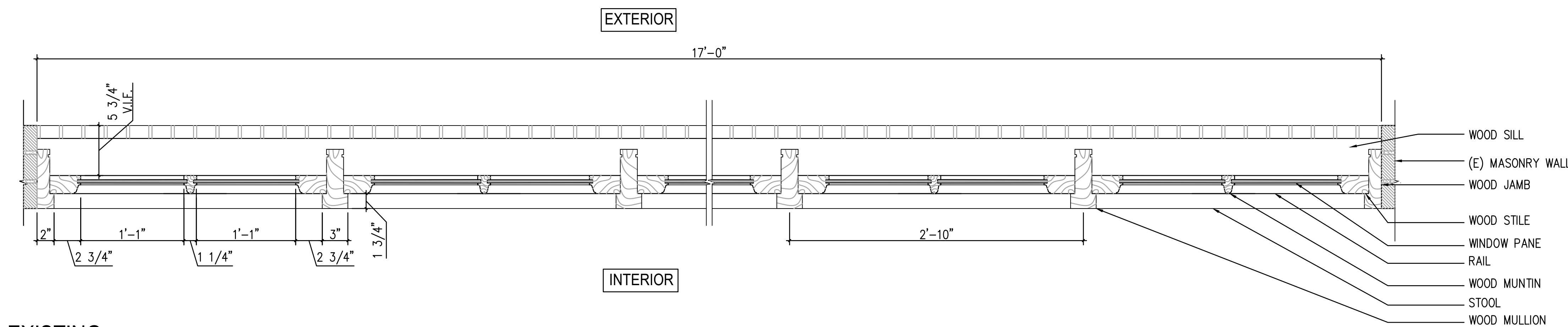
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PROJECT NAME

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DRAWING SCALE

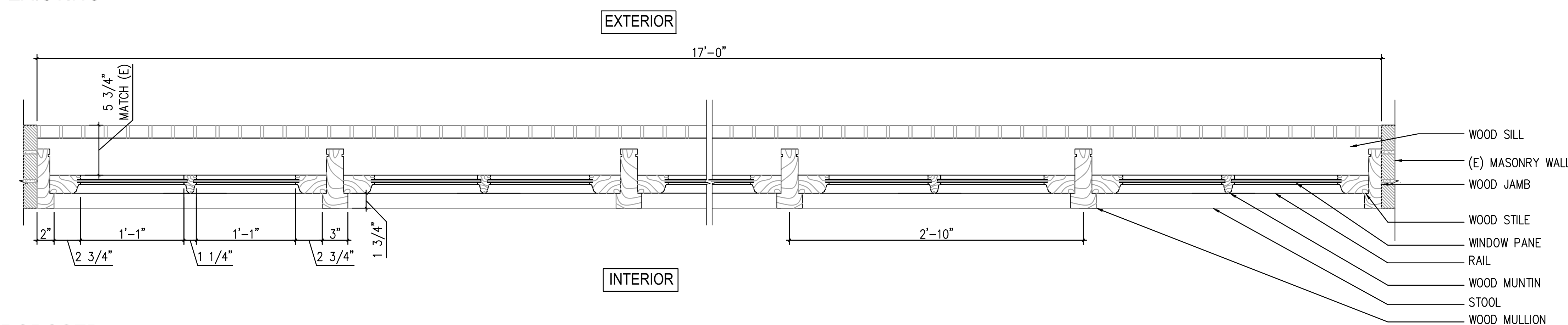
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DATE

21519.002
PROJECT NUMBER

AS-11
DRAWING NUMBER



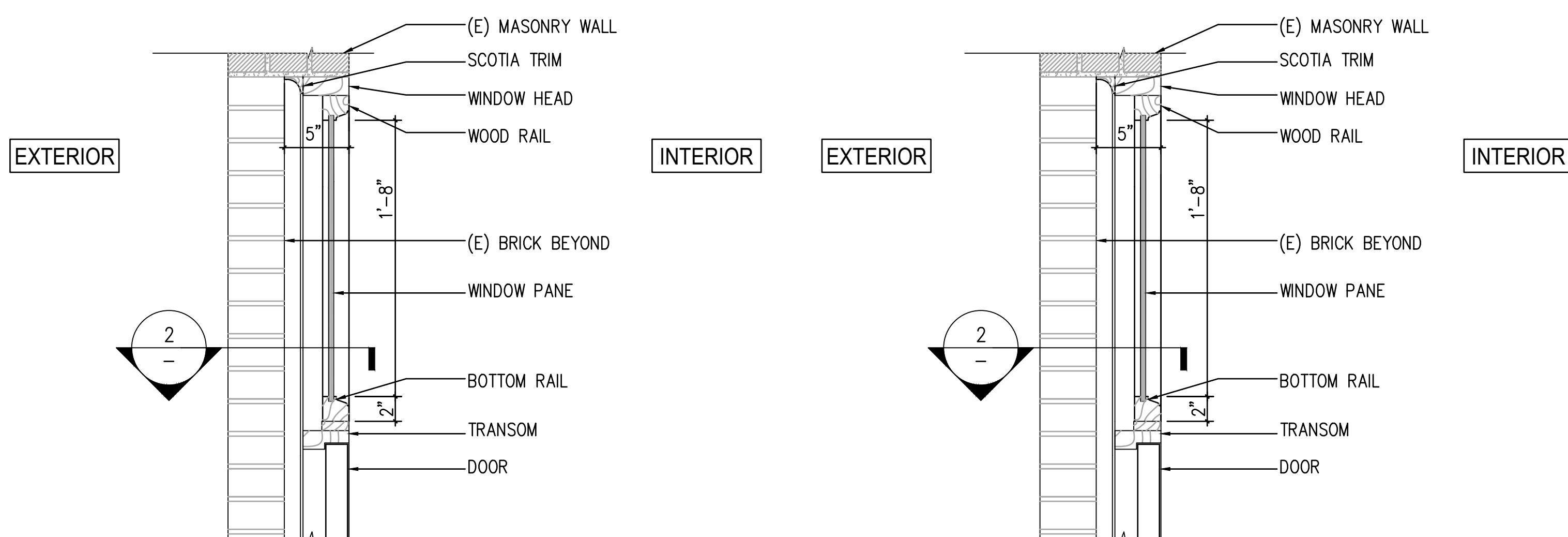
EXISTING



PROPOSED

4 CASEMENT WINDOW PLAN

1 1/2" = 1'-0"

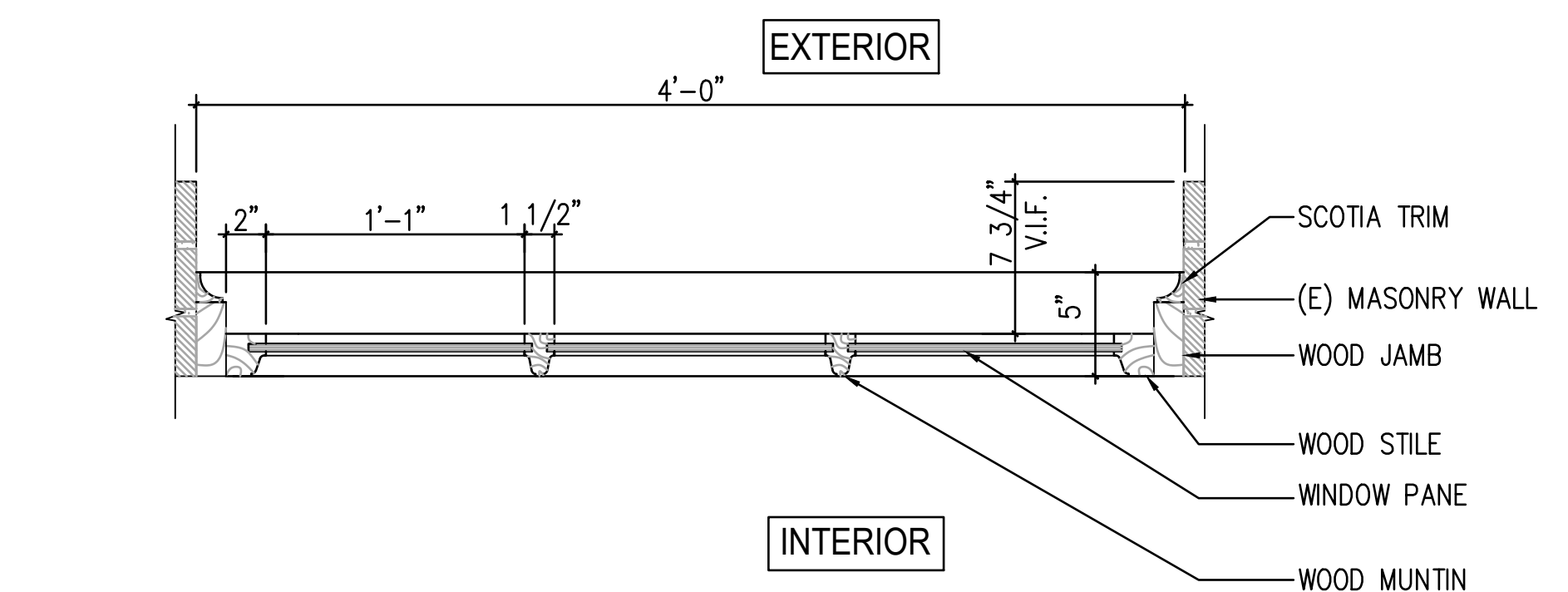


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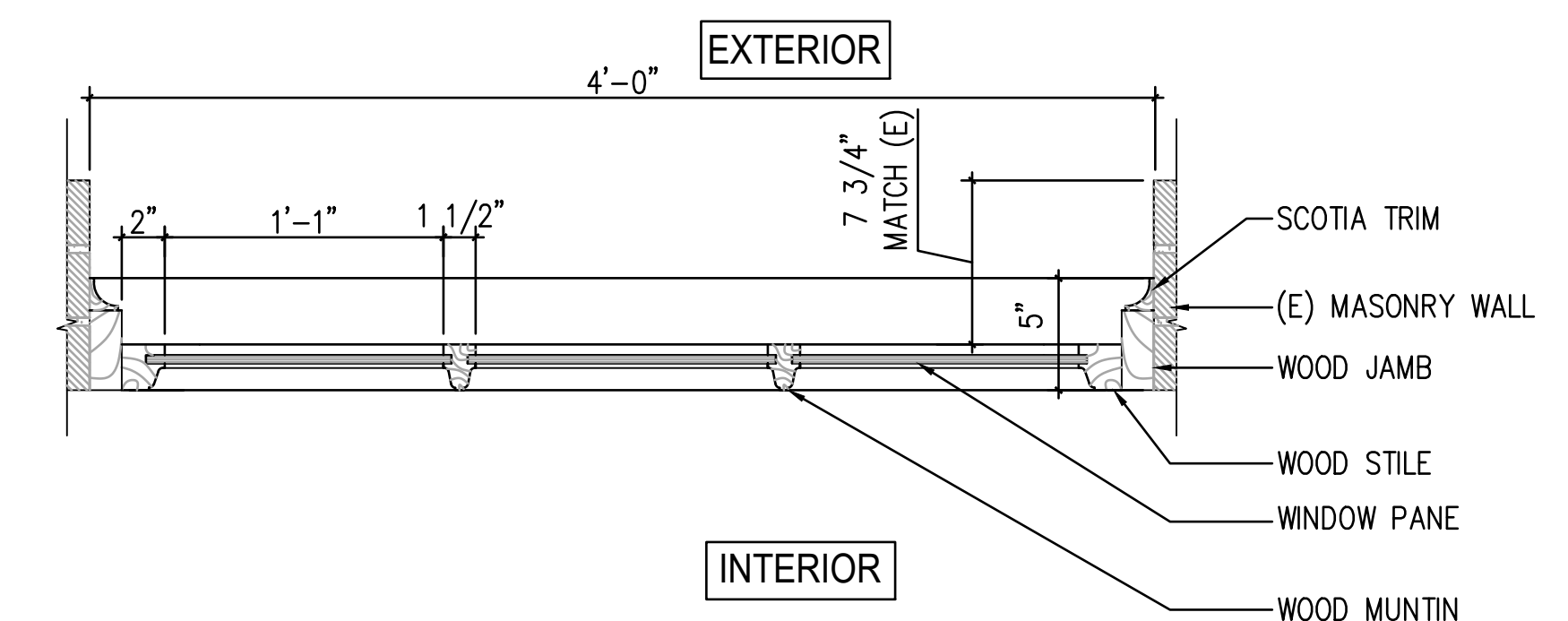
PROPOSED

3 TRANSOM WINDOW SECTION

1 1/2" = 1'-0"



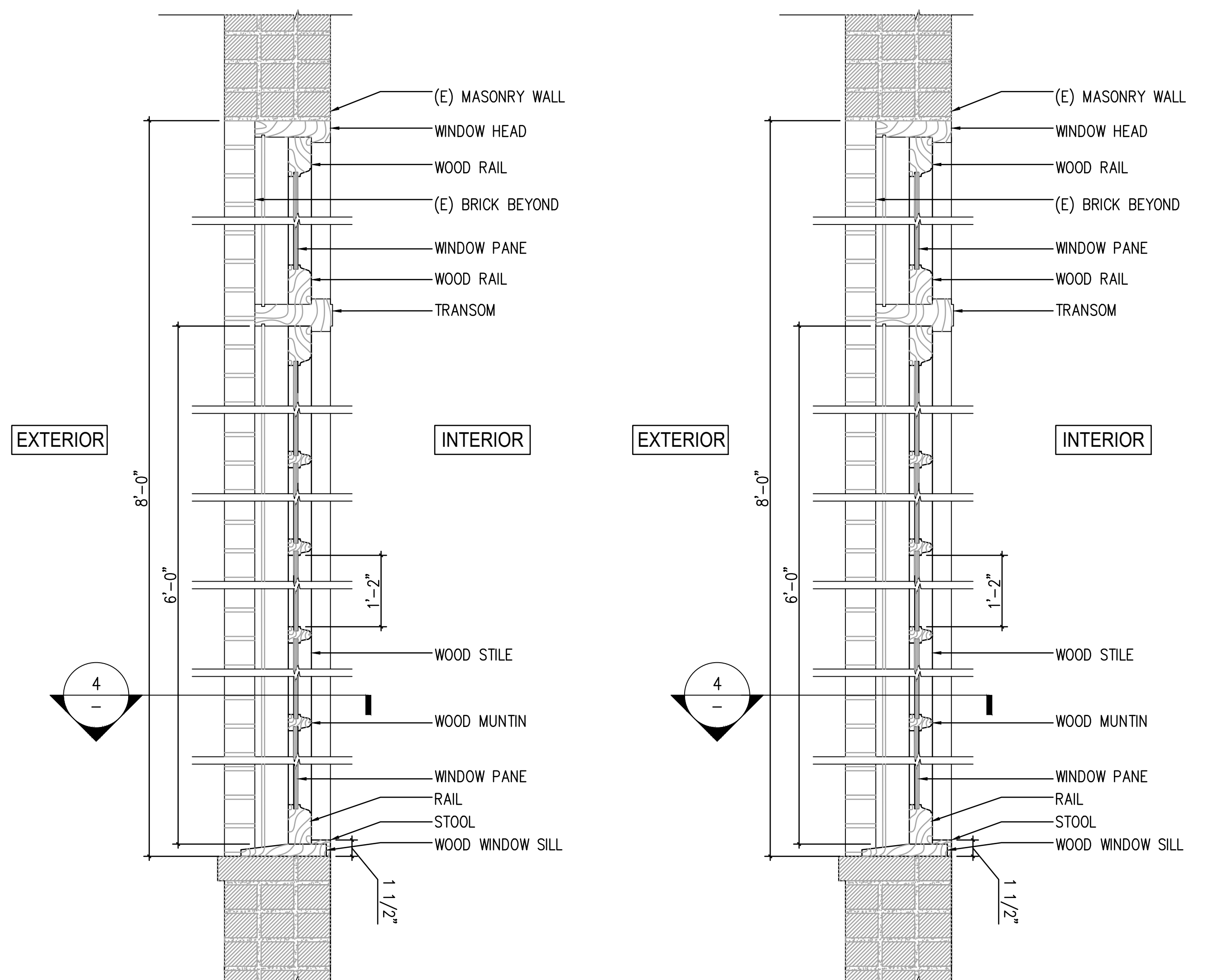
EXISTING



PROPOSED

2 TRANSOM WINDOW PLAN

1 1/2" = 1'-0"



EXISTING

PROPOSED

1 CASEMENT WINDOW SECTION

1 1/2" = 1'-0"

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EXISTING WINDOW SECTIONS

DRAWING TITLE

1522 BUSH STREET

DRAWING REFERENCE

PLANNED PARENTHOOD

PROJECT NAME

AS NOTED

DRAWING SCALE

05 JULY 2017

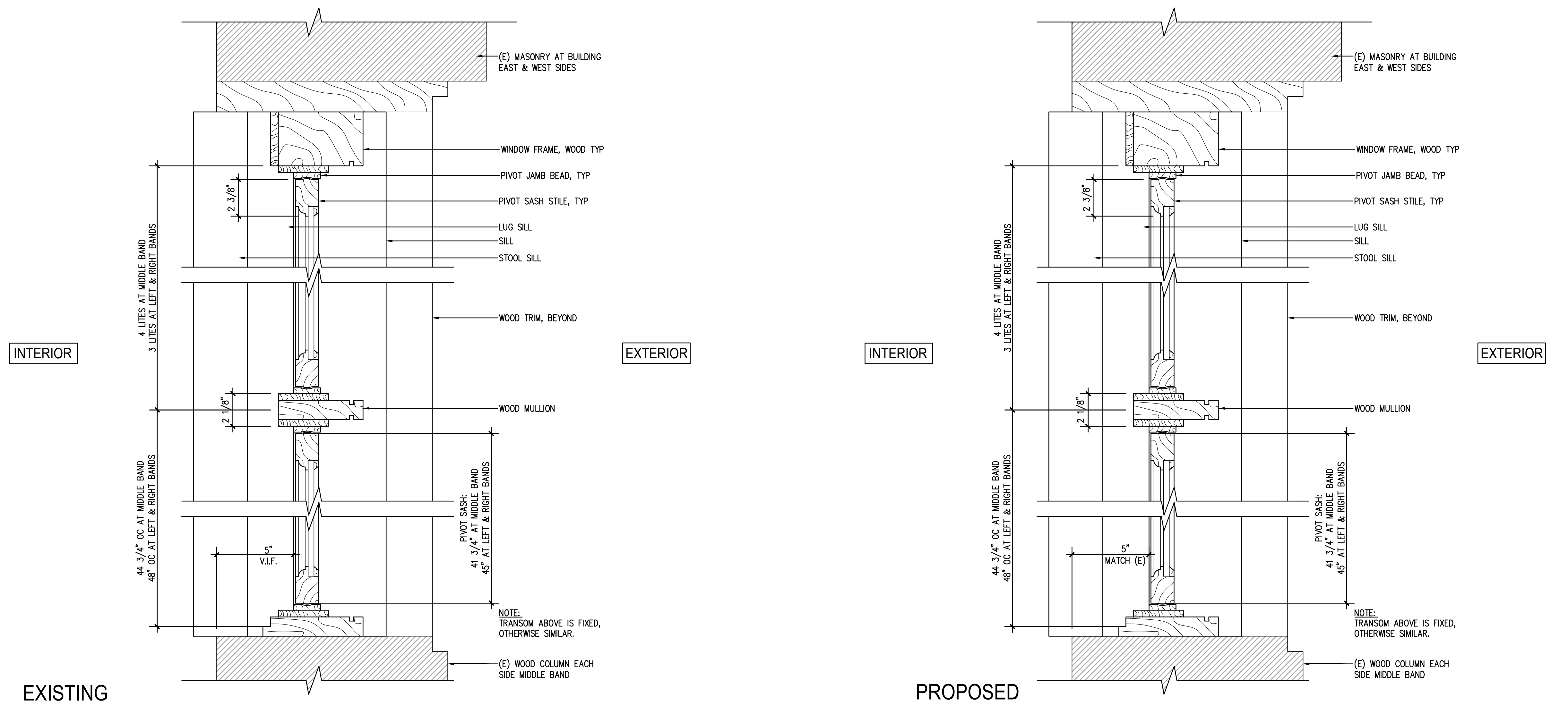
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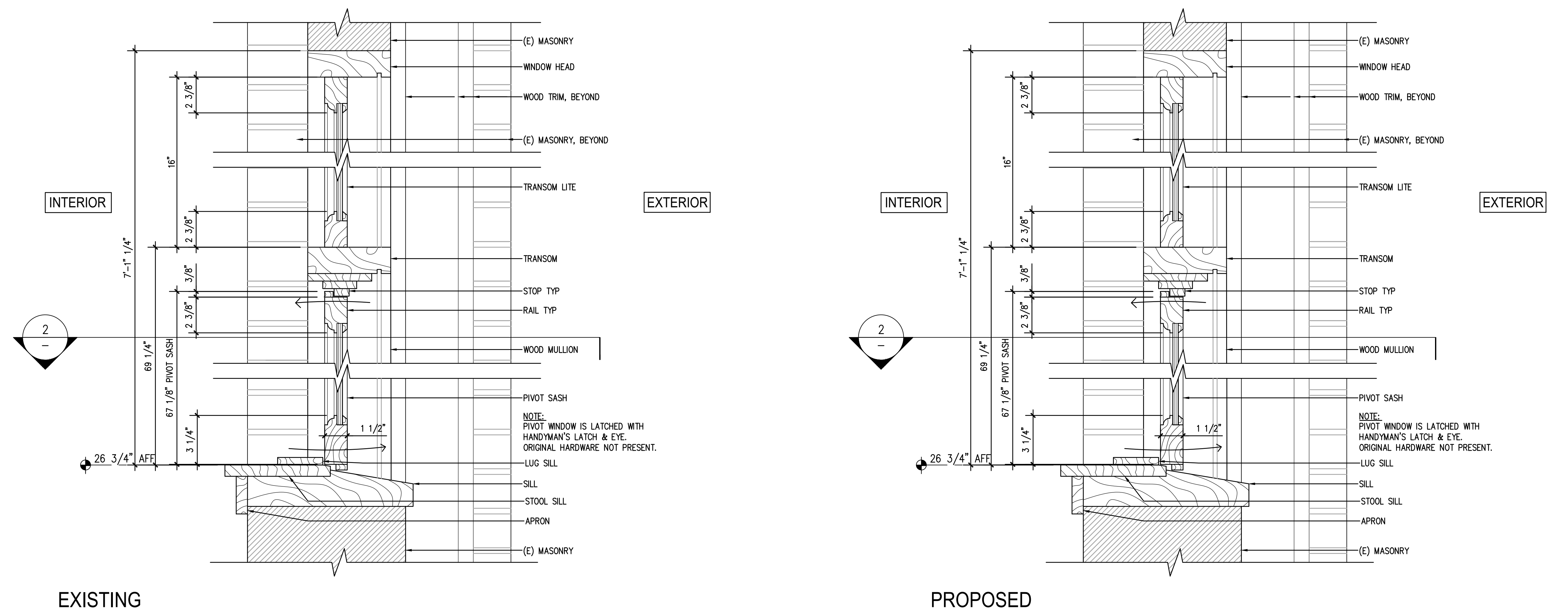
PROJECT NUMBER

AS-12

DRAWING NUMBER



1 PIVOT WINDOW PLAN
3"=1'-0"



2 PIVOT WINDOW SECTION
3"=1'-0"

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EXISTING WINDOW SECTIONS

DRAWING TITLE

1522 BUSH STREET

DRAWING REFERENCE

PLANNED PARENTHOOD

PROJECT NAME

AS NOTED

DRAWING SCALE

05 JULY 2017

DATE

21519.002

PROJECT NUMBER

AS-13

DRAWING NUMBER