

PROPOSAL STATEMENT

Applicant: Bridges Pregnancy Clinic, a religious non-profit organization

Address: 2449 Summerfield Road (New address will be requested after MUP)

APN: 041-361-050

General Plan: PI (Public Institutional)

Zoning: PI (Public Institutional)

CEQA Compliance: Exempt (CEQA Guidelines Sections 15183, 15303 & 15332)

Use Permit: City Council Resolution 28449 (use permit to remain in full force and effect)

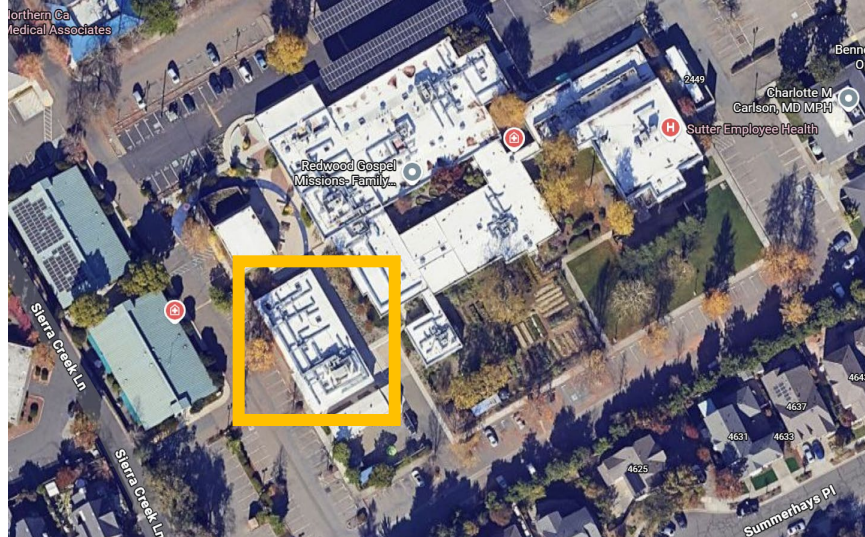
Additional Use Permit: New, additional, minor use permit for a doctor's office (Santa Rosa City Code § 20-70.020)

Prior Use

The building Bridges Pregnancy Clinic ("Bridges") occupies was part of the 2014 use permit approved via City Council Resolution # 28449. Social Advocates for Youth ("SAY") used this building to offer counseling, health, wellness, and educational services to residents of SAY's emergency shelter and transitional housing, as well as SAY's clients throughout the region. SAY used the building in this capacity from 2014 until it filed for bankruptcy on February 27, 2024. After the bankruptcy, this building, along with others, was sold in a bankruptcy auction where Redwood Gospel Mission purchased them. Bridges anticipates that its use of this structure will be less impactful and a less significant overall use than SAY.

Proposed Use

Bridges has been operating in Santa Rosa since 1984 and was previously located at 750 Mendocino Avenue in Santa Rosa. Bridges serves Santa Rosa and the surrounding communities experiencing unplanned, unsupported and uninsured pregnancies and parenting at no charge and with no insurance or income qualifications. After Redwood Gospel Mission purchased the former SAY property at a bankruptcy auction, Bridges relocated to a building on the SAY property and now seeks to: (1) obtain a minor use permit for a doctor's office (in addition to the existing use permit, which is expressly preserved) and (2) obtain a separate address for the building Bridges currently occupies. The Bridges' building is indicated by the orange square below:



The existing and vested use permit, approved via City Council Resolution 28449, is expressly preserved, as approved, because Redwood Gospel Mission will continue to operate under the existing use permit. Thus, Bridges requests its minor use permit *in addition to* the use permit approved in City Council Resolution 28449.

Bridges is a faith-based non-profit organization. There are religious materials available to clients in the lobby and treatment rooms and prayer is offered to each client during counseling sessions. As a faith-based organization, Bridges does not offer abortions, but Bridges' staff will help clients understand facts so they can make informed decisions. They also offer counseling for reproductive loss.

Bridges has a volunteer OB/GYN at this facility. Currently this is a part-time volunteer that will evolve into a full-time position. Bridges staff also includes licensed RNs, a NP, a medical assistant, registered dietitian, in addition to administrative and support staff. Bridges provides pregnancy tests, blood draws (the blood samples are processed at an off-site lab), ultrasounds, STD/STI testing and treatment, and prenatal care up to 24 weeks of pregnancy. After 24 weeks, Bridges will provide a referral to a doctor or midwife.

Bridges also provides practical resources such as new baby equipment, diapers, clothing and other essentials. In-person and virtual classes to teach parenting, financial and relational skills are also offered to both women and men. Bridges also assists uninsured women with Medi-Cal enrollment. Bridges' fatherhood program supports and trains fathers to confidently parent and be an involved father. In addition, Bridges also provides reproductive loss grief support and sexual abuse support and recovery programs.

There is ample on-site parking for Bridges’ clinic and there are accessible spaces in the closest part of the parking lot north of Bridges’ building. Bridges’ days and hours of operation as well as the number of staff and clients served are shown in the table below this paragraph:

Use	Days of Week	Hours	Staff & Volunteers	Attendee/Patient
Patient Services	Mon. - Fri.	9:00 AM - 5:00 PM	Current: 6 Staff onsite and 7 volunteers <u>Projected Growth:</u> 8 staff and 9 volunteers	Current: 2-6 patients/day <u>Projected Growth:</u> 17-26 clients per day
On-site Classes (classes are also streamed via the web)	Twice a month <u>Projected Growth:</u> Weekly	1:00 - 3:00 PM No change	1 Volunteer No change	2-6 attendees No change
Practical Resources (diapers, clothes, etc.)	Mon. - Fri.	9:00 AM - 5:00 PM	2 Staff 2 Volunteers	5-10 clients/day <u>Projected Growth:</u> 10-15 clients/day

Bridges anticipates expanding its care services to full OB/GYN care, but the expanded services are not expected to increase the number of clients because of space limitations. Bridges also accommodates evening and Saturday appointments that are scheduled in advance (i.e., no walk-ins), but these are infrequent. Bridges conducts evening training, once per month, which is expected to increase to weekly training sessions.

Existing parking for the building is provided within common area parcel 014-361-059 and shared with the surrounding uses. Existing parking spaces to be utilized by the Bridges Pregnancy clinic include accessible parking stalls and an accessible route to Bridges’ building entrance. Bridges replaces SAY’s area-wide counseling services and staff in this building, so there is no significant increase in parking demand, only an anticipated reduction in demand. The proposed medical services – doctors office use requires a parking ratio of 1 space per 400 square feet of building area. With the building area equaling 5,560 sf, the necessary parking for the proposal is 28 parking stalls. The existing parking provides the required 28 parking stalls, which are indicated

on the site plan provided with the use permit submittal. No adjustment to the existing parking is proposed or required for the proposal.