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**MINUTES
JOINT CONFERENCE COMMITTEE MEETING FOR
LAGUNA HONDA HOSPITAL AND REHABILITATION CENTER
February 09, 2026, 4:00 p.m.
1 Dr. Carlton B. Goodlett Place, City Hall, Room 408
San Francisco, CA 94102 & via Webex**

1. CALL TO ORDER

Present: Commissioner Tessie Guillermo, Chair
Commissioner Edward A. Chow, M.D., Member
Commissioner Laurie Green, M.D., Member

Staff: Roland Pickens, Jennifer Carton-Wade, Lily Conover, Nawzaneen Zahir,
Naveena Bobba MD, Albert Lam, MD, Todd Barrett, MD, Dzovag Minassian, MD, Helen Chen, MD,
Tangerine Brigham

The meeting was called to order at 4:03pm.

2. APPROVAL OF MINUTES FOR MEETING OF January 12, 2026

Public Comment:

Dr. Teresa Palmer shared a positive update regarding a prior concern, noting an individual had been accepted to the LHH waiting list and would soon be placed closer to family.

Commissioner Comments:

There were no Commissioner comments on this item.

Action Taken: The LHH JCC unanimously approved the January 12, 202 meeting minutes.

3. GENERAL PUBLIC COMMENT:

There was no general public comment.

4. EXECUTIVE TEAM REPORT

Diltar Sidhu, Chief Executive officer and Nursing Home Administrator, presented the item.

Public Comment:

Patrick Monette-Shaw provided comment and submitted the following written summary:

The “State of the Hospital” slide #17 makes no sense. The “End of the Month Census” line reports a net increase of 18 residents, from 572 at the end of December to 590 at the end of January. It claims there were 30 admissions in January, and a net loss of 16 residents (4 “Planned Discharges, one “Unplanned Discharge,” and 11 “Patient Expirations.”) Subtracting the net loss of 16 from the 30 admissions translates to a net change of just 14 — not an increase of 18 residents reported on the “End of Month” Census” row. Why doesn’t this math add up each month? Why do no Health Commissioners ever question this report’s mathematical veracity? It’s alarming Slide #17 reports the quality state of “Short Stay” Nursing Care is just “One Star.” That’s not a good “messaging statistic” to attract admissions for short-term SNF rehabilitation services. This must be rectified rapidly!

Commissioner Comments:

President Green asked how LHH will manage its census once beds are full. Mr. Sidhu stated that LHH will continue to admit shorter-term residents who will be discharged quickly, thus making beds available.

President Green asked for the number of LHH residents who are no longer eligible for skilled nursing services. Mr. Sidhu stated that CMS required LHH to track the number of people no longer eligible for skilled nursing care when the recertification process was still underway. He noted that LHH is developing a dashboard to track residents who are no longer eligible and will be reporting that data out through the PIPS minutes.

Commissioner Chow asked if Mr. Sidhu had comments regarding data on Mr. Monette’s slide. Mr. Sidhu stated that the slide is missing some data elements, which impacts the math. He will attempt to add these data elements to future LHH slides so the data is available to the public and Commissioners.

Commissioner Chow asked for an update on the implementation of the nurse council at future LHH JCC meetings.

5. LAGUNA HONDA HOSPITAL COMMERCIAL PAYER CONTRACTING CONTEXT AND OPPORTUNITIES

Tangerine Brigham, San Francisco Health Network, Deputy Director, Chief Operations & Strategy Officer, presented the item.

Public Comment:

Janet Fowler stated that a friend who is a San Francisco resident and a retired City employee was sent to a nursing home in Oakland. For 2 weeks she was neglected and bed bound. She suffered greatly died soon after being sent to Alta Bates hospital. Ms. Fowler laments that her friend could not get access to care at LHH.

Dr. Teresa Palmer noted that there are many low-income retirees in San Francisco who are currently enrolled in Kaiser or Blue Shield. These insurers tell their consumers that they can only access care at facilities that contract with the health plans. She questioned the current strategies of the DPH in regard to not aggressively pursuing contracts with insurers so the many low-income retirees in the City could access higher quality of care at LHH.

Commissioner Comments:

Commissioner Chow reiterated his historical request for the DPH and LHH to consider contracting with commercial payors to gain revenue for the LHH acute and outpatient rehabilitation services. Ms. Brigham stated that she will continue conversations with Blue Shield about this topic, and will report back in the next months.

President Green asked if the number of retired City staff living in San Francisco is known, to better understand

the situation. Ms. Brigham stated that she did not have this data available and noted Blue Shield may have more information on this data.

President Green asked how long San Francisco will continue using Blue Shield for retiree health care. Ms. Brigham stated that she is unaware of the length of the current San Francisco Health Service System contract with Blue Shield. President Green stated that she is curious to hear updates on any negotiations the DPH is engaged in with Blue Shield.

Vice President Guillermo requested updates at the May or June LHH JCC meeting in regard to contract negotiations with Kaiser and Blue Shield, in addition to more information on the quality and capacity for the LHH acute rehabilitation unit.

6. SENIOR AFFORDABLE HOUSING AT LAGUNA HONDA HOSPITAL CAMPUS

Anne Romero, Senior Project Manager, MOHCD, and Sharon Christen, Senior Project Manager, Real Estate Development, Mercy Housing California, presented the item.

Public Comment:

Dr. Teresa Palmer noted that the current plan is for 150 very small units for seniors and no place for people to eat together. The combined square footage of the community room, lobby, and senior center is smaller than the space allotted for childcare. She is concerned that seniors will be stuck in the building due to lack of adequate transportation. She considers this project a boondoggle and thinks the money would be spent more wisely on smaller housing sites throughout the city.

Patrick Monette-Shaw provided comment and submitted the following written summary:

As my chart shows, comparing the tiny amount of space for the “Senior Center” to serve noon meals for ADHC-style programming for people living off-campus, and the small “Community Room” for use by the 159 residents of the housing project pales in comparison to the 6,000 square feet allocated for childcare of 50 toddlers. It’s clear this project isn’t about providing senior housing. Why hasn’t a transportation plan been developed yet to get residents and visitors up the steep terrain from the Forest Hill MUNI station this late in the process? I agree with Dr. Palmer: The lack of an ADHC and functional community spaces for elder and disabled residents, and visitors — and the lack of planning for accessible transportation and walkability/wheelchair paths for frail people and visitors — indicates a lack of care and concern for the population of this project. The Health Commission should end this project now!

Commissioner Comments:

President Green requested clarification on the minimum interior and exterior square footage required per child in the proposed childcare center, noting concerns that the current plan appeared disproportionate relative to the space allocated for seniors. Ms. Christen responded that childcare space standards include classroom and administrative areas, and that specific ratios would need to be confirmed and brought back at a future meeting.

President Green expressed concern that the daycare center appeared oversized for the site, citing publicly available standards of approximately 35 square feet indoors and 75 square feet outdoors per child. She noted that the proposed square footage could theoretically support a much larger number of children than intended and questioned whether the senior center and community spaces were too limited as a result. Ms. Christen acknowledged the concerns and committed to revisiting the layout, including the amount of space dedicated to seniors and possible impacts on future outpatient programming.

President Green raised questions about transportation access, the steep driveways, and how these factors might affect seniors with mobility limitations. Ms. Christen agreed to provide additional details on transportation planning and the rationale behind the 6,000-square-foot childcare allocation.

Commissioner Chow reviewed the floor plan and stated his concerns about the proportionality of the daycare center relative to senior-serving spaces. He questioned whether the design should reduce childcare capacity to expand the senior center or create more flexible community rooms. Ms. Christen responded that folding partitions or other solutions could be explored but emphasized that the senior community room size aligned with typical senior affordable housing developments.

Commissioner Chow asked about the large bike room shown in the plans and questioned whether the site's steep terrain made such a space practical. Ms. Christen replied that the team was actively evaluating the number of bike parking spaces needed and whether a bike room was appropriate for this population. Vice President Guillermo sought clarification on the distinction between "health services" and "home health" spaces in the building. Ms. Christen explained that the home health office was intended for supervisors of in-home supportive service providers, with break space for aides, while the health services office would function as a small wellness clinic with an exam room for resident support.

Vice President Guillermo requested additional detail on how senior center size recommendations were developed, particularly because the site's topography and population characteristics may differ from other senior housing communities. Ms. Christen agreed to document the rationale, provide comparisons to similar sites, and describe how all program spaces interact across the campus.

Commissioner Chow then asked if Laguna Honda leadership and the DPH leadership are aligned regarding proposed set-asides and required subsidies. Ms. Romano reported that the MOU was still under legal review following personnel changes, and that further refinement was expected. She noted that no funding had yet been identified for potential set-aside units and that additional work was needed to determine viable subsidy sources.

Vice President Guillermo requested that future MOU drafts clearly outline DPH obligations and include confirmation that the department was comfortable with the commitments being proposed. Ms. Romano agreed and noted that both DPH and the Mayor's Office of Housing were actively seeking long-term strategies for subsidies, ideally through City funds outside the DPH budget.

Vice President Guillermo requested a more comprehensive description of all campus spaces, their intended uses, the reasoning behind their sizes, and how they operate together. Staff acknowledged the need for greater detail and committed to providing expanded materials before the next meeting.

7. HIRING AND VACANCY REPORT

Anna Horrocks, DPH Human Resources, presented the item.

Public Comment:

There was no public comment on this item.

Commissioner Comments:

President Green requested that the LHH HR reports include highlights of any key LHH management positions. Vice President Guillermo noted that these positions may already be included on the HR report but as just noted as DPH job classification codes, which the public and Commissioners may not be able to translate accordingly.

8. REGULATORY AFFAIRS REPORT

Nawzaneen Zahir, Chief Quality Officer, LHH, presented the item.

Public Comment:

There was no public comment on this item.

Commissioner Comments:

Commissioner Chow asked when the annual recertification survey is anticipated. Ms. Zahir stated that she anticipates the survey to take place in April, a year after the last survey. She added that CDPH usually closes out all of its open cases during the survey.

9. LAGUNA HONDA HOSPITAL POLICIES

Nawzaneen Zahir, Chief Quality Officer, LHH, presented the item.

Public Comment:

There was no public comment on this item.

Commissioner Comments:

There were no Commissioner comments on this item.

Action Taken: The LHH JCC voted unanimously to recommend that the full Health Commission approve the following items:

<u>Item</u>	<u>Scope</u>	<u>Policy No.</u>	<u>Policy Title</u>
1	Facility-wide	23-03	Screening and Response to Suicidal Ideation
2	NSPP	A 5.0	Nursing Clinical Affiliations

10. CLOSED SESSION

- A) Public comments on all matters pertaining to the Closed Session. (San Francisco Administrative Code Section 67.15).
- B) Vote on whether to hold a Closed Session. (Action Item)
- C) Closed Session Pursuant to Evidence Code Sections 1156, 1156.1, 1157, 1157.5, 1157.6, and 1157.7; Health and Safety Code Section 1461; San Francisco Administrative Code Sections 67.5, 67.8, 67.8-1, and 67.10; and California Constitution, Article I, Section 1.

CONSIDERATION OF MEDICAL QUALITY IMPROVEMENT

CONSIDERATION OF MEDICAL STAFF CREDENTIALING MATTERS

CONSIDERATION OF PERFORMANCE IMPROVEMENT AND PATIENT SAFETY REPORTS AND PEER REVIEWS

RECONVENE IN OPEN SESSION

- 1. Discussion and Vote to elect whether to disclose any portion of the closed session discussion that is not confidential under Federal or State law, The Charter, or Non- Waivable Privilege (San Francisco Administrative Code Section 67.12(a).) (Action item)
- 2. Possible report on action taken in closed session (Government Code Sections 54957.1(a) and 54957.7(b) and San Francisco Administrative Code Section 67.12(b).

11. POSSIBLE DISCLOSURE OF CLOSED SESSION INFORMATION

Action Taken: In closed session, the LHH JCC approved the PIPS Minutes Report and LHH Credentials Report. The LHH JCC voted unanimously to not disclose discussions held in closed session.

12. ADJOURNMENT

The meeting was adjourned at 6:51pm.