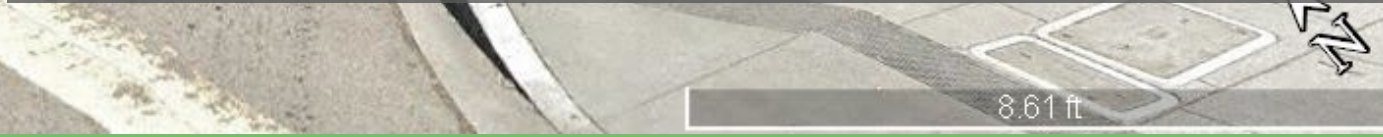




Proposed Dialysis Clinic for 1760 Ocean Avenue

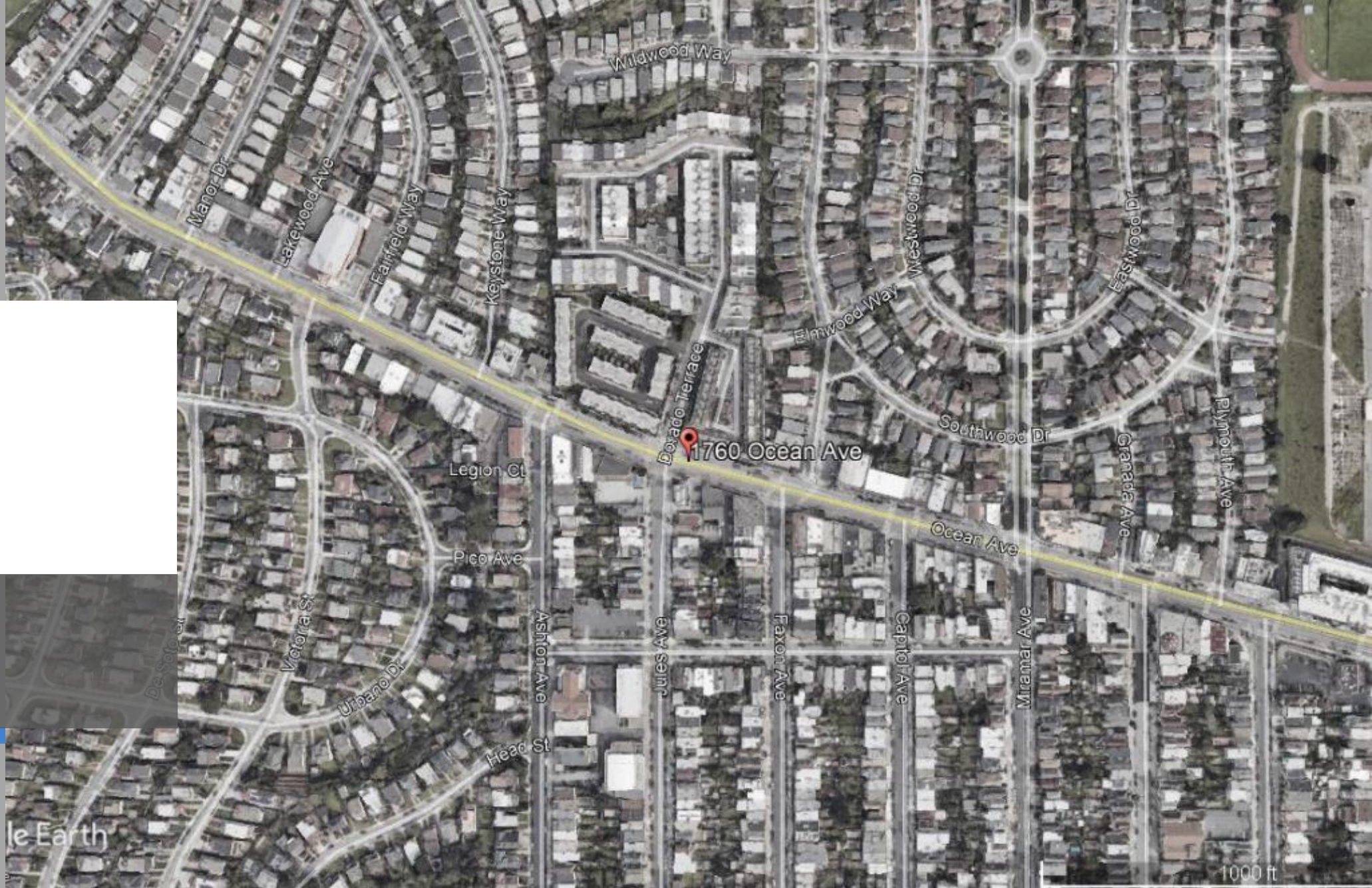
Request for Conditional Use Approval

Savely  Healthcare Architects



Project Location

1760 Ocean Avenue
San Francisco
(NCT-1 Zone)



Building Exteriors

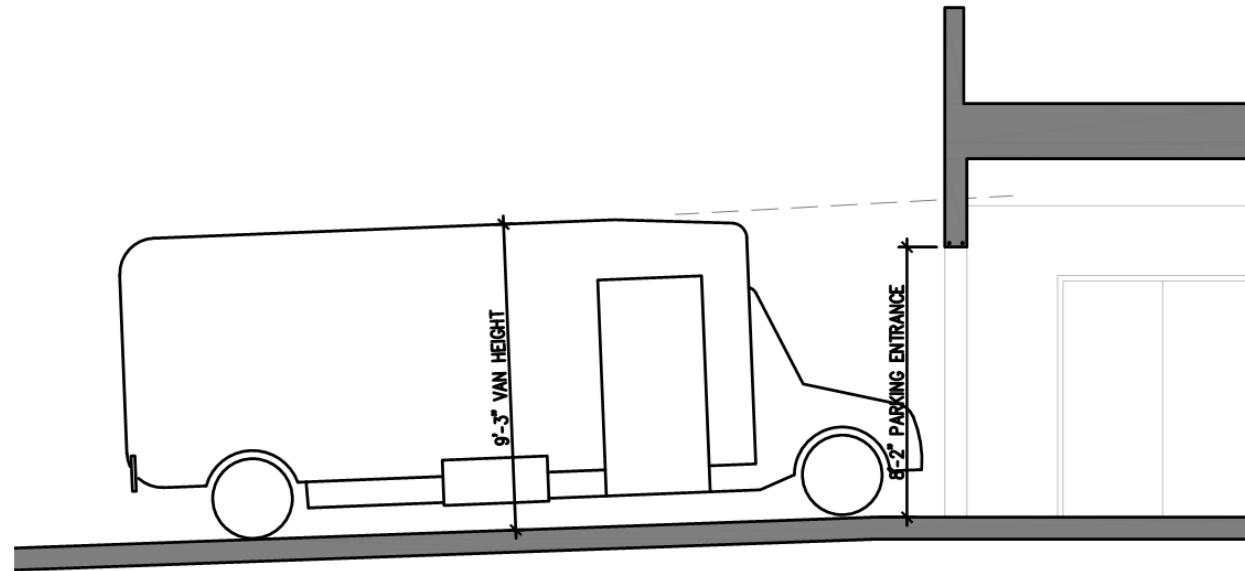
View from Dorado Terrace



Existing Parking Entrance

1760 Ocean Avenue
2019-016388CUA

11/25/2020



SECTION AT PARKING ENTRANCE
SCALE: 1/4" = 1'-0"

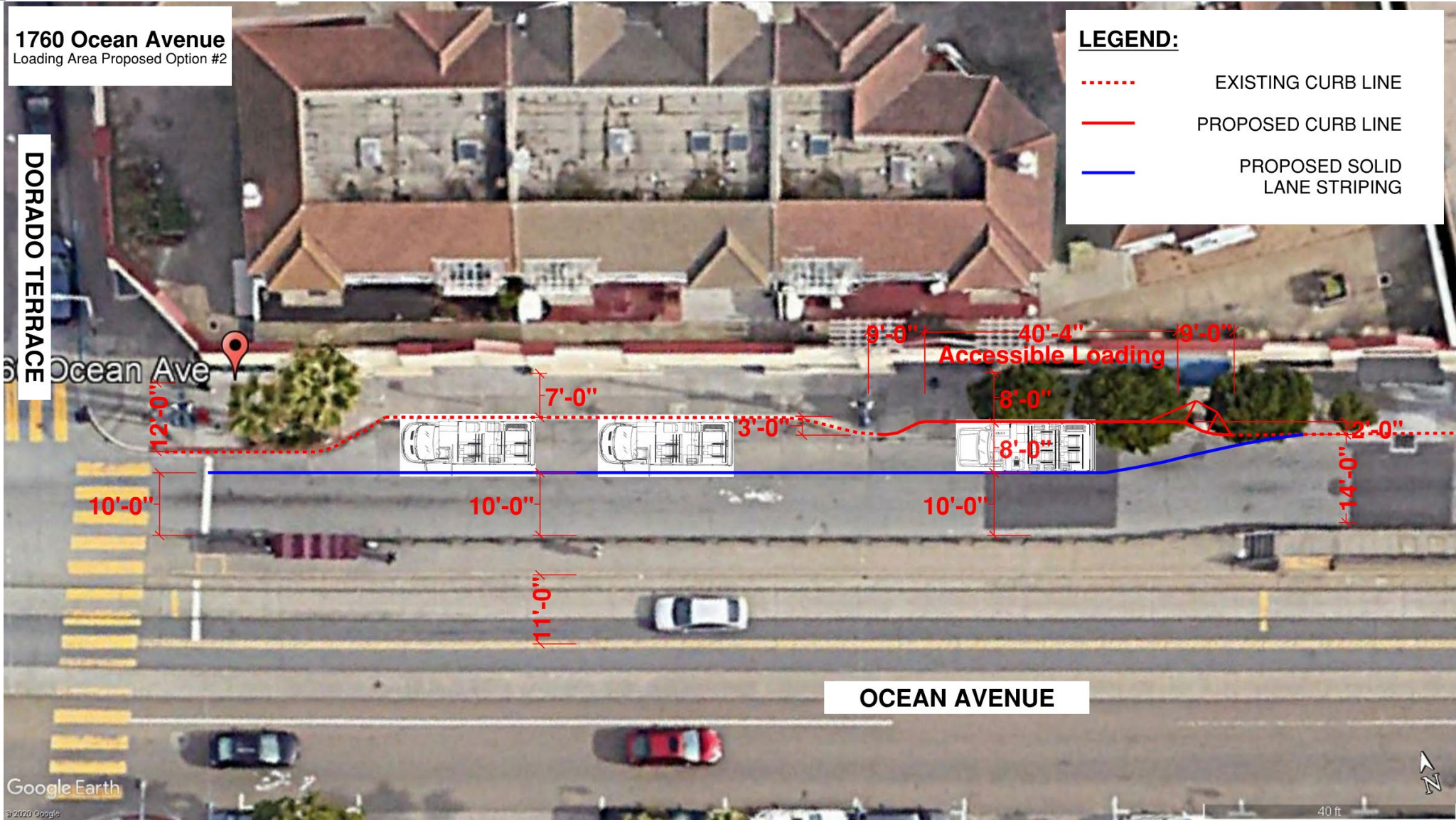
View in Parking Structure



Existing Conditions – Ocean Avenue



Proposed Solution – Ocean Avenue



Patient Petition for New Clinic

2020-09-23 09:03

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 1/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

We, the undersigned patients of the RAI Clinic, and residents of the City of San Francisco ask the City to permit the proposed new clinic be built in the existing vacant retail space located at 1760 Ocean Avenue, San Francisco 94112. The newly remodeled space will provide 37 treatment chairs (increase from current 24) and 5 home hemodialysis rooms (increase from current 3), which will provide a more comfortable environment for our treatment as well as greater access for dialysis patients in the central San Francisco area.

Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Anna Martin	Anna Martin	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Claira Borja	Claira Borja	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Arland Gonzalez	Arland Gonzalez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Presostomido	Presostomido	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Carvin Nas	Carvin Nas	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Gipsy Portillo	Gipsy Portillo	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Norman Demonteb	Norman Demonteb	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Aurora Garcia	Aurora Garcia	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Pablo Santana	Pablo Santana	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Nui Cheung	Nui Cheung	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Either Blas	Either Blas	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Laura Stellan	Laura Stellan	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edmond Are	Edmond Are	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Harley Walcott	Harley Walcott	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Mary Gonzalez	Mary Gonzalez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Stacy Chen	Stacy Chen	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Harold Miller	Harold Miller	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Rafael Alvarez	Rafael Alvarez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Lee Lee	Lee Lee	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Alma Dickens	Alma Dickens	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edith Massagi	Edith Massagi	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Mei Lieng	Mei Lieng	San Francisco	9.21.20

2020-09-23 09:04

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 2/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	PEDRO HIDALGO	Pedro Hidalgo	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Luz Hilario	Luz Hilario	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Seng Woo	Seng Woo	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Luis Martinez	Luis Martinez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Ricardo Martinez	Ricardo Martinez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Patricia Wilson	Patricia Wilson	S.F.	9.21.20
<input checked="" type="checkbox"/>	Karel Ojeda	Karel Ojeda	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Sengben Chew	Sengben Chew	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Opal Melgar	Opal Melgar	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Bob Romberg	Bob Romberg	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Venus Cepeda	Venus Cepeda	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Francisco Macias	Francisco Macias	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Marylou Sebastian	Marylou Sebastian	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Emelda Velazquez	Emelda Velazquez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Pon Sandida	Pon Sandida	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Willie Sanders	Willie Sanders	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Adrian Conchala	Adrian Conchala	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Roxanna Roel	Roxanna Roel	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Michelle Tiver	Michelle Tiver	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Ya Shoo Pu	Ya Shoo Pu	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Joshua Coffey	Joshua Coffey	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Oliver	Oliver	San Francisco	9.21.20

2020-09-23 09:04

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 3/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Siong Tan	Siong Ho Tan	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Mary Lee	Mary Lee	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Jon Martinez	Jon Martinez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Sami Roggal	Sami Roggal	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Richard Swartz	Richard Swartz	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Logan Medina	Logan Medina	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Audrey Lee	Audrey Lee	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Colbert Smith	Colbert Smith	San Francisco	9.21.20
<input checked="" type="checkbox"/>	William Lee	William Lee	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Patricia Noman	Patricia Noman	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edwards Queros	Edwards Queros	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Melagros Sotelo	Melagros Sotelo	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Anita Ng	Anita Ng	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Beverly Williams	Beverly Williams	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Tim Jones	Tim Jones	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Catherine Romero	Catherine Romero	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Jeffrey Apple	Jeffrey Apple	San Francisco	9.21.20
<input checked="" type="checkbox"/>	James Harris	James Harris	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edward Tsah	Edward Tsah	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Laura Melastly	Laura Melastly	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Francis Leonard	Francis Leonard	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Melvin Anderson	Melvin Anderson	San Francisco	9.21.20

Petitions (continued)

2020-09-23 09:04

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 4/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

We, the undersigned patients of the RAI Clinic, and residents of the City of San Francisco ask the City to permit the proposed new clinic be built in the existing vacant retail space located at 1760 Ocean Avenue, San Francisco 94112. The newly remodeled space will provide 37 treatment chairs (increase from current 24) and 5 home hemodialysis rooms (increase from current 3), which will provide a more comfortable environment for our treatment as well as greater access for dialysis patients in the central San Francisco area.

Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Daniela Papat	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Miguel Rojas Duran	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Xi Huang	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Dulce Felix	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Cristine Sue	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Luzma Paulo	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Malakia Padd	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Martin Limon	[Signature]	San Francisco	09.21.20
<input checked="" type="checkbox"/>	Anastasia Lagasa	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Maruthi Senen	[Signature]	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Pleas Bishop	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Rigella Ripada	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Fatrick Brown	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Bebina Paraiso	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Mario Marceida	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Anita Franca	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Monica Cruz	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Tomon Novato	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jose Marinagan	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Tomon Davo	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Barbara Allen	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Linda Valenzuela	[Signature]	San Francisco	9.22.20

2020-09-23 09:05

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 5/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

We, the undersigned patients of the RAI Clinic, and residents of the City of San Francisco ask the City to permit the proposed new clinic be built in the existing vacant retail space located at 1760 Ocean Avenue, San Francisco 94112. The newly remodeled space will provide 37 treatment chairs (increase from current 24) and 5 home hemodialysis rooms (increase from current 3), which will provide a more comfortable environment for our treatment as well as greater access for dialysis patients in the central San Francisco area.

Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Dante Manuel	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jan Abasolo	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Paulie White	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Marial Castro	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Bernardo Hros	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Fileno Bustos	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Betty Kopinoto	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Douglas Bonilla	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Michael Tse	[Signature]	San Francisco	09.22.20
<input checked="" type="checkbox"/>	Ellie Leung	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jim Tan	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Lawrence Tan	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Clark Storry	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Lois Colbert	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Sonya Jones	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Eric Howard	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Ruby Clay	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	John Dilig	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Pura Yee	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Paul Wong	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Rose To	[Signature]	San Francisco	09.22.20
<input checked="" type="checkbox"/>	Patricia Sanchez	[Signature]	San Francisco	9.22.20

2020-09-23 09:05

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 6/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Yun Zhang	[Signature]	San Francisco	09.22.20
<input checked="" type="checkbox"/>	America Mochico	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Morton Hom	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Maung Saechao	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Corinto Velloz	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Dalila Cabrera	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Rafael Escopete	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jose Castillo	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Alfonso Garcia	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Harold McDaniel	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Chris Lemas	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Peig Chan	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Madda Clay	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	M Garcia de Rivas	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Luchon Wong	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Wen Leang	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Sun Trina We	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Sirel Sharp	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jalo Morales	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Kobeyrist	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Geo. Belinquin	[Signature]	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Justin Javier	[Signature]	San Francisco	9.22.20

Petitions (continued)

2020-09-23 09:05

FKC 7105 14155848705 >> FMC OAKLAND HOME

P 7/7

PETITION

Request to City Of San Francisco To Permit Use Of Vacant Retail Space To Be New Dialysis Clinic

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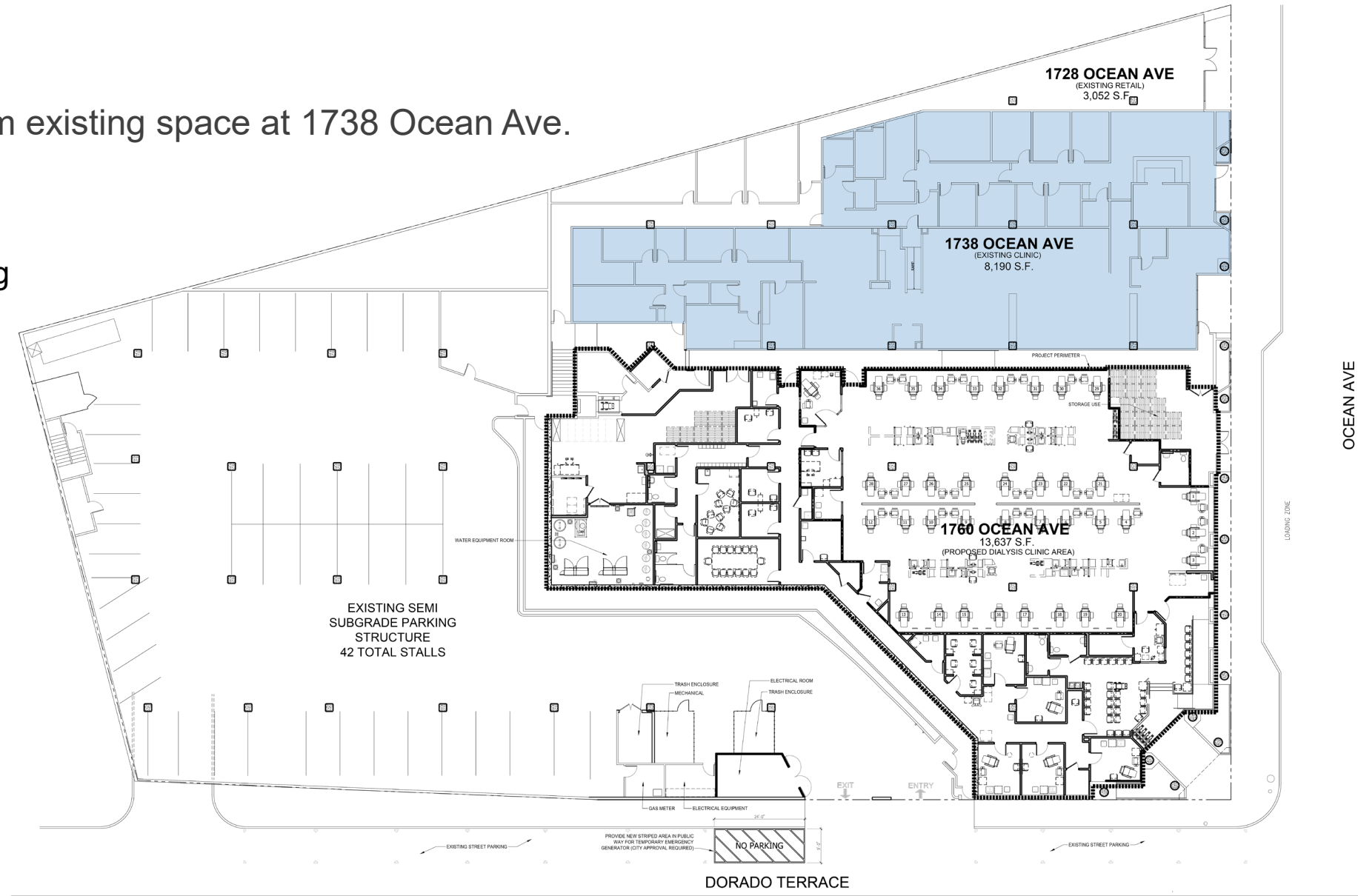
Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Paul Rui	<i>Paul Rui</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Li Ken	<i>Li Ken</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Francis Tan	<i>Francis Tan</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Pavel Novicki	<i>Pavel Novicki</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Robert Hedges	<i>Robert Hedges</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Hele, Bruester	<i>Hele Bruester</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Margaret Saraga	<i>Margaret Saraga</i>	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Francisco Medina	<i>Francisco Medina</i>	San Francisco	9.22.20
<input type="checkbox"/>				
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Site Plan

Clinic proposed to move from existing space at 1738 Ocean Ave.

Current clinic capacity

- 24 patient stations
- 3 home hemodialysis training rooms
- 8,190 Square Feet

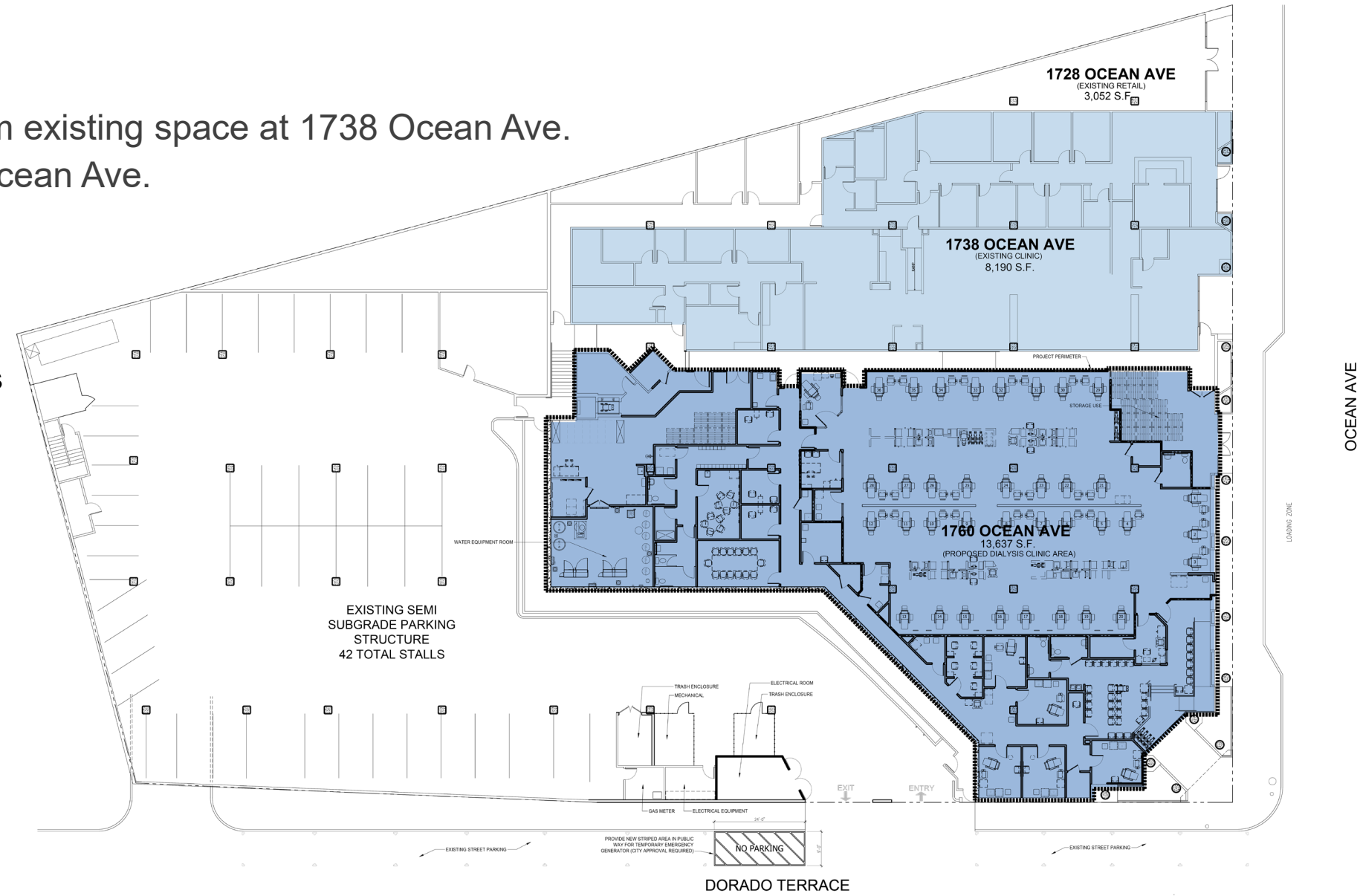


Site Plan

Clinic proposed to move from existing space at 1738 Ocean Ave. to adjacent space at 1760 Ocean Ave.

Proposed Clinic:

- 36 patient stations
- 1 isolation room
- 5 home training hemodialysis rooms
- Improved patient experience
- 13,637 S.F.
- Patient lift from parking to clinical space



Floor Plan

Proposed Dialysis Clinic

- 36 patient treatment stations
- 1 patient isolation station
- New water treatment room
- Improved waiting area for patients and guests
- New support spaces



Chronic Kidney Disease in the United States, 2019

With **chronic kidney disease (CKD)**, kidneys become damaged over time or cannot clean the blood as well as healthy kidneys. When the kidneys don't work well, wastes and extra water build up in the body and may cause other health problems, including heart disease and high blood pressure. However, people with CKD and people at risk for CKD can take steps to protect their kidneys.

CKD Is Common Among US Adults

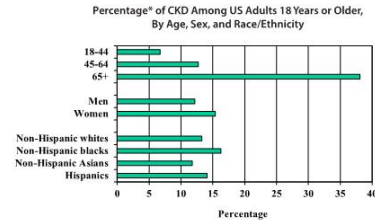
Fast Stats

- 15% of US adults—37 million people—are estimated to have CKD.*
- Most (9 in 10) adults with CKD do not know they have it.
- 1 in 2 people with very low kidney function who are not on dialysis do not know they have CKD.



According to current estimates:*

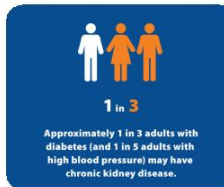
- CKD is more common in people aged 65 years or older (38%) than in people aged 45–64 years (13%) or 18–44 years (7%).
- CKD is more common in women (15%) than men (12%).
- CKD is more common in non-Hispanic blacks (16%) than in non-Hispanic whites (13%) or non-Hispanic Asians (12%).
- About 14% of Hispanics have CKD.



CKD Risk Factors

Diabetes and high blood pressure are the major causes of CKD in adults. Other risk factors include heart disease, obesity, a family history of CKD, past damage to the kidneys, and older age.

Keep kidneys healthy by managing blood sugar and blood pressure.



*Percentage of CKD stages 1–4 among US adults aged 18 years or older using data from the 2013–2016 National Health and Nutrition Examination Survey and the CKD Epidemiology Collaboration (CKD-EPI) equation. These estimates were based on a single measure of albuminuria or serum creatinine; they do not account for persistence of albuminuria or creatinine as indicated by the Kidney Disease Improving Global Outcomes recommendations. Thus, CKD in this report might be overestimated. Estimates by sex and race/ethnicity were age-standardized using the 2000 US census population; the overall percentage is unadjusted. The number of adults with CKD stages 1–4 was estimated by applying the overall percentage to the 2016 US Census population.



277382-C March 05, 2019

Ways to Prevent CKD or Detect It Early

- Control risk factors for CKD:
 - High blood pressure.
 - High blood sugar levels.

Keeping a healthy body weight through a balanced diet and physical activity may help.

- Test for CKD regularly in people who have diabetes, high blood pressure, or other risk factors for CKD.

Testing and Treatment

- People may not feel ill or notice any symptoms until CKD is advanced.
- The only way to find out if people have CKD is through simple blood and urine tests. The blood test checks for creatinine (a waste product produced by muscles) in the blood to see how well the kidneys work. The urine test checks for protein in the urine (a sign of kidney damage).
- Following a healthy diet and taking medicine for diabetes and high blood pressure may keep CKD from getting worse and may prevent other health problems such as heart disease.

CKD-Related Health Problems

Early Death

Adults with CKD are at a higher risk of early death compared to adults without CKD of the same age.

Heart Disease and Stroke

- Having CKD increases the chances of also having heart disease and stroke.
- Managing high blood pressure, blood sugar, and cholesterol levels—all factors that increase the risk for heart disease and stroke—is very important for people with CKD.

Other Health Problems

- As CKD worsens over time related health problems become more likely, including:
- Anemia or low red blood cell count (can cause fatigue and weakness).
 - Low calcium levels and high phosphorus levels in the blood (can cause bone problems).
 - High potassium levels in the blood (can cause an irregular or abnormal heartbeat).
 - Loss of appetite or nausea.
 - Extra fluid in the body (can cause high blood pressure, swelling in the legs, or shortness of breath).
 - Infections or a weakened immune system.
 - Depression.

Kidney Failure

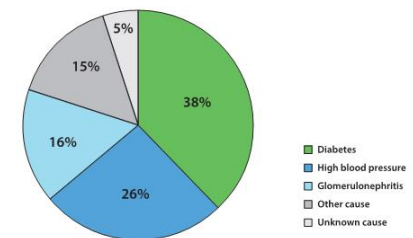
If kidney damage is severe and kidney function is very low, dialysis or a kidney transplant is needed for survival. Kidney failure treated with dialysis or a kidney transplant is called **end-stage kidney disease (ESKD)**.

Treatment may slow the decline in kidney function and delay kidney failure. However, not everyone with CKD develops ESKD, and in some cases ESKD develops even with treatment.

Facts About ESKD

- In 2016, nearly 125,000 people in the United States started treatment for ESKD, and more than 726,000 (2 in every 1,000 people) were on dialysis or were living with a kidney transplant.
- Every day, more than 240 people on dialysis die.
- For every 2 women who develop ESKD, 3 men develop ESKD.
- African Americans are about 3 times more likely than whites to develop ESKD.
- For every 3 non-Hispanics who develop ESKD, 4 Hispanics develop ESKD.
- In US adults aged 18 years or older, diabetes and high blood pressure are the main reported causes of ESKD.
- In US children and adolescents younger than 18 years, polycystic kidney disease and glomerulonephritis (inflammation of the kidneys) are the main causes of ESKD.

Reported Causes of End-stage Kidney Disease in the United States



N=726,331 (all ages, 2016)
Source: US Renal Data System
*Includes polycystic kidney disease, among other causes.

277382-C March 05, 2019

SOURCE: US DEPARTMENT OF HEALTH AND HUMAN SERVICES