



MEMO TO THE PLANNING COMMISSION CONDITIONAL USE

HEARING DATE: DECEMBER 17, 2020

CONTINUED FROM OCTOBER 1, 2020

Record No.: 2019-016388CUA
Project Address: 1760 Ocean Avenue
Zoning: NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District
45-X Height and Bulk District
Block/Lot: 3283/195
Project Sponsor: Savely Healthcare Architects
18008 Sky Park Circle, Ste 290
Irvine, CA 92614
Property Owner: Burton Siu
Ocean Garden Center Associates
1728 Ocean Avenue
San Francisco, CA 94121
Staff Contact: Jeff Horn – (628) 652-7633
Jeffrey.Horn@sfgov.org

Recommendation: Approval with Conditions

Background

At the October 1, 2020 hearing the Planning Commission closed public testimony on the proposed project at 1760 Ocean Avenue and continued the project to November 5, 2020 to allow the project sponsor additional time to prepare exhibits that show scaled drawings of the existing and expanded loading and transit vehicle queueing conditions on Ocean Avenue, to prepare a section drawing of the Dorado Terrace off-street parking garage with a typical paratransit vehicle, to revise the Driveway Loading and Operations Plan, to provide findings for the request to operate with a 5am start time, explore façade and aesthetic improvements to the project, and continue outreach with neighbors and Supervisor Yee's office. The Sponsor requested a continuance to December 3, 2020 to provide additional time to meet with City Departments to discuss loading improvements to Ocean Avenue. A continuance to December 17, 2020 was made on the project to allow further time for review of the Ocean Avenue Improvements.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 755 to allow a health service use and to allow a 5:00 AM opening time within the Ocean Avenue NCT Zoning District.

Issues and Other Considerations

- **Ocean Avenue Loading.** The Project Sponsor engaged an engineering firm to meet with SFMTA, Transdev and Public Works to review potential street improvements to Ocean Avenue that would increase the amount of loading available to the proposed project. Attached to this memo are scaled drawings showing existing conditions and a proposal to add a second 40'-4" long accessible loading area on Ocean Avenue. The Project Sponsor is continuing to meet with City Staff on the design of the proposed improvements.
- **Response to Supervisor Yee's Comments.** The Project Sponsor has submitted a written response to the conditions of approval that Supervisor Yee requested the Commission consider to be included in the project's approval. The Project Sponsor is in agreement with the requested conditions, except for the request for the project to establish a cap and a phased approach to increasing the number of patients served, in which the Sponsor provided the following response:

"We are proposing expanding the capacity of the drop off area to accommodate an additional transit van (+50% capacity). At any given time the site will accommodate three (3) paratransit vans, which we feel is sufficient to accommodate the patient population of this clinic.

In regard to patient growth, we do not feel that a cap on patient growth is necessary for this project. Annual growth at this clinic is expected to be 2%-3% per year, but could potentially be as high as 6%. This would translate to a patient growth of net 4-10 new patients per year. It should be noted not all patients use paratransit service to arrive at the clinic. Additionally, the proposed clinic location will utilize a patient lift system, a feature not available at the current clinic. This will encourage patients arriving by car to enter through the garage, rather than stopping to drop off at Ocean Avenue, thus reducing street congestion."

Should the Commission choose to amend the project by adopting any of the Conditions of Approval recommended within Supervisor Yee's letter, the following is a summary of similar Conditions of Approval that currently exist in the Draft Motion and potential new Conditions of Approval that provide the Supervisor's recommendations in an implementable and enforceable manner:

1. To address "1. Adequately address issue of proper, sufficient, and safe loading" and "4. Commitment to regular, ongoing community and neighborhood engagement", the Department recommends the following condition:

Driveway Loading and Operations Plan. The Project Sponsor shall prepare a Driveway Loading and Operations Plan (DLOP) and submit the plan for review and approval by the Planning Department and the SFMTA, in order to reduce potential conflicts due to loading activities and increased loading demand. The Project Sponsor shall engage with the neighborhood for review and consultation. The DLOP shall be submitted along with a building permit and approval should occur prior to the

certificate of occupancy.

After occupancy, the operator's Community Liaison shall commit to meetings with immediate neighbors on a regular basis to provide the opportunity to discuss and resolve loading and related traffic concerns.

The language above would replace Condition of Approval No. 13, **Driveway Loading and Operations Plan**, as written within the Draft Motion. To ensure continued and engaged outreach with neighbors, the Draft Motion currently includes Condition of Approval No. 22, **Community Liaison**, which requires the Project Sponsor to appoint a community liaison officer to deal with any issues of concern from owners and occupants of nearby properties.

2. To address "2. Establish a cap and a phased approach to increasing the number of patients served", the Department recommends a Condition of Approval that provides controls on the installation of medical treatment chairs. A control of total patients at a daily level would be difficult, if not infeasible, for Planning staff to monitor and enforce. An alternative approach would be controlling the installation of medical treatment chairs to ensure a specific number of patients per day is not exceeded.

Phasing of New Patients and Medical Treatment Chairs. Upon occupancy, the Operator may install and operate 24 medical treatment chairs and shall phase the installation of additional medical treatment chairs. One year after the beginning of operations, the facility operator may seek authorization for up to 12 additional medical treatment chairs to be installed for operation pending a report back that demonstrates to the Planning Commission's satisfaction the efficacy of implemented loading and traffic control minimization measures to accommodate an increased number of pick-ups and drop-offs at the facility.

3. To address "3. Assignment of a dedicated attendant to support traffic flow and patient boarding/off-boarding of paratransit vehicles", the Draft Motion includes Condition of Approval No. 14

Dedicated Street Loading Attendant. The Facility Operator shall provide a dedicated staff attendant to help facilitate flow of vehicles and use of the loading zone to prevent the need to double-park or block traffic. The attendant could assist with boarding and off-boarding of patients between paratransit vehicles and the facility, as practical and permissible.

4. To address "5. Monitoring and assessment with 6-Month Evaluation and 1-Year Report", the Department recommends the following condition. This condition intends to provide a requirement for the operator to provide a report back to the Planning Commission on traffic and loading conditions, regardless of a requirement that the facility phase-in the maximum amount of approved medical treatment chairs.

Operation Monitoring and Report Back. After six months of operation, Planning Staff, in consultation with SFMTA staff, shall assess with the Project Sponsor/Operator the project related loading and traffic conditions and provide recommendations for improvements if needed. The Project Sponsor/Operator will provide a report back to the Commission after one year and two years of operation to demonstrate to the Commission's satisfaction that the facility operates without generating loading and traffic impacts at or around the facility.

- **Façade Improvements.** Per the Project Sponsor, the Building Owner has agreed to repaint the façade of the

building and provide new landscaping at the entry. The Sponsor feels that this will help “freshen” the building considerably. The tenant will provide new signage, under separate permit, which will help define the user of the space. As the tenant will potentially be undertaking a very costly renovation for the street improvements, and do not feel they can, or should have to, take on the added costs for improvements to the exterior of the building.

- **5:00 AM Operational Start Time.** Per the Project Sponsor, opening at 5:00 am allows the clinic to get the first group of patients into the clinic and completed with their treatment prior to the rush hour. We feel that this has a benefit to the area given the traffic concerns which have been raised. If the start time is pushed later, the paratransit vans will be arriving during rush hour, which will further complicate the traffic conditions. Existing patients have also voiced their desire to have dialysis done at this time and the time is preferable to those receiving the treatment.
- **Existing Conditions of Parking Garage.** In addition to the garage entrance section drawing provided by the sponsor, attached to this memo are photographs of the existing conditions of the garage. Staff would note that in addition to the garage exterior height clearance limit of 8’- 2”, internally the clearance is further reduced to 7’- 4” due to utility conduit that is currently attached to the ceiling of the structure.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Ocean Avenue Neighborhood Commercial Transit and the Objectives and Policies of the General Plan in that it will provide a necessary and critical health service use and occupy an existing vacant store front. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Revised Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit B – Supervisor Yee’s Letter to the Planning Commission dated October 1, 2020

Exhibit C – Project Sponsor Response to Supervisor Yee’s Letter dated November 25, 2020

- Parking Garage Entrance Section Drawing
- Updated Draft Driveway Loading and Operations Plan
- Existing and Proposed Ocean Avenue Loading Diagrams.

Exhibit D – Photos of the Existing Parking Structure

Exhibit E – Executive Summary and Case Report from the October 1, 2020 Planning Commission Hearing



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 755 TO ESTABLISH A HEALTH SERVICES (RETAIL SALES AND SERVICE) USE WITHIN A CURRENTLY VACANT 15,312 SQUARE FOOT TENANT SPACE MOST RECENTLY USED AS AN FORMULA RETAIL PHARMACY, OPERATING FROM THE HOURS OF 5:00 AM TO 10:30 PM. THE SUBJECT PROPERTY IS LOCATED WITHIN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, 45-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 22, 2020, Keith Hansell of Savely Healthcare Architects (hereinafter "Project Sponsor") filed Application No. 2019-016388CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow a Health Services Use (hereinafter "Project") that opens at 5:00AM at 1760 Ocean Avenue, Block 3283 Lot 195 (hereinafter "Project Site").

On May 7, 2020 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 1, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-016388CUA and continued the hearing to December 17, 2020.

On December 17, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-016388CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-016388CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 Authorization as requested in Application No. 2019-016388CUA, 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. Project Description.** The Project proposes to establish a Health Services (Retail Sales and Service) Use (DBA Fresenius Dialysis Center) within a currently vacant, 15,312 square foot, tenant space most recently occupied by a formula retail pharmacy use (DBA CVS). The proposal will involve interior tenant improvements to provide 36 treatment stations, one isolated treatment stations, 6 exam rooms, 3 staff offices, a staff lounge, conference room and support spaces. There is no expansion to the existing tenant space or building envelope and no alterations to the façade. The main entrance to this care facility is at the corner of Ocean Avenue and Dorado Terrace. The project would retain 42 existing off-street parking spaces at the property within a garage located on Dorado Terrace and will be served by an existing off-street loading zone along Ocean Avenue.

The project proposes to operate Monday through Saturday from the hours of 5:00AM to 10:30PM.

The project will replace an existing dialysis center (DBA RAI Care Center) that currently operates within the same building, located within the adjacent, approximately 8,000 square, retail space at 1738 Ocean Avenue.

- 3. Site Description and Present Use.** The project site is located at the intersection of Ocean Avenue and Dorado Terrace on the borders of the West of Twin Peaks and Ocean View neighborhoods in Balboa Park. The project site is 51,527 square feet in area and is occupied by a structure consisting of a mixed use building constructed in 1990 with 28 dwelling units on three levels and 24,689 square feet of commercial space on a one-story podium fronting on Ocean Avenue. The 15,312 square foot space intended for the project is vacant and was formerly occupied by a CVS pharmacy, and a prior to that a Blockbuster Video store. The remainder of the retail space in the building is occupied by a kidney dialysis center (DBA RAI Care Center) and a UPS retail store.
- 4. Surrounding Properties and Neighborhood.** The project site is located at the intersection of Ocean Avenue and Dorado Terrace on the borders of the West of Twin Peaks and Ocean View neighborhoods in Balboa Park. The area is developed with commercial uses along Ocean Avenue in a mix of single-story commercial buildings and two to four-story mixed-use buildings with ground floor commercial uses. Residential uses are located behind the project site and behind the commercial frontage across Ocean Avenue. The K MUNI line operates in front of the property on Ocean Avenue. Several bus lines including the 8X, 8BX, 29, 43 and 49 are located about one half mile away and the Balboa Park BART and Muni Metro station approximately 0.8 miles from the property.
- 5. Public Outreach and Comments.** The Department has received three letters from neighborhood groups in opposition to the project and no letters in support. The groups in opposition to the project include the Ocean Avenue Association, Ocean Gardens Homeowners Association, and the Ingleside Merchants Association. The opposition expressed concerns over the project's adverse effect on the existing businesses and within the Ocean Avenue commercial district. Specifically, concerns have been

expressed that the proposed use is not active or neighborhood serving and that the operator is not engaged in the community, that the loading and unloading of patients causes traffic impacts and pedestrian safety concerns on Ocean Avenue, and that the use (loading) and building operations create noise impacts to adjacent residents. The Department has received two correspondences and a petition with 140 signatures in support of the project.

The Sponsor has hosted a series of virtual meetings with the community and neighborhood groups through the summer of 2020 and has further met the community since the project's continuance on October 1, 2020.

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. **Use.** Planning Code Section 755 states that a Conditional Use Authorization is required to establish a health service use in the Ocean Avenue Neighborhood Commercial Transit District.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Health Services use within the Ocean Avenue NCT District.

- B. **Use Size Limits.** Planning Code Section 121.2 states that a Conditional Use Authorization is required for uses within this District that exceed 3,999 square feet.

The existing 15,312 square foot retail space exceeds the principally permitted use size of 3,999 square feet. However, the existing commercial unit received Conditional Use Authorization to exceed use size limits within Motion No. 18338, although at the time the unit may have already been legal-noncomplying since the commercial space had previously been occupied and no expansion was proposed at that time. No expansion of the retail space is currently proposed, and no Conditional Use Authorization per Section 121.2 is required.

- C. **Hours of Operation.** Planning Code Section 755 states that the principally permitted hours of operation are from 6 a.m. to 2 a.m., and the conditionally permitted hours of operation are from 2 a.m. to 6 a.m.

The project would maintain the hours of operation of 5 a.m. to 10:30 p.m. that currently are provided at the operator's existing dialysis center at 1738 Ocean Avenue. The Project Sponsor is requesting Conditional Use Authorization to open their Health Services use at 5 a.m.

- D. **Health Care Services Master Plan.** Planning Code Section 342 states that this Health Services 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 project would establish a Health Services Use of approximately 15,312 square feet and is subject to Planning Code Section 342 because the proposed use is in excess of 10,000 square feet.

On June 16, 2020 the Project Sponsor 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 July 15, 2020 SFDPH 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.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The project would occupy an existing commercial space and proposes no expansion to the building or the commercial space and therefore not subject to the requirements of this Section. The subject commercial space has approximately 97-feet of frontage on Ocean Avenue with approximately 57 feet devoted to either the entrance or window space approximately 50-feet of frontage on Dorado Terrace with approximately 12.5 feet devoted to either the entrance or window space. The project has been designed internally so that the windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- F. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires two street loading spaces for retail sales and service and industrial uses that have between 60,001 and 100,000 sq. ft. of gross floor area.

The proposed 15,312 square foot health services use is not required to provide off-street loading. However, the existing development contains a two-vehicle off-street loading space (bulb-in) on Ocean Avenue located near the project's entrance and the project will seek to add additional loading, where feasible, and the Sponsor will continue review of options with Planning and SFMTA.

- G. **Ground Floor Commercial.** Section 145.4 of the Planning Code requires "Active commercial uses" at the groundfloor within the Ocean Avenue NCT District and any individual ground floor nonresidential use may not occupy more than 75 contiguous linear feet for the first 25 feet of depth along a street-facing facade.

Health Services is a use identified as an active commercial use for Commercial, Neighborhood Commercial, and Residential- Commercial Districts per Table 145.4. The use would occupy an existing commercial space and no expansion or major modifications will occur to the space.

Planning Code (PC) Section 145.1(c) provides that the "controls" of the section "only apply to a "development lot" as defined above". A "development lot" is defined earlier in PC Section 145.1(B) as new construction, a building expansion greater than 20%, or a conversion of more than 50% of existing floor area to or from a residential use.

Therefore, although the subject commercial space has approximately 97-feet of frontage on Ocean Avenue, which exceeds the maximum contiguous length of 75 feet allowed per PC Section 145.4(d) (3), the project only proposes a change the use (retail to retail) with no expansion to the building, and therefore the existing commercial space is consider to be legal non-complying in regards to this control.

- H. **Parking.** Off-street parking is not required for non-residential uses in the Ocean Avenue NCT Zoning District per Planning Code Section 151.1.

The property currently has 42 vehicle parking spaces within a subterranean off-street garage. No additional off-street parking is proposed.

- I. **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 per separate permit.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 proposed Retail Sales and Services use is compatible with the surrounding mixed-use neighborhood. Such uses include large-sized retail services, a health services use (to be replaced) and commercial and retail uses such a restaurant, personal services, banking, grocery, and residential mixed-use buildings. The retail unit that the project will occupy is vacant and has become a source of blight in the neighborhood. The blight extends the 1/3 of the block occupied by the subject retail space. The project will restore the retail space and frontage to active use and reactivate the area for pedestrians.

- 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:

- (1) 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 will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (2) 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 does not require additional parking or loading for this Retail Sales and Service. The Project site is well served by public transit, with multiple public transit alternatives The K

MUNI line operates in front of the property on Ocean Avenue. Several bus lines including the 8X, 8BX, 29, 43 and 49 are located about one half mile away and the Balboa Park BART and Muni Metro station approximately 0.8 miles from the property.

The existing development contains a two-vehicle bulb-in off-street loading space on Ocean Avenue and will seek to add additional loading, where feasible, and the Sponsor will continue review of options with Planning and SFMTA. Parking is available either along surrounding neighborhood streets or within the on-site parking garage. This garage provides 42 parking spaces available. Access to the parking would not change as a result of the subject space's occupant or use.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to the safeguards afforded to prevent noxious or offensive emissions.

No materials or activities that result in noxious or offensive emissions, noise, glare, dust, or odors will be used or engaged in within the proposed Project. During construction, the General Contractor for construction of the Project will incorporate necessary measures to ensure this result. Once construction is completed, no loose gravel or dust will be present on the site. The Project will not use reflective or glare-producing materials there will be no unusual sound transmission. All medical waste will be stored and disposed pursuant to CDPH regulations.

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

The project does not require any additional landscaping or screening, and no new off-street parking spaces, open space, or service areas are proposed. The property owner has stated an intent to repaint the exterior of the commercial space and install new landscape features. The project will seek additional loading is feasible. Any proposed signage will be consistent with the controls of the Planning Code.

- 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 proposed project is consistent with the stated purposed of Ocean Avenue NC District in that the

intended use is located at the ground floor, will provide a compatible and critical health service for the immediately surrounding neighborhoods during daytime hours.

8. Non-Residential Use Size in NC District Findings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project will fill an existing vacant storefront that exceeds the Ocean Avenue non-residential use size limitations. The proposed use requires a large area to operate and will provide a critical health services use.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The Project will provide a health services use that is by nature requires a large size in order to function. The project provides a critical health service to the neighborhood and the city.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project will fill an existing vacant storefront and will not alter the existing building envelope or exterior.

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

BALBOA PARK AREA PLAN
Objectives and Policies

OBJECTIVE 1.2

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Policy 1.2.3

Retain and improve the neighborhood's existing businesses while attracting new businesses that address unmet retail and service needs of the diverse local neighborhood.

The project furthers this policy by adding a new retail tenant along the Ocean Avenue corridor and occupying a vacant storefront. The project would also increase the vitality of the neighborhood commercial corridor by cleaning up and remodeling a vacant retail space that is becoming a blighting influence on the neighborhood. The project will expand and modernize a critical health service to the area.

OBJECTIVE 5.3

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy.5.3.1

Improve the visual and physical character of the Ocean Avenue Neighborhood Commercial District.

The façade of the retail space to be occupied by the project is currently in a neglected condition. The activated site would bring renewed vitality to this portion of the Ocean Avenue corridor.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within the Ocean Avenue NCT Zoning District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.9

Regulate uses so that traffic impacts and parking problems are minimized

The Project will utilize the existing parking garage at the basement and ground floors and does not propose any increase in parking. Additionally, the Project Site is readily accessible by public transit, and is within the pedestrian-friendly Ocean Avenue corridor. Adjacent to the project, on Ocean Avenue, exists an off-street loading space, and the Sponsor will continue to work with Planning and SFMTA to create a Driveway and Loading Operations Plan and expand off-street loading where feasible.

On balance, consistent with the Ocean Avenue Neighborhood Commercial Transit and the Objectives and Policies of the General Plan in that it will provide a necessary and critical health service use and occupy an existing vacant store front. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

10. 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 complies 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 existing commercial space is vacant and therefore the project will not displace any existing retail uses. The Project would relocate and expand an existing community and neighborhood-serving retail uses, thus retaining and expanding upon the customer base of existing neighborhood-serving retail. The Project will provide employment opportunities for community residents with the continuation and expansion of the existing use.

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

The Project would not negatively affect existing housing and neighborhood character. The Project will provide exterior improvements to the existing buildings to enhance the buildings relation to the surrounding neighborhood. The relocation of the existing dialysis clinic will make available a smaller, more affordable retail unit that could be occupied by a neighborhood serving retail use. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Proposal is to change the use of a commercial space and does not involve any residential unit or building.

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

The existing development contains a two-vehicle bulb-in off-street loading space on Ocean Avenue and will seek to add additional on-street loading along the building's Ocean Avenue frontage. The Sponsor will continue to work with Planning and SFMTA to create a Driveway and Loading Operations Plan for the facility. Parking is available either along surrounding neighborhood streets or within the on-site parking garage. This garage provides 42 parking spaces available. Access to the parking would not change as a result of the subject space's occupant or use.

- D. 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 would occupy a vacant, former retail sales and services use, and there would be no displacement of any existing industrial or service businesses in the area. The Project would also be consistent with the character of existing development in the neighborhood, which is characterized by neighborhood-serving ground floor retail uses and residential uses located on the floors above.

The project will not affect industrial or service sector uses or related employment opportunities.

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

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

- F. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not have an impact on open spaces. The building envelope is not proposed to change.

- 11.** 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.
- 12.** 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 Authorization Application No. 2019-016388CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 12, 2019, 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. 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 December 17, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 17, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Health Services (Retail Sales and Service) Use located at 1760 Ocean Avenue, Block 3283, and Lot 195 pursuant to Planning Code Sections **303 and 755** within the Ocean Avenue Neighborhood Commercial Transit Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated **November 12, 2019**, and stamped “EXHIBIT B” included in the docket for Record No. **2019-016388CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 17, 2020** under Motion No. **XXXXX**. 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 **December 17, 2020** 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 7. 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 building permit plans. 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 628.652.7633, www.sfplanning.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.sfplanning.org

- 9. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 10. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 11. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

Parking and Traffic

- 12. SFMTA and Public Works Coordination.** The Project Sponsor shall meet with SFMTA, SFMTA's designated Paratransit Operator, and Public Works Accessibility Coordinator Section to coordinate the design, legislation, and implementation of the accessible loading zones.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 13. Driveway Loading and Operations Plan.** The Project Sponsor shall prepare a Driveway Loading and Operations Plan (DLOP) and submit the plan for review and approval by the Planning Department and the SFMTA in order to reduce potential conflicts due to loading activities and increased loading demand. The DLOP shall be submitted along with a building permit and approval should occur prior to the certificate of occupancy. *For information about compliance, contact the Case Planner, Planning Department at 628.652.7633,*

www.sfplanning.org

- 14. Dedicated Street Loading Attendant.** The Facility Operator shall provide a dedicated staff attendant to help facilitate flow of vehicles and use of the loading zone to prevent the need to double-park or block traffic. The attendant could assist with boarding and off-boarding of patients between paratransit vehicles and the facility, as practical and permissible.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 15. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than three Class 1 and 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 628.652.7463, www.sfplanning.org

- 16. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 17. Balboa Park Community Infrastructure Impact Fee.** The Project is subject to the Balboa Park Community Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 422.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 18. Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

Monitoring - After Entitlement

- 19. 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 628.652.7463, www.sfplanning.org

- 20. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

Operation

21. 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, 628.271.2000, www.sfpublicworks.org

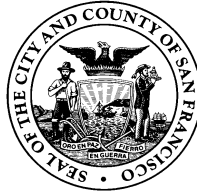
22. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

23. Hours of Operation. The subject establishment is limited to the following hours of operation: Monday through Saturday from 5:00a.m. to 10:30p.m.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

President, Board of Supervisors
District 7



City and County of San Francisco

NORMAN YEE

October 1, 2020

SENT VIA ELECTRONIC MAIL

RE: 1760 Ocean Avenue - Conditional Use Authorization - Record No. 2019-016388CUA

Dear President Koppel and Members of the Planning Commission:

I am writing to share my concerns regarding the Conditional Use Authorization for 1760 Ocean Avenue that will be operated by Fresenius Kidney Care. The operator will be moving from its existing location on Ocean Avenue to a neighboring vacant site and is planning to expand services with more beds. The neighborhood is familiar with the existing conditions and experience the challenges on a daily basis with vehicles double-parking and obstructing traffic. This block on Ocean Avenue is not ideal for this service as there are physical limitations of the street for safe loading zones for paratransit service vehicles.

There is no doubt that the need for dialysis sites only grows with our aging population and the rise of kidney disease. Addressing the loading conditions would benefit not only traffic and pedestrian safety in the neighborhood, but also the patients being served. There needs to be a comprehensive plan for expanded capacity, particularly to accommodate additional trips on an already crowded street.

Over the course of the past weeks, my office engaged with meetings between the Project Sponsor, Planning Department, and neighbors from the Ocean Gardens Homeowners Association and the Ocean Avenue Association. I want to acknowledge the work of Planning staff for their efforts bringing parties together to evaluate different options. Unfortunately, there is no clear resolution for today's hearing.

As a Vision Zero City, there is a collective responsibility to ensure the safety of our streets for pedestrians and for patients who rely on transit vehicles to seek care. I am respectfully requesting the Commission to consider establishing the following conditions if a permit is granted:

1. **Adequately address issue of proper, sufficient, and safe loading.** We support the requirement of a Driveway and Loading Operations Plan (DLOP) before occupancy, but I also want there to be consideration for mitigating existing conditions. I would like the Project Sponsor to fully explore the possibility of the parking garage being maximized to help accommodate drop-off and pick-up from vehicles, including paratransit service. I am also aware that SFMTA is still exploring the feasibility and cost for the expansion of the curbside loading zone. The Project Sponsor should also work more closely with paratransit providers on the DLOP so they can fully understand their needs.
2. **Establish a cap and a phased approach to increasing the number of patients served.** If a resolution for traffic and loading is not identified, the new facility should limit its capacity to only serving its existing patient load. After further evaluation with Planning and SFMTA, there can be a phased approach to increasing the capacity, but only when mitigation measures are in place to accommodate the



NORMAN YEE

increased number of trips to avoid double-parking or idling.

3. **Assignment of a dedicated attendant to support traffic flow and patient boarding/off-boarding of paratransit vehicles.** The Project Sponsor should agree to a dedicated staff attendant to assist with boarding and on-boarding of patients from paratransit vehicles. This avoids drivers having to leave their vehicle to retrieve or drop off patients. When not assisting patients, the attendant can also help with facilitating flow of vehicles to prevent the need to double-park or block traffic. This will require ongoing assessment to ensure efficacy.
4. **Commitment to regular, ongoing community and neighborhood engagement.** The community engagement should not end with this Conditional Use authorization. I am requesting the Driveway Loading and Operations Plan (DLOP) be drafted with Planning and SFMTA staff, but also engaging with the neighborhood for review and consultation. After occupancy, the operator should also commit to meetings with immediate neighbors on a regular basis to provide the opportunity to troubleshoot issues, discuss concerns, and build rapport. There should also be on ongoing site contact that neighbors can communicate with in the event there are issues.
5. **Monitoring and assessment with 6-Month Evaluation and 1-Year Report.** After six months of operation, Planning Staff, in consultation with SFMTA staff, should assess with Project Sponsor the conditions and provide recommendations for improvement. This provides regular evaluation, monitoring, and an opportunity for the community to provide feedback. The Commission should also consider a formal report 1 year after operation. The Project Sponsor will need approval for lifting the cap on patients and adding capacity so having a timed check-in would be beneficial in evaluating if appropriate.

This particular case illuminated the need to further evaluate how best to support the expansion of new dialysis sites in San Francisco. It could be a topic to consider jointly with the Department of Public Health as part of the City's Health Service Institutional Master Plan. The Board of Supervisors and Department of Disability and Aging Services could also be partners in helping to establish more proactive strategies and policies.

I appreciate your time and consideration of the aforementioned requests. If you have any questions, please contact my staff Jen Low at jen.low@sfgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Norman Yee".

Supervisor Norman Yee
President, Board of Supervisors

Response to comments from Office of Norman Yee, Supervisor District 7, dated 10/1/2020

1. Adequately address issue of proper, sufficient, and safe loading. We support the requirement of a Driveway and Loading Operations Plan (DLOP) before occupancy, but I also want there to be consideration for mitigating existing conditions. I would like the Project Sponsor to fully explore the possibility of the parking garage being maximized to help accommodate drop-off and pick-up from vehicles, including paratransit service. I am also aware that SFMTA is still exploring the feasibility and cost for the expansion of the curbside loading zone. The Project Sponsor should also work more closely with paratransit providers on the DLOP so they can fully understand their needs.

Project Response:

We are developing a Driveway and Loading Operations Plan (DLOP) with the assistance of SF Planning. We have reviewed the entry to the parking structure and determined the clearance to be too low for Transdev's (SFMTA's accessible van operator) vans to enter (see exhibit). In addition to this, we were informed by the van operator that they could not use the structure due to lack of adequate maneuvering space.

We have met with Transdev to fully understand their requirements for this project. We have discussed line of sight, clear space and levelness, and parking dimensions of the transit vans. We are taking these requirements into account in developing an expansion for the loading area. Additionally, SFMTA accessibility has requested the inclusion of a curb ramp, which will be incorporated into the design.

2. Establish a cap and a phased approach to increasing the number of patients served. If a resolution for traffic and loading is not identified, the new facility should limit its capacity to only serving its existing patient load. After further evaluation with Planning and SFMTA, there can be a phased approach to increasing the capacity, but only when mitigation measures are in place to accommodate the increased number of trips to avoid double-parking or idling.

Project Response:

We are proposing expanding the capacity of the drop off area to accommodate an additional transit van (+50% capacity). At any given time the site will accommodate three (3) paratransit vans, which we feel is sufficient to accommodate the patient population of this clinic.

In regard to patient growth, we do not feel that a cap on patient growth is necessary for this project. Annual growth at this clinic is expected to be 2%-3% per year, but could potentially be as high as 6%. This would translate to a patient growth of *net* 4-10 new patients per year. It should be noted not all patients use paratransit service to arrive at the clinic. Additionally, the proposed clinic location will utilize a patient lift system, a feature not available at the current clinic. This will encourage patients arriving by car to enter through the garage, rather than stopping to drop off at Ocean Avenue, thus reducing street congestion.

3. Assignment of a dedicated attendant to support traffic flow and patient boarding/off-boarding of paratransit vehicles. The Project Sponsor should agree to a dedicated staff attendant to assist with boarding and on-boarding of patients from paratransit vehicles. This avoids drivers having to leave their vehicle to retrieve or drop off patients. When not assisting patients, the attendant can also help with facilitating flow of vehicles to prevent the need to double-park or block traffic. This will require ongoing assessment to ensure efficacy.

Project Response:

The Operator agrees to hire a Transport Coordinator to assist in patient transfer at curbside. This Transport Coordinator will also monitor the van operators to ensure they do not block traffic, idle excessively in the loading zone, unload in the crosswalk area, or otherwise create unsafe loading conditions. By streamlining the patient transfer process, the vans can complete the loading / unloading more effectively and reduce time the transit operator is in the loading zone.

4. Commitment to regular, ongoing community and neighborhood engagement. The community engagement should not end with this Conditional Use authorization. I am requesting the Driveway Loading and Operations Plan (DLOP) be drafted with Planning and SFMTA staff, but also engaging with the neighborhood for review and consultation. After occupancy, the operator should also commit to meetings with immediate neighbors on a regular basis to provide the opportunity to troubleshoot issues, discuss concerns, and build rapport. There should also be on ongoing site contact that neighbors can communicate with in the event there are issues.

Project Response:

A draft driveway loading and operations plan has been submitted for consideration. We commit to continuing to develop this plan with input from all interested parties for final approval by the Planning Commission, prior to project Occupancy.

5. Monitoring and assessment with 6-Month Evaluation and 1-Year Report. After six months of operation, Planning Staff, in consultation with SFMTA staff, should assess with Project Sponsor the conditions and provide recommendations for improvement. This provides regular evaluation, monitoring, and an opportunity for the community to provide feedback. The Commission should also consider a formal report 1 year after operation. The Project Sponsor will need approval for lifting the cap on patients and adding capacity so having a timed check-in would be beneficial in evaluating if appropriate.

Project Response:

We are willing to schedule a status meeting with the parties referenced. As noted previously, a cap on patient capacity is not necessary given the relatively slow natural growth anticipated at this clinic. It should be noted that dialysis treatment is a life sustaining procedure and denial of access should be carefully considered relative to traffic, which are largely pre-existing.

We feel this project will greatly benefit the community by providing essential healthcare for San Franciscans dealing with CKD. We ask that you consider approval of this *Conditional Use Authorization* on it's merits.

Thank you,
Keith Hansell
Savely Healthcare Architects
Project Sponsor

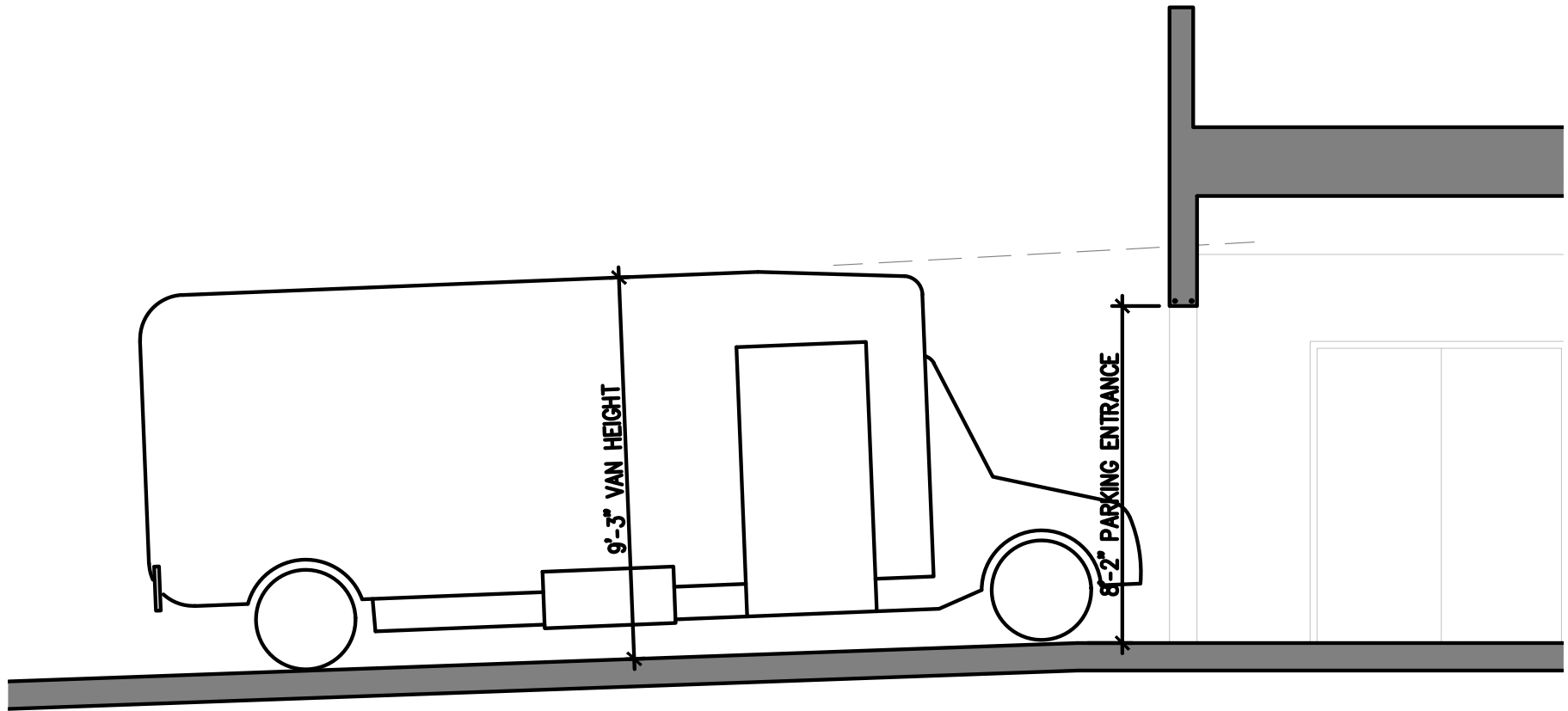


EXHIBIT:
SECTION AT PARKING ENTRANCE

○ SCALE: 1/4" = 1'-0"

1760 Ocean Avenue - Driveway Loading and Operations Plan (DLOP)

The following *draft* Driveway Loading and Operations Plan (DLOP) was prepared for the proposed project in order to reduce potential conflicts between driveway operations, including loading activities, and people who walk, bicycles and vehicles, and to maximize reliance of loading spaces to accommodate new loading demand. The Facility Operator will implement the following measures into the operations and design of the proposed project.

1. SFMTA and Public Works Coordination

- 1.1 The Project Sponsor shall meet with SFMTA's Color Curb Program Manager, and the Public Works Accessibility Coordinator Section to coordinate the design, legislation, and implementation of the accessible on-street loading zones where feasible.

2. Queue Abatement

- 2.1. The Facility Operator will prevent vehicle queues from occurring. A vehicle queue is defined as one or more vehicles waiting to access the project's driveways or adjacent on-street loading zones and blocking any portion of any public right-of-way (e.g., the traveled way along a public street, alley, or sidewalk) for a combined period of 15 minutes during any consecutive 24-hour period and for at least three 24-hour periods in any consecutive seven-day period.
- 2.2. The Facility Operator will employ proactive abatement methods as needed to prevent queues from occurring. The patient transport coordinator will direct the vans to pull forward (west) toward Dorado Terrace whenever possible to avoid gaps & wasted drop off curb space. The coordinator will direct vans to pull out of the loading zone as soon as possible to avoid idling.
- 2.3. If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department will notify the property owner in writing. Upon request, the Facility Operator will hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant will prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility operator will work with the Department to mitigate the problem.

3. Passenger Loading Operations

- 3.1. Coordination with For-Hire Vehicle Companies
The Facility Operator will request that passenger loading zones are incorporated into respective for-hire companies' mobile device apps to better guide passengers and drivers where to pick up or drop off. The project sponsor shall notify the SFMTA of this request.
- 3.2. Designated On-site and On-street Loading Zones
On-street passenger loading zones will be time limited, restricting passenger loading activities to no more than ten (10) minutes within the designated zone.
- 3.3. Passenger and Non-Commercial Vehicles
The Transport Coordinator will direct individuals arriving in passenger cars and other non-commercial sized vehicles to turn into the on-site parking structure entrance on Dorado Terrace to use the alternate entrance to the clinic.

4. Notifications and Information

4.1. The Facility Operator will provide notification and information to patients, employees, and visitors about passenger loading activities and operations, including detailed information on vanpool services and locations for pick-up/drop-off of for-hire services.

4.2. Management and Monitoring

The Facility Operator will provide detailed roles and responsibilities for managing and monitoring the patient loading zone(s) and to properly enforce any passenger vehicles that are in violation (e.g., exceeding posted time limit, blocking a sidewalk, travel lane, etc.). This will include staffing a Curbside Transport Coordinator (described below)

5. Curbside Transport Coordinator

The Facility Operator will have a Transport Coordinator curbside to facilitate streamlined pick-up and drop-off of the patients. This Transport Coordinator will instruct for-hire transit vans picking up or dropping patients how to do such. The Coordinator will alert individuals to not double park, block traffic, or stop in the crosswalk to load/unload.

6. Pick-Up/Drop-Off Guidelines

The Facility Operator will provide guidelines that it will distribute to drivers. The guidelines will apprise for-hire drivers of the proper procedure for picking up and dropping off their patients by automobile. Personal vehicles will be directed to drop off inside the parking structure. The guideline will instruct paratransit vans making drop off which need to travel eastbound to turn on to Dorado Terrace and proceed around the loop to make the turn onto Ocean Avenue eastbound. Drivers will be advised not to make hammer-head turns on Dorado Terrace which would block traffic

7. Trash/Recycling/Compost Collection Design and Management

The Facility Operator shall meet with the appropriate representative from the waste management company and medical waste specialist to determine the location and type of trash bins, frequency of collections, and procedures for collection activities, including the location of waste management trucks during collection. The location of the trash/recycling/compost storage room(s) for each building will be indicated on the building plans to be submitted to the Building Department. Procedures for collection shall ensure that the collection bins are not placed within any sidewalk, bicycle facility, parking lane or travel lane adjacent to the project site at any time.

8. Temporary Generator

As part of delivery of critical health service to the patient population, the clinic is required to continue operations during scheduled and unscheduled power outage. In the event of power loss, a temporary generator mounted on a trailer will be brought to the site and parked curbside on Dorado Terrace. After power is restored, the emergency generator will be removed from the street.

1760 Ocean Avenue
Loading Area Existing Conditions

DORADO TERRACE



Ocean Ave

OCEAN AVENUE



1760 Ocean Avenue
Loading Area Existing Conditions



**DORADO
TERRACE**

FAXON AVENUE

OCEAN AVENUE

JULES AVENUE

FAXON AVENUE

12'

14'

11'

7'

16'

10'

14'

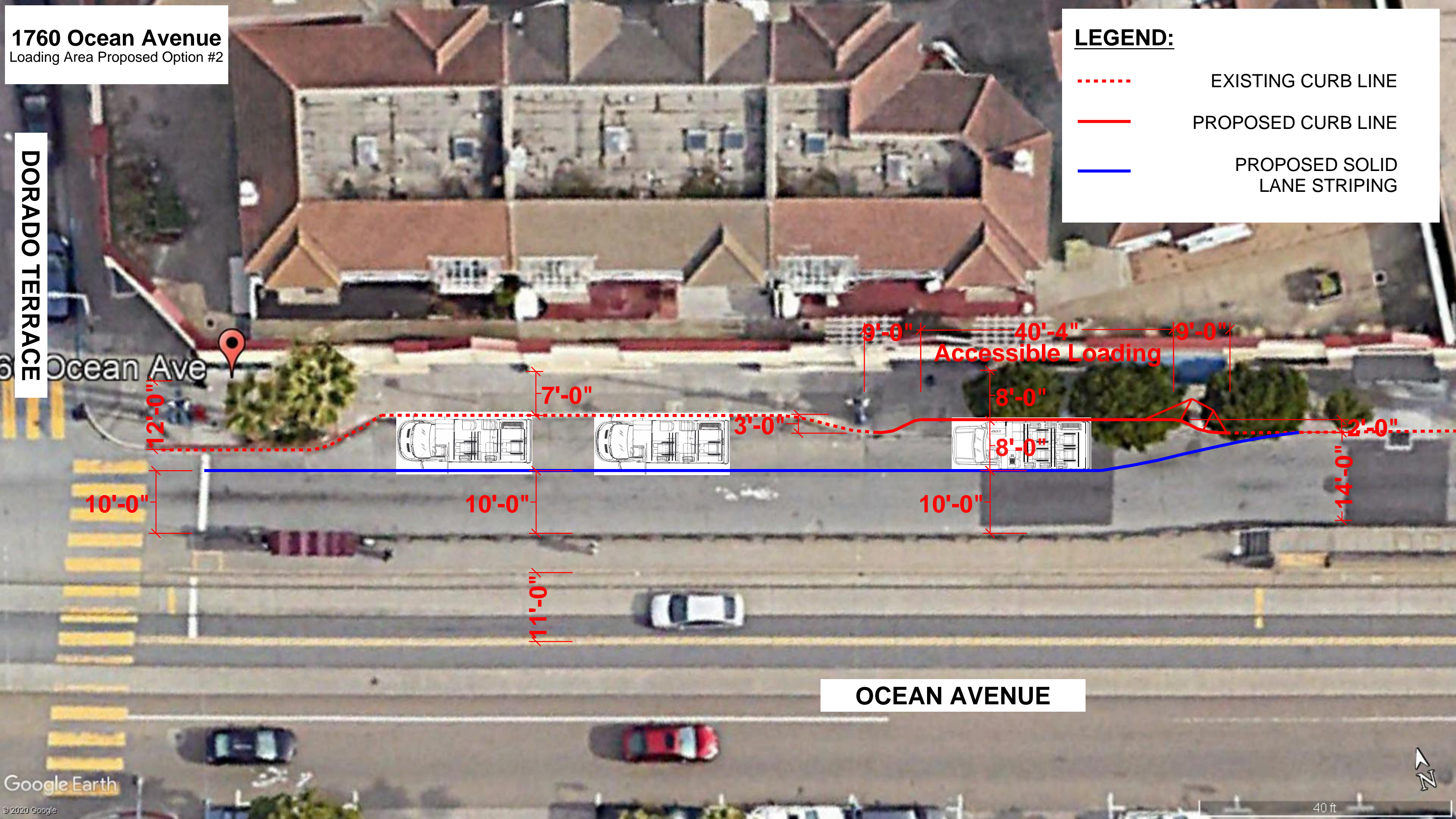


1760 Ocean Avenue
Loading Area Proposed Option #2

DORADO TERRACE

LEGEND:

- EXISTING CURB LINE
- PROPOSED CURB LINE
- PROPOSED SOLID LANE STRIPING



OCEAN AVENUE

Existing Site Photo



Close-up of parking structure entrance

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



Internal view of parking structure entrance

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View of parking structure and 7'-4" internal Clearance Sign

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View of Accessible Parking Spaces

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View of facility's internal entrance from parking structure

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View of drive aisle and loading lane

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



Internal view of parking structure

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



Internal view of parking structure

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: October 1, 2020

Record No.: 2019-016388CUA
Project Address: 1760 Ocean Avenue
Zoning: NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District
45-X Height and Bulk District
Block/Lot: 3283/195
Project Sponsor: Savely Healthcare Architects
18008 Sky Park Circle, Ste 290
Irvine, CA 92614
Property Owner: Burton Siu
Ocean Garden Center Associates
San Francisco, CA 94121
Staff Contact: Jeff Horn – (628) 652-7633
Jeffrey.Horn@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project proposes to establish a Health Services Use (DBA Fresenius Dialysis Center) within a currently vacant, 15,312 square foot, tenant space most recently occupied by a formula retail pharmacy use (DBA CVS). The proposal will involve interior tenant improvements to provide 36 treatment stations, one isolated treatment stations, 6 exam rooms, 3 staff offices, a staff lounge, conference room and support spaces. There is no expansion to the existing tenant space or building envelope and no alterations to the exterior. The project proposes to operate Monday through Saturday from the hours of 5:00AM to 10:30PM

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 755 to allow a health service use and to allow a 5:00 AM opening time within the Ocean Avenue NCT Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** Support/Opposition: The Department has received three letters from neighborhood groups in opposition to the project. The groups in opposition to the project include the Ocean Avenue Association, Ocean Gardens Homeowners Association, and the Ingleside Merchants Association. The opposition expressed concerns over the project's adverse effect on the existing businesses and residents within the Ocean Avenue commercial district and surrounding residential neighborhoods. Specifically, concerns have been expressed that the proposed use is not active or neighborhood-serving and that the operator is not engaged in the community, that the loading and unloading of patients causes traffic impacts and pedestrian safety concerns on Ocean Avenue, and that the use (loading) and building operations create noise impacts to adjacent residents. The Department has received two correspondences and a petition with 140 signatures in support of the project.
- **Outreach:** Outreach: The Sponsor has hosted a series of virtual meetings with the community and neighborhood groups through the summer of 2020.

- **Unresolved Transportation Conflicts:** In response to the public comment received on potential Paratransit (and other vehicle) loading issues potentially caused by this project and currently occurring at the existing facility at 1738 Ocean Avenue, the project was reviewed by the Street Design Advisory Team (SDAT). SDAT found the paratransit vehicles will be less likely to block the traffic lane at the new 1760 Ocean Avenue location due to the entrance of the new space being located closer to the existing curbside loading. Subsequent meetings have occurred between SFMTA and Transdev, the operator of SF Paratransit. Overall, the accessible loading that occurs at existing facility at 1738 Ocean Avenue and would be expanded by the proposed facility at 1760 result in transit conflicts along Ocean Avenue. However, given critical health service provided by the Project, the Department and SFMTA found the Project's benefits to outweigh the conflicts.

- **Additional On-Street Loading.** In response to the public comment received on potential Paratransit (and other vehicle) loading issues potentially caused by this project and currently occurring at the existing facility at 1738 Ocean Avenue, the project was reviewed by the Street Design Advisory Team (SDAT). SDAT found the paratransit vehicles will be less likely to block the traffic lane at the new 1760 Ocean Avenue location due to the entrance of the new space being located closer to the existing curbside loading. Subsequent meetings have occurred between SFMTA and TransDev, the operator of SF Paratransit.

Opportunities and feasibility for additional loading on Ocean Avenue are currently being assessed by SFMTA. As provided in Condition of Approval #13 of Exhibit A, the Project Sponsor shall continue coordination with SFMTA, Transdev and DPW on the design, legislation, and implementation of the additional accessible loading zone(s).

- **Driveway Loading and Operations Plan.** The Project Sponsor has provided a draft Driveway Loading and Operations Plan (DLOP). As provided in Condition of Approval #14 of Exhibit, the sponsor shall plan for review and approval by the Planning Department and the SFMTA in order to reduce potential conflicts due to loading activities and to accommodate new loading demand. The DLOP shall be submitted along with a building permit and approval should occur prior to the certificate of

occupancy.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Ocean Avenue Neighborhood Commercial Transit and the Objectives and Policies of the General Plan in that it will provide a necessary and critical health service use and will occupy an existing vacant store front. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – SFMTA Trips Data
Exhibit F – Maps and Context Photos
Exhibit G – Public Correspondence
Exhibit H – Project Sponsor Materials



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: OCTOBER 1, 2020

Record No.: 2019-016388CUA
Project Address: 1760 Ocean Avenue
Zoning: NCT (Ocean Avenue Neighborhood Commercial Transit) Zoning District
45-X Height and Bulk District
Block/Lot: 3283/195
Project Sponsor: Savely Healthcare Architects
18008 Sky Park Circle, Ste 290
Irvine, CA 92614
Property Owner: Burton Siu
Ocean Garden Center Associates
1728 Ocean Avenue
San Francisco, CA 94121
Staff Contact: Jeff Horn – (628) 652-7633
Jeffrey.Horn@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 755 TO ESTABLISH A HEALTH SERVICES (RETAIL SALES AND SERVICE) USE WITHIN A CURRENTLY VACANT 15,312 SQUARE FOOT TENANT SPACE MOST RECENTLY USED AS AN FORMULA RETAIL PHARMACY, OPERATING FROM THE HOURS OF 5:00 AM TO 10:30 PM. THE SUBJECT PROPERTY IS LOCATED WITHIN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, 45-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 22, 2020, Keith Hansell of Savely Healthcare Architects (hereinafter "Project Sponsor") filed Application No. 2019-016388CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow a Health Services Use (hereinafter "Project") that opens at 5:00AM at 1760 Ocean Avenue, Block 3283 Lot 195 (hereinafter "Project Site").

On May 7, 2020 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On October 1, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-016388CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-016388CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 Authorization as requested in Application No. 2019-016388CUA, 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. Project Description.** The Project proposes to establish a Health Services (Retail Sales and Service) Use (DBA Fresenius Dialysis Center) within a currently vacant, 15,312 square foot, tenant space most recently occupied by a formula retail pharmacy use (DBA CVS). The proposal will involve interior tenant improvements to provide 36 treatment stations, one isolated treatment stations, 6 exam rooms, 3 staff offices, a staff lounge, conference room and support spaces. There is no expansion to the existing tenant space or building envelope and no alterations to the façade. The main entrance to this care facility is at the corner of Ocean Avenue and Dorado Terrace. The project would retain 42 existing off-street parking spaces at the property within a garage located on Dorado Terrace and will be served by an existing off-street loading zone along Ocean Avenue.

The project proposes to operate Monday through Saturday from the hours of 5:00AM to 10:30PM.

The project will replace an existing dialysis center (DBA RAI Care Center) that currently operates within the same building, located within the adjacent, approximately 8,000 square, retail space at 1738 Ocean Avenue.

- 3. Site Description and Present Use.** The project site is located at the intersection of Ocean Avenue and Dorado Terrace on the borders of the West of Twin Peaks and Ocean View neighborhoods in Balboa Park. The project site is 51,527 square feet in area and is occupied by a structure consisting of a mixed use building constructed in 1990 with 28 dwelling units on three levels and 24,689 square feet of commercial space on a one-story podium fronting on Ocean Avenue. The 15,312 square foot space intended for the project is vacant and was formerly occupied by a CVS pharmacy, and a prior to that a Blockbuster Video store. The remainder of the retail space in the building is occupied by a kidney dialysis center (DBA RAI Care Center) and a UPS retail store.
- 4. Surrounding Properties and Neighborhood.** The project site is located at the intersection of Ocean Avenue and Dorado Terrace on the borders of the West of Twin Peaks and Ocean View neighborhoods in Balboa Park. The area is developed with commercial uses along Ocean Avenue in a mix of single-story commercial buildings and two to four-story mixed-use buildings with ground floor commercial uses. Residential uses are located behind the project site and behind the commercial frontage across Ocean Avenue. The K MUNI line operates in front of the property on Ocean Avenue. Several bus lines including the 8X, 8BX, 29, 43 and 49 are located about one half mile away and the Balboa Park BART and Muni Metro station approximately 0.8 miles from the property.
- 5. Public Outreach and Comments.** The Department has received three letters from neighborhood groups in opposition to the project and no letters in support. The groups in opposition to the project include the Ocean Avenue Association, Ocean Gardens Homeowners Association, and the Ingleside Merchants Association. The opposition expressed concerns over the project's adverse effect on the existing businesses and within the Ocean Avenue commercial district. Specifically, concerns have been

expressed that the proposed use is not active or neighborhood serving and that the operator is not engaged in the community, that the loading and unloading of patients causes traffic impacts and pedestrian safety concerns on Ocean Avenue, and that the use (loading) and building operations create noise impacts to adjacent residents. The Department has received two correspondences and a petition with 140 signatures in support of the project.

The Sponsor has hosted a series of virtual meetings with the community and neighborhood groups through the summer of 2020.

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. **Use.** Planning Code Section 755 states that a Conditional Use Authorization is required to establish a health service use in the Ocean Avenue Neighborhood Commercial Transit District.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Health Services use within the Ocean Avenue NCT District

- B. **Use Size Limits.** Planning Code Section 121.2 states that a Conditional Use Authorization is required for uses within this District that exceed 3,999 square feet. The proposed use size is approximately 15,300 square feet. In addition to the criteria set forth in Section 303(c) as set forth, the project is consistent with the following criteria set forth in Section 121.2.

The existing 15,312 square foot retail space exceeds the principally permitted use size of 3,999 square feet. Use size of the 15,300 square foot commercial units received Conditional Use Authorization within Motion No. 18338, although the commercial space had previously been occupied and no expansion was proposed at that time. No expansion of the retail space is proposed.

- C. **Hours of Operation.** Planning Code Section 755 states that the principally permitted hours of operation are from 6 a.m. to 2 a.m., and the conditionally permitted hours of operation are from 2 a.m. to 6 a.m.

The proposed project to maintain the hours of operation of 5 a.m. to 10:30 p.m. that currently is provided at the existing dialysis center at 1738 Ocean Avenue. The Project Sponsor is requesting Conditional Use Authorization to open their Health Services use at 5 a.m.

- D. **Health Care Services Master Plan.** Planning Code Section 342 states that this Health Services 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 Services Use of approximately 15,312 square feet and is subject to Planning Code Section 342 because the proposed use is in excess of 10,000 square feet.

On June 16, 2020 the Project Sponsor 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 July 15, 2020 SFDPH 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.

- E. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The use would occupy an existing commercial space and no expansion or major modifications will occur to the space and therefore is not subject to the requirements of this Section. The subject commercial space has approximately 97-feet of frontage on Ocean Avenue with approximately 57 feet devoted to either the entrance or window space approximately 50-feet of frontage on Dorado Terrace with approximately 12.5 feet devoted to either the entrance or window space. The project has been designed internally so that the windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- F. Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires two street loading spaces for retail sales and service and industrial uses that have between 60,001 and 100,000 sq. ft. of gross floor area.

The proposed 15,312 square foot health services use is not required to provide off-street loading. However, the existing development contains a two-vehicle off-street loading space (bulb-in) on Ocean Avenue located near the project's entrance and the project will seek to add additional loading, where feasible, and the Sponsor will continue review of options with Planning and SFMTA.

- G. Ground Floor Commercial.** Section 145.4 of the Planning Code requires "Active commercial uses" at the ground floor within the Ocean Avenue NCT District.

Health Services is a use identified as an active commercial use for Commercial, Neighborhood Commercial, and Residential- Commercial Districts per Table 145.4. The use would occupy an existing commercial space and no expansion or major modifications will occur to the space.

Planning Code (PC) Section 145.1(c) provides that the “controls” of the section “only apply to a “development lot” as defined above.” A “development lot” is defined earlier in PC Section 145.1(B)

- H. **Parking.** Off-street parking is not required for non-residential uses in the Ocean Avenue NCT Zoning District per Planning Code Section 151.1.

The property currently has 42 vehicle parking spaces within a subterranean garage. No additional off-street parking is proposed.

- I. **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 per separate permit.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 proposed Retail Sales and Services use is compatible with the surrounding mixed-use neighborhood. Such uses include large-sized retail services, a health services use (to be replaced) and commercial and retail uses such a restaurant, personal services, banking, grocery, and residential mixed-use buildings. The retail unit that the project will occupy is vacant and has become a source of blight in the neighborhood. The blight extends the full half block occupied by the subject retail space. The project will restore the retail space and frontage to active use and reactivate the area for pedestrians.

- 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:

- (1) 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 will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (2) 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 does not require additional parking or loading for this Retail Sales and Service. The Project site is well served by public transit, with multiple public transit alternatives. The K MUNI line operates in front of the property on Ocean Avenue. Several bus lines including the 8X, 8BX, 29, 43 and 49 are located about one half mile away and the Balboa Park BART and Muni Metro station approximately 0.8 miles from the property.

The existing development contains a two-vehicle bulb-in off-street loading space on Ocean Avenue and will seek to add additional loading, where feasible, and the Sponsor will continue review of options with Planning and SFMTA. Parking is available either along surrounding neighborhood streets or within the on-site parking garage. This garage provides 42 parking spaces available. Access to the parking would not change as a result of the subject space's occupant or use.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Appropriate measures will be taken to minimize the generation of and impacts from noise, dust and odor as required by law during the tenant improvement construction. Should future uses be proposed that may cause noise or odor, they will be required to abide by standard conditions of approval applicable to the use.

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

The project does not require any additional landscaping or screening, and no new off-street parking spaces, open space, or service areas are proposed. The property owner has stated an intent the repainting of the building and the new landscape features. The project will seek additional loading is feasible. Any proposed signage will be consistent with the controls of the Planning Code.

- 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 proposed project is consistent with the stated purposes of Ocean Avenue NC District in that the intended use is located at the ground floor, will provide a compatible and critical health service for the immediately surrounding neighborhoods during daytime hours.

8. Non-Residential Use Size in NC District Findings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project will fill an existing vacant storefront that exceeds the Ocean Avenue non-residential use size limitations. The proposed use requires a large area to operate and will provide a critical health services use.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The Project will provide a health services use that is by nature requires a large size in order to function. The project provides a critical health service to the neighborhood.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project will fill an existing vacant storefront and will not alter the existing building envelope or exterior.

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

BALBOA PARK AREA PLAN
Objectives and Policies

OBJECTIVE 1.2

STRENGTHEN THE OCEAN AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

Policy 1.2.3

Retain and improve the neighborhood's existing businesses while attracting new businesses that address unmet retail and service needs of the diverse local neighborhood.

The project furthers this policy by adding a new retail tenant along the Ocean Avenue corridor and occupying a vacant storefront. The project would also increase the vitality of the neighborhood commercial corridor by cleaning up and remodeling a vacant retail space that is becoming a blighting influence on the neighborhood. The project will expand and modernize a critical health service to the area.

OBJECTIVE 5.3

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy.5.3.1

Improve the visual and physical character of the Ocean Avenue Neighborhood Commercial District.

The façade of the retail space to be occupied by the project is currently in a neglected condition. The activated site would bring renewed vitality to this portion of the Ocean Avenue corridor.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts, and promote connections between districts.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within the Ocean Avenue NCT Zoning District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.9

Regulate uses so that traffic impacts and parking problems are minimized

The Project will utilize the existing parking garage at the basement and ground floors and does not propose any increase in parking. Additionally, the Project Site is readily accessible by public transit, and is within the pedestrian-friendly Ocean Avenue corridor. Adjacent to the project, on Ocean Avenue, exists an off-street loading space, and the Sponsor will continue to work with Planning and SFMTA to create a Driveway and Loading Operations Plan and expand off-street loading where feasible.

On balance, consistent with the Ocean Avenue Neighborhood Commercial Transit and the Objectives and Policies of the General Plan in that it will provide a necessary and critical health service use and occupy an existing vacant store front. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

10. 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 complies 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 will not displace any existing retail uses.

- 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 site does possess any existing housing. The Project does not involve any residential use or dwelling unit. Neighborhood character will remain unchanged as the building envelope is not proposed to change. The Project is expressive in design, and relates well to the scale and form of the surrounding neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Proposal is to change the use of a commercial space and does not involve any residential unit or building.

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

The existing development contains a two-vehicle bulb-in off-street loading space on Ocean Avenue and will seek to add additional on-street loading along the building's Ocean Avenue frontage. The Sponsor will continue to work with Planning and SFMTA to create a Driveway and Loading Operations Plan for the facility. Parking is available either along surrounding neighborhood streets or within the on-site parking garage. This garage provides 42 parking spaces available. Access to the parking would not change as a result of the subject space's occupant or use.

- 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 include commercial office development. Although the Project would remove a PDR use, the Project does provide new housing, which is a top priority for the City.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities.

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

All construction associated with the tenant improvement 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.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not have an impact on open spaces. The building envelope is not proposed to change.

- 11.** 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.
- 12.** 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 Authorization Application No. 2019-016388CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 12, 2019, 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. 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 October 1, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 1, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Health Services (Retail Sales and Service) Use located at 1760 Ocean Avenue, Block 3283, and Lot 195 pursuant to Planning Code Sections **303 and 755** within the Ocean Avenue Neighborhood Commercial Transit Zoning District and a 45-X Height and Bulk District; in general conformance with plans, dated **November 12, 2019**, and stamped “EXHIBIT B” included in the docket for Record No. **2019-016388CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 1, 2020** under Motion No. **XXXXX**. 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 **October 1, 2020** 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 7. 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 building permit plans. 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 628.652.7633, www.sfplanning.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.sfplanning.org

- 9. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 10. Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415.701.4500, www.sfmta.org

- 11. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 12. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

Parking and Traffic

- 13. SFMTA and Public Works Coordination.** The Project Sponsor shall meet with SFMTA, TransDev, and the Public Works Accessibility Coordinator Section to coordinate the design, legislation, and implementation of the accessible loading zones.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 14. Driveway Loading and Operations Plan.** The Project Sponsor shall prepare a Driveway Loading and Operations Plan (DLOP) and shall submit a plan for review and approval by the Planning Department and the SFMTA in order to reduce potential conflicts due to loading activities and to accommodate new loading demand. The DLOP shall be submitted along with a building permit and approval should occur prior to the certificate of occupancy.. The DLOP shall be submitted along with a building permit and approval should occur prior to the certificate of occupancy.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

- 15. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 4 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 628.652.7463, www.sfplanning.org

- 16. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Provisions

- 17. Balboa Park Community Infrastructure Impact Fee.** The Project is subject to the Balboa Park Community Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 422.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7633, www.sfplanning.org

Monitoring - After Entitlement

- 18. 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 628.652.7463, www.sfplanning.org

- 19. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

- 20. 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, 628.271.2000, www.sfpublicworks.org

- 21. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 22. Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Saturday from 5:00a.m. to 10:30p.m.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org



FRESENIUS KIDNEY CARE

OCEAN AVE CLINIC

7105-4-RL-W-BO OCEAN AVE, CA

1760 OCEAN AVE SAN FRANCISCO, CA
PERMIT # 2019.0830.0314

PLANNING PROJECT #2019.0830.0314

ENTITLEMENT PACKAGE



Proposed Dialysis Clinic for:
OCEAN AVE CLINIC
7105-4-RL-W-BO OCEAN AVE
1760 OCEAN AVENUE
San Francisco, CA

FRESENIUS KIDNEY CARE



This is the place where a disclaimer statement can be placed.

Drafted By: KH

Checked By: KH

Date Drawn: 11/12/2019

Project #: 7105-4-RL-W-BO

REV #	DATE	REVISION DESCRIPTION

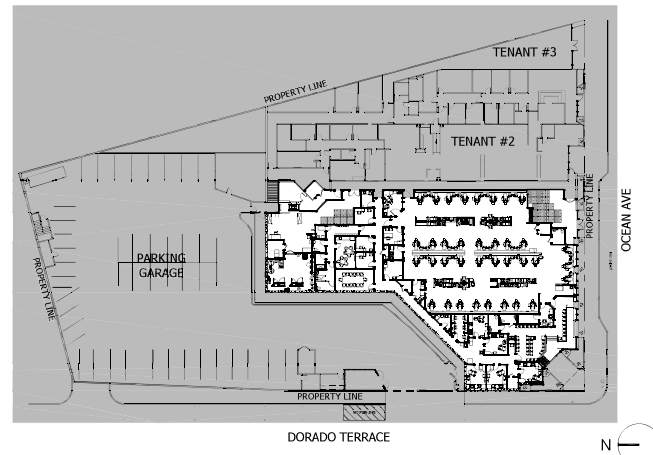
TS-1

Sheet Number

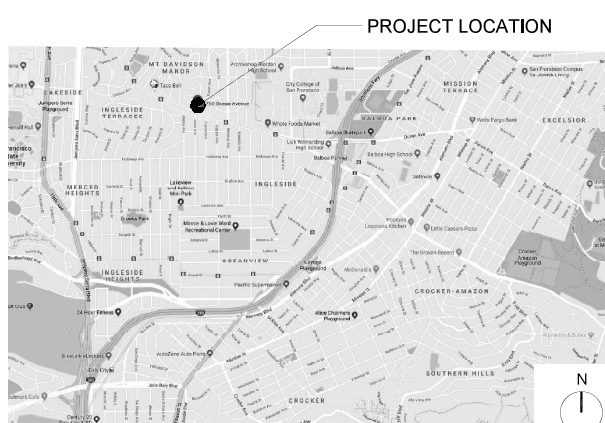
GENERAL NOTES

- SCOPE OF DOCUMENTS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS, ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. FURNISH ALL ITEMS REQUIRED FOR THE EXECUTION AND COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL KEEP AN UP TO DATE SET OF CONTRACT DOCUMENTS PERMIT SET, INCLUDING AMENDED DOCUMENTS, AT THE JOB SITE IN A LOCATION CONVENIENT FOR REFERENCE.
- CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANIES.
- ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODES (CBC) AND LOCAL GOVERNING CODES AND AUTHORITIES.
- VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS OR DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK, AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.
- CONFINE ALL OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER, PERFORM THE WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. THE JOB SITE SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIAL OR EQUIPMENT. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION.
- STACK AND PROTECT ALL MATERIAL STORED ON THE SITE TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- PERFORM ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY SO AS NOT TO ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY PART OF IT. PERFORM ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES. CUT OR DAMAGED IN EXECUTION OF WORK WITH APPLICABLE MATERIAL SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- DO NOT COMMENCE ANY PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACCEPTED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH ACCEPTED SHOP DRAWINGS AND SAMPLES.

SITE PLAN



VICINITY MAP



PROJECT INFORMATION

- PROJECT SCOPE: THIS PROJECT CONSISTS OF REMODEL OF EXISTING FORMER RETAIN SHELL SPACE 15,000 S.F., TO NEW DIALYSIS CLINIC, INCLUDING 36 TREATMENT BEDS, X PATIENT ROOMS, AND SUPPORT SPACES
 - CLINIC HOURS ARE 6:00 AM - 5:00 PM M-F
 - THIS CLINIC IS A LICENSED OSHPD 3 FACILITY. IT IS IN COMPLIANCE WITH CALIFORNIA BUILDING CODES SECTIONS 422A & 422A.18, ARTICLE 917 OF THE CALIFORNIA ELECTRICAL CODE, SECTION 613 OF THE CALIFORNIA PLUMBING CODE, AND SECTIONS 406 THROUGH 418 OF THE CALIFORNIA MECHANICAL CODES.
 - PROJECT WILL BE FULLY SPRINKLERED
- EXISTING BUILDING DESCRIPTION
- APN:.....3283-195 (BLOCK: 3283, LOT: 195)
- YEAR BUILT:.....1990
- TYPE OF CONSTRUCTION:.....TYPE IIB
RESIDENTIAL ABOVE
- STORIES:.....1 STORY BASE, 2 STORY
- ZONING:.....NCT, OCEAN AVE, NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT
- FIRE SPRINKLERS:.....FULLY SPRINKLERED
- OCCUPANCY:.....I-2,1/B
- PROJECT FLOOR AREA
- SITE:23,931 S.F.(.549 ACRES)
- BUILDING SIZE.....23,390 S.F.
- TENANT SUITE SIZE.....15,180 S.F.
- AREA OF REMODEL.....15,180 S.F.

APPLICABLE CODES

NOTE: WHERE CODE REQUIREMENTS CONFLICT, THE MORE STRINGENT SHALL BE APPLICABLE

2016 California Administrative Code (CAC)
Part 1, Title 24, California Code of Regulations (CCR)

2016 California Building Code (CBC) Part 2, Title 24, CCR
Based on the 2015 International Building Code (IBC)

2016 California Electrical Code (CEC) Part 3, Title 24, CCR
Based on the 2014 National Electrical Code (NEC)

2016 California Mechanical Code (CMC) Part 4, Title 24, CCR
Based on the 2015 Uniform Mechanical Code (UMC)

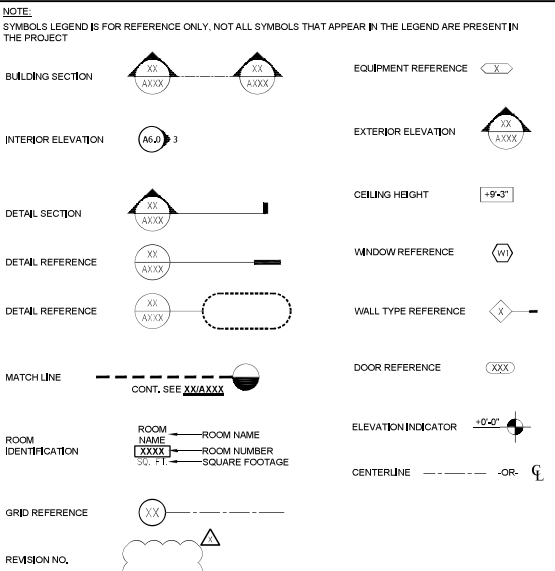
2016 California Plumbing Code (CPC) Part 5, Title 24, CCR
Based on the 2015 Uniform Plumbing Code (UPC)

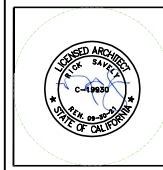
2016 California Fire Code (CFC) Part 9, Title 24, CCR
Based on the 2015 International Fire Code (IFC)

CITY OF SAN FRANCISCO AMENDMENTS

CITY OF SAN FRANCISCO PLANNING CODE

DRAFTING SYMBOLS





Proposed Dialysis Clinic for:
OCEAN AVE CLINIC
7105-4-RL-W-BO OCEAN AVE
1760 OCEAN AVENUE
San Francisco, CA

**FRESENIUS
KIDNEY CARE**

This is the place where a disclaimer statement can be placed.

Drafted By: KH

Checked By: KH

Date Drawn: 11/12/2019

Project #: 7105-4-RL-W-BO

REV #	DATE	REVISION DESCRIPTION

ES-1
Sheet Number

PLANNING PROJECT #2019.0830.0314

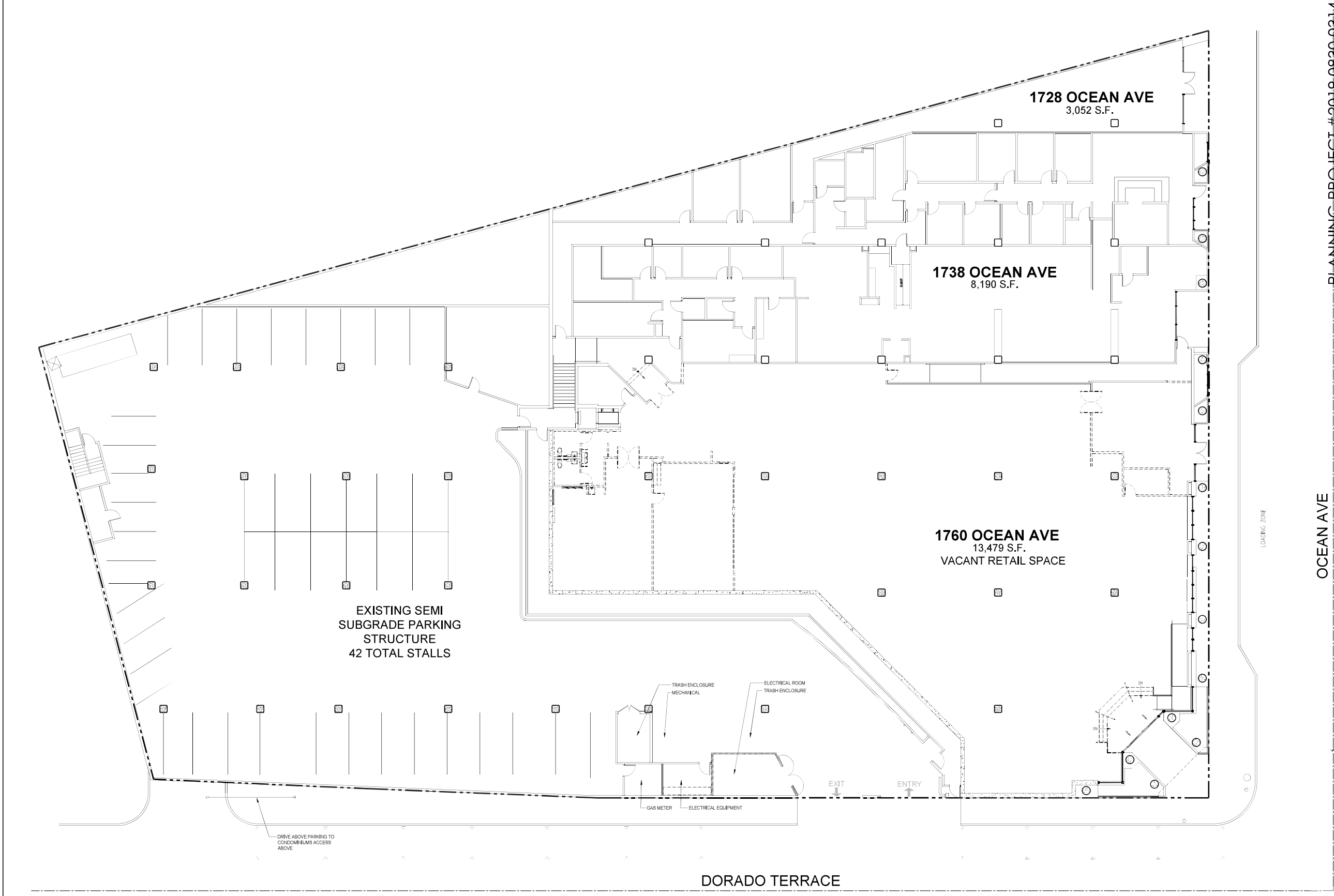
ENTITLEMENT PACKAGE

OCEAN AVE

LOADING ZONE



EXISTING SITE PLAN SCALE: 1"=10'-0"



LEGEND

	EXISTING WALL
	EXISTING CONCRETE WALL

CITY OF SAN FRANCISCO PLANNING CODE
 FLOOR AREA RATIO (TABLE 124).....1.8 TO 1
 ZONE.....NCT
 APN.....3283-195
 PLANNING DISTRICT.....DISTRICT 13 INGLESIDE

PLANNING CODE §145.1 STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS

(b) (2) Active Use: An Active Use shall mean any principal, conditional, or accessory use that by its nature does not require non-transparent walls facing a public street or involves the storage of goods or vehicles

Project Response: A portion of the project qualifies at 'active use' - see SITE PLAN SP-1

(c) (2) Parking and Loading Entrances: No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. In NC-S Districts, no more than one-third or 50 feet, whichever is less, of each lot frontage shall be devoted to ingress/egress of parking. In RED Districts, no more than one garage door shall be permitted per lot, and the garage door shall be limited to no more than 10 feet in width. Street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the garage structure and garage door are consistent with the features listed in Section 136 of this Code. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way. Off-street parking and loading entrances should minimize the loss of on-street parking and loading spaces. Off-street parking and loading are also subject to the provisions of Section 155 of this Code. In C-3 Districts, so as not to preclude the conversion of parking space to other uses in the future, parking at the ground-level shall not be sloped, and the floor shall be aligned as closely as possible to sidewalk level along the principal pedestrian frontage and/or to those of the street-fronting commercial spaces and shall have a minimum clear ceiling height of 14 feet or equal to that of street-fronting commercial spaces, whichever is greater. Removable parking ramps are excluded from this requirement.

Project Response: Parking and curb cuts are existing to remain. Entrance to underground parking is more than 6'-0" from the lot corner. Existing entry & exit are approximately 38'-0" wide

(c) (6) Transparency and Fenestration: Frontages with active users that are not PDR must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count toward the transparent area. Buildings located inside of, or within an unobstructed line of than 300 feet of an Urban Bird Refuge, as defined in Section 139(c)(1), shall follow glazing requirements within Section 139(c) of this Code.

Project Response: Project provided 58.8% clear fenestration at Ocean Avenue frontage

Project provides 24.8% clear fenestration at Dorado Terrace Frontage

PLANNING CODE §145.4 REQUIRED GROUND FLOOR COMMERCIAL USES

(b) (19) Ocean Avenue, for the entirety of the Ocean Avenue NCT District, except on the north side of Ocean Avenue between Plymouth and Brighton Avenues;

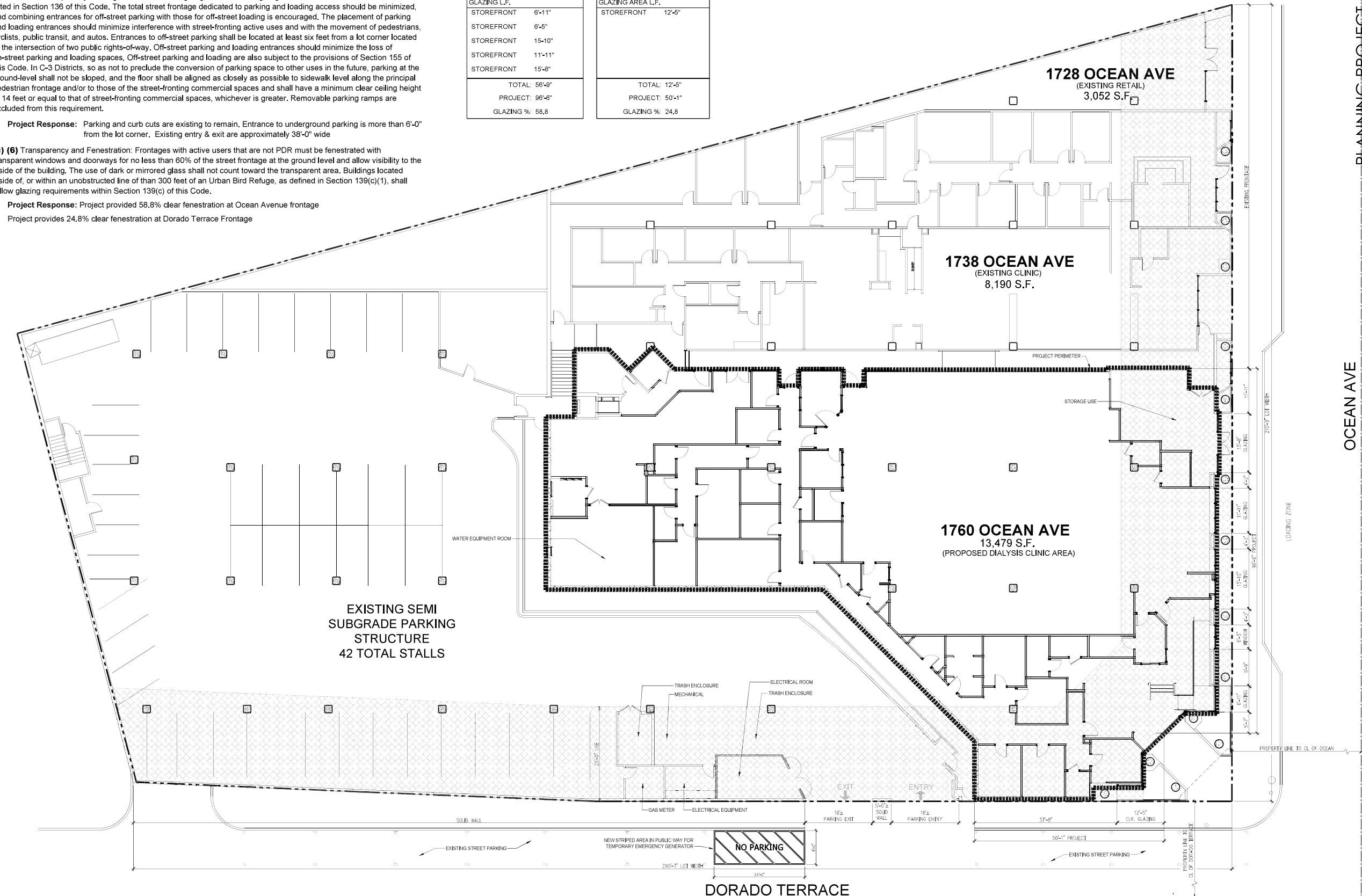
Project Response: The entire 1st floor is dedicated to Commercial use, and complies with this section.

CITY OF SAN FRANCISCO PLANNING CODE

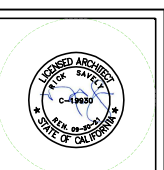
FLOOR AREA RATIO (TABLE 124).....1.8 TO 1
 ZONE.....NCT
 APN.....3283-195
 PLANNING DISTRICT.....DISTRICT 13 INGLESIDE

CLEAR GLAZING CALCULATION

OCEAN AVENUE		DORADO TERRACE	
GLAZING L.F.		GLAZING AREA L.F.	
STOREFRONT	6'-11"	STOREFRONT	12'-5"
STOREFRONT	6'-5"		
STOREFRONT	15'-10"		
STOREFRONT	11'-11"		
STOREFRONT	15'-8"		
TOTAL	56'-9"	TOTAL	12'-5"
PROJECT	96'-6"	PROJECT	50'-1"
GLAZING %	58.8	GLAZING %	24.8



PLANNING PROJECT #2019.0830.0314
 ENTITLEMENT PACKAGE
 OCEAN AVE
 SITE PLAN SCALE: 1"=10'-0"



Proposed Dialysis Clinic for:
OCEAN AVE CLINIC
7105-4-RL-W-BO OCEAN AVE
 1760 OCEAN AVENUE
 San Francisco, CA



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Drafted By: KH

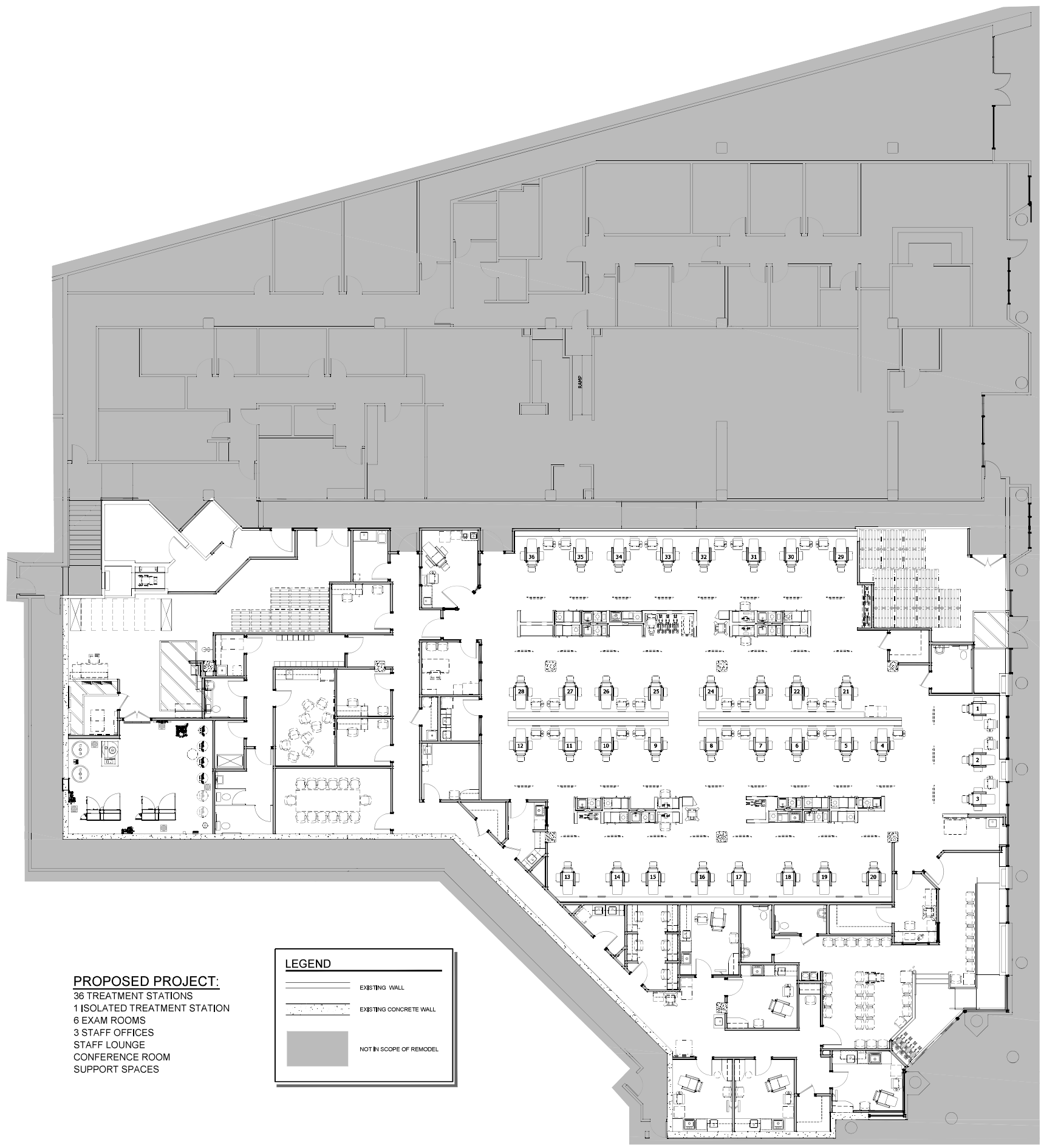
Checked By: KH

Date Drawn: 11/12/2019

Project #: 7105-4-RL-W-BO

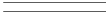
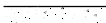

REV #	DATE	REVISION DESCRIPTION

SP-1
 Sheet Number



PROPOSED PROJECT:
 36 TREATMENT STATIONS
 1 ISOLATED TREATMENT STATION
 6 EXAM ROOMS
 3 STAFF OFFICES
 STAFF LOUNGE
 CONFERENCE ROOM
 SUPPORT SPACES

LEGEND

-  EXISTING WALL
-  EXISTING CONCRETE WALL
-  NOT IN SCOPE OF REMODEL



PROPOSED FLOOR PLAN SCALE: 1/8"=1'-0"

PLANNING PROJECT #2019.0830.0314

ENTITLEMENT PACKAGE

Proposed Dialysis Clinic for:
OCEAN AVE CLINIC
7105-4-RL-W-BO OCEAN AVE
 1760 OCEAN AVENUE
 San Francisco, CA

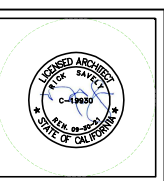


This is the place where a disclaimer statement can be placed.

Drafted By: KH
 Checked By: KH
 Date Drawn: 11/12/2019
 Project #: 7105-4-RL-W-BO

REV #	DATE	REVISION DESCRIPTION

FP-1
 Sheet Number



APPLICATION FOR Health Care Services Master Plan Consistency Determination

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <i>Ocean Garden Center Associates</i>	
PROPERTY OWNER'S ADDRESS: <i>191 24th Avenue San Francisco 94121</i>	TELEPHONE: <i>(415) 335-2433</i>
	EMAIL: <i>bsiu29@yahoo.com</i>

APPLICANT'S NAME: <i>Rick Savely</i> Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: <i>18008 Skypark Ave Suite 290 Irvine, CA 92614</i>	TELEPHONE: <i>(949) 431-0071</i>
	EMAIL: <i>rsavely@savelyhealthcarearchitects.com</i>

CONTACT FOR PROJECT INFORMATION: <i>Keith Hansell</i> Same as Above <input type="checkbox"/>	
ADDRESS: <i>18008 Skypark Ave Suite 290 Irvine, CA 92614</i>	TELEPHONE: <i>(949) 431-0071</i>
	EMAIL: <i>keithh@savelyhealthcarearchitects.com</i>

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT: <i>1760 Ocean Avenue</i>		ZIP CODE: <i>94112</i>
CROSS STREETS: <i>Ocean Avenue & Dorado Terrace</i>		
ASSESSORS BLOCK/LOT: <i>3283 / 195</i>	LOT DIMENSIONS:	LOT AREA (SQ FT): <i>51,407 S.F.</i>
		ZONING DISTRICT: <i>NCT</i>
		HEIGHT/BULK DISTRICT: <i>45-X</i>
PROJECT TYPE: <input checked="" type="checkbox"/> Change of use to Medical Use <i>> 10,000 gsf</i>	BUILDING PERMIT NUMBER(S): <i>2019-0830-0314</i>	DATE FILED: <i>8/30/2019</i>
<input type="checkbox"/> Addition to existing Medical Use <i>> 5,000 gsf</i>	CASE NUMBER: <i>2019-016388CUA</i>	DATE FILED: <i>1/22/20</i>

APPROX. 168' x 122' x 123' x 333' x 211'
(IRREGULAR)

Compliance with the HCSMP Recommendations and Guidelines

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

The project is to convert a vacant former retail space into a 36 bed dialysis clinic. Project areas include: treatment area, private exam rooms, reception, waiting, consultation rooms, staff break areas, water treatment room, storage and associated support spaces.

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 attached)

3. Does your project meet any of the Guidelines labeled "eligible for incentives"? Yes No

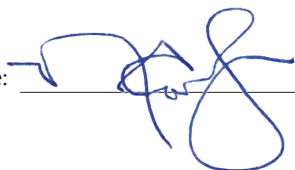
If yes, is your project seeking incentives? Yes No

If yes, please list below or attach additional information.

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: 6/12/2020

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

Rick Savely, Architect, license C19930

Owner / Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

DPH RECOMMENDATION: (attach additional pages as needed)

Per the attached Memorandum from the SFDPH dated July 15, 2020, a recommendation of Consistency with the Health Care Services Master Plan was made.

"On June 13th, 2020, Savely Health Care Architects (project manager) on behalf of Fresenius Kidney Care 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 the application and recommends a finding of Consistent with the Health Care Services Master Plan recommendations and guidelines as specified below. "

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:

SFDPH Staff has reviewed Health Care Services Master Plan Consistency Determination application for Fresenius Kidney Care's located within a 15,312 square foot commercial retail space located at 1760 Ocean Avenue and recommends a finding of "Consistent with HCSMP".

VERIFIED BY PLANNER:

Signature: Jeff Horn Date: 7/17/2020
Printed Name: Jeff Horn Phone: (415) 575-6925

VERIFIED BY DIRECTOR:

Signature: _____ Date: _____
Printed Name: _____

HMSCP APPLICATION – 1760 Ocean Avenue, San Francisco 94112

Date: June 13, 2020

Project Name: Fresenius Kidney Care
1760 Ocean Avenue
San Francisco, CA 94112

Building Application: 2019.0830.0314

Planning Case No.: 2019-016388PRJ

Conditional Use App: 2019-016388CUA

SHA Project No.: 18271.100

In reference to the request for a summary and proof of how the project addresses the Health Care Systems Master Plan (HCSMP), our office has reviewed the recommendations and guidelines.

Due to the nature of this project being an interior remodel to create a Dialysis Clinic, some items listed in the HCSMP do not apply, so we have noted those with a N/A. All applicable recommendations and guidelines are otherwise addressed as follows:

Guideline 2.1.1 Support the expansion of networks of open spaces, small urban agriculture, and physical recreation facilities, including the network of safe walking and biking facilities.

N/A

Guideline 2.1.2 Review the impact of large-scale residential and mixed-use development projects – and/or expected areas of new growth – on the potential impact on neighborhood residents’ future health care needs and, when feasible, such projects should address service connectivity. Projects serving seniors, persons with disabilities, or other populations with limited mobility options, for example, should employ a range of transportation demand management strategies (e.g., shuttle service, gurney service) to address the project’s impact and utility for the community.

N/A

Guideline 2.1.3	Encourage residential and mixed-use projects to incorporate healthy design – design encouraging walking and safe pedestrian environments. N/A
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. N/A
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. FKC does have telehealth capability and access to a nationally based translation service capable of providing translation services and telehealth simultaneous.
Guideline 3.1.3	Increase the availability and accessibility of prenatal care within neighborhoods with documented high rates of related health disparities. N/A
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. N/A
Guideline 3.1.5	Increase the availability and accessibility of dental 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 ¹ – is greater than the San Francisco average) and areas with documented high rates of health disparities (e.g., areas in which residents face the highest rates of morbidity or premature mortality). N/A

- Guideline 3.1.6 Increase the availability and accessibility of dental 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.
N/A
- Guideline 3.1.7 Complete the rezoning of the Bayview Health Node, as envisioned by community residents in the adopted Bayview Redevelopment Plan.
N/A
- Guideline 3.1.8 Increase the supply of culturally competent providers serving low-income and uninsured populations, which may include but is not limited to supporting projects that can demonstrate through metrics that they have served and/or plan to serve a significant proportion of existing/new Medi-Cal and/or uninsured patients, particularly in underserved neighborhoods.
Many of the patients of the Clinic are / will be from underserved neighborhoods, and many obtain treatment services through Medi-Cal benefits.
- Guideline 3.1.9 Advocate for the extension of the Medicaid primary care physician reimbursement rate established under Health Reform beyond 2014 to attract and retain physician participation in the Medi-Cal program.
N/A
- Guideline 3.1.10 Promote projects that demonstrate the ability and commitment to deliver and facilitate access to specialty care for underserved populations (e.g., through transportation assistance, mobile services, and/or other innovative mechanisms).
This facility will support a population that covers most of the Southern portion of San Francisco supporting a wide diversity of socio-economic patients. The clinic will serve a significant number of low-income patients as well as multiple homeless individuals.

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.
- b. Help low-income, publicly insured, and/or uninsured persons identify health care facilities where they may access care.

In response to both a. and b., the clinic has two full time social workers on staff to assist patient with this and many more services.

Guideline 3.1.12 Promote support services (e.g., escorting patients to medical appointments, using case managers to help patients navigate the health care system) for patients likely to have difficulty accessing or understanding health care services (e.g., multiply diagnosed or homeless persons)

Similar to response for guideline 3.1.11, the clinic is to have two full time Social Workers on staff to assist patients.

Guideline 3.1.13 Support clinics and support services that offer non-traditional facility hours to accommodate patients who work during traditional business hours.

Nontraditional hours are supported. The facility will be open from 5AM to 11 PM.

Guideline 3.1.14 Preserve the Healthy San Francisco program

N/A

Guideline 3.1.15 Support mobile enrollment efforts to expand opportunities for people to enroll in health insurance or other health care programs.

N/A

Guideline 3.2.1 Research the feasibility of implementing a patient-centered medical home model for the severely mentally ill in which a mental health care provider leads an integrated team of service providers, including primary care practitioners; and, conversely, for patients who are not severely mentally ill, support integration of behavioral health services into primary care medical homes.

The clinic will support Home Dialysis as a modality, but we do not operate in patients’ homes.

Guideline	3.2.2	<p>Research the connection between specialty mental health services and Medi-Cal managed care for Medi-Cal beneficiaries.</p> <p>N/A</p>
Guideline	3.2.3	<p>Increase the availability of behavioral health and trauma-related services – including school-based services – in neighborhoods with documented high rates of violence (i.e., neighborhoods exceeding citywide violence rates per San Francisco Police Department data)</p> <p>N/A</p>
Guideline	3.2.4	<p>Support expansion of community-based behavioral health services.</p> <p>The project itself is a real expansion of community based behavioral health services, with 36 treatment chairs specifically for CKD.</p>
Guideline	3.3.1	<p>Support affordable and supportive housing options for seniors and persons with disabilities, enabling them to live independently in the community.</p> <p>N/A</p>
Guideline	3.3.2	<p>Work in collaboration with the Department of Aging and Adult Services – and in alignment with the Long-Term Care Integration Plan – to promote a continuum of community-based long-term supports and services, such as home care to assist with activities of daily living, home-delivered meals, and day centers. Such services should address issues of isolation as well as seniors’ basic daily needs.</p> <p>The is significant interaction by the Social Work team with Aging and Adult Services</p>
Guideline	3.3.3	<p>Advocate for California to expand community-based Medi-Cal long-term care services, including through the Home- and Community-Based Services 1915(i) state plan option.</p> <p>N/A</p>
Guideline	3.4.1	<p>Ensure that electronic health records capture key patient demographic data, consistent with patient privacy preferences, that facilitate the provision of culturally and linguistically competent care.</p> <p>Our electronic records only capture what is allowed by law for purposes of medical and billing services. As a healthcare facility, we have very strict compliance regulations and are closely monitored by our internal processes as well as outside agencies.</p>

Guideline 3.4.2

Support workforce development and diversity efforts to develop a health care and home-based services workforce that reflects community characteristics (e.g., race/ ethnicity, cultural and linguistic background, etc.), which is expected to increase provider supply and patient satisfaction in underserved areas.

FKCNA is an equal opportunity employer and complies with all existing laws and regulations regarding such.

Guideline 3.4.3

Encourage the assessment of patients' health literacy and cultural/linguistic needs, so providers can better tailor care to each patient's needs.

Aside from the what the patients have received from previous health professionals' interactions, patient education begins with the patient's first visit and continuously throughout the patient's interactions with our facility. ESRD is a very specialized disease process and we are continually educating patients on their disease.

Guideline 3.5.1

Support the recommendations of the Municipal Transportation Agency's (MTA) Transit Effectiveness Project, which is expected to positively impact passenger travel times on high ridership routes, including those that service San Francisco's major health care facilities

Patients use public transit to arrive at the clinic. There is a transit stop just outside the clinic, providing a convenient transit connection point for patients.

Guideline 3.5.2

Ensure that the MTA continues to consider the needs of seniors and persons with disabilities in its transportation planning efforts.

N/A

Guideline 3.5.3

As part of transit demand management efforts for patients, develop safe health care transit options beyond the public transportation system (e.g., bike storage, health care facility shuttle service, etc.) to increase health care access for those without regular car access.

As indicated, the clinic is adjacent to public transit stops. We are also investigating the possibility of adding a new bike storage located in the building's parking structure.

Guideline 3.5.4	<p>Provide transportation options (e.g., taxi vouchers, shuttles, other innovative transportation options, etc.) from low-income areas and areas with documented high rates of health disparities – particularly those with transportation access barriers – to health care facilities.</p> <p>Patients arrive in a variety of methods to our facility. We are prohibited by compliance regulations from providing monetary assistance (except for extreme emergency case).</p>
Guideline 3.5.5	<p>Support mobility training programs for older adults to help them retain independence, access to health care, and other opportunities, especially important as San Francisco’s aging population grows.</p> <p>N/A</p>
Guideline 3.5.6	<p>Ensure that special consideration is given to how the consolidation or retention of transit stops could impact access to health care services from sensitive uses such as housing for seniors and persons with disabilities who may regularly need health care services.</p> <p>N/A. The project seeks the benefit of the existing transit stop on Ocean Avenue and does not seek to remove or reduce existing public transit.</p>
Guideline 3.5.7	<p>Promote ongoing collaboration with MTA and San Francisco County Transportation Authority staff to consider pedestrian safety near health care facilities as well as how safety may be impacted by ongoing transportation planning and projects.</p> <p>During consultation, staff may advise patients who use public transit of specific precautions in accessing transit at that location (waiting for crossing signals, traffic behavior on Ocean Avenue, audio clues for cross walk, etc)</p>
Guideline 3.5.8	<p>Increase awareness of transportation options to health care facilities during facility hours. This may include but not be limited to providing relevant transit information in providers’ offices.</p> <p>SFMTA transit schedules may be made available at the Reception for patients</p>
Guideline 3.6.1	<p>Support collaborations between medical service providers and existing community-based organizations with expertise in serving San Francisco’s diverse populations.</p> <p>Patients receiving dialysis treatment are referred by area nephrologists, throughout southern San Francisco, therefore the collaboration is, and will continue to happen in the future.</p>

Guideline 3.6.2

Support inter-health system collaboration (e.g., via provider consultation hotlines, systems support for electronic health records adoption and implementation) that offers potential for improving care access, the patient experience, and health outcomes, and leverage the expertise of San Francisco's diverse providers.

Fresenius North America offers a Care Navigation Unit (CNU), operating 24/7 providing free access to a group of nurses, social workers and service operations specialists to help patients navigate the system and provide support and answers to questions about transportation, referrals and appointments, palliative care, and behavioral health.

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.

N/A

Guideline 3.6.4

Support collaboration between San Francisco providers and the United Way to ensure that the 2-1-1 system reflects information on all available health services.

N/A

Guideline 3.6.5

Showcase collaboration outcomes to illustrate the potential impact of community partnerships.

N/A

Guideline 3.7.1

Promote health care provider participation in HealthShare Bay Area, a health information exchange that will provide a secure, controlled, and interoperable method for exchanging and aggregating patient health information.

The clinic does not have plans to participate in HealthShare Bay Area.

Guideline 3.7.2	<p>Support technology-based solutions that expand access to health services, such as telehealth (e.g., video medical interpretation, remote health monitoring, etc.) and coverage of such by health insurance. Such technology must be provided in a culturally and linguistically competent way, tailored to the needs of the target population, and accessible to San Francisco’s vulnerable populations.</p> <p>FKC does have telehealth capability and access to a nationally based translation service capable of providing translation services and telehealth simultaneous.</p>
Guideline 3.7.3	<p>Integrate support service information (e.g., receipt and source of case management services) in electronic health records to paint a more complete picture of each patient’s health.</p> <p>Our electronic records only capture what is allowed by law for purposes of medical and billing services. As a healthcare facility, we have very strict compliance regulations and are closely monitored by our internal processes as well as outside agencies.</p>
Guideline 3.8.1	<p>Improve collection, coordination of collection, availability, and understandability of data on San Francisco’s existing health care resources (e.g., the physical location of health care providers by type and population served).</p> <p>N/A</p>
Guideline 3.8.2	<p>Gather and disseminate more data about the connection between safety and public health.</p> <p>N/A</p>
Guideline 3.8.3	<p>Disseminate relevant health status data to health care providers so they can better affect key indicators of population health through their institutional and clinical decisions.</p> <p>N/A</p>
Guideline 3.9.1	<p>Use nurse practitioners and physician assistants to the full extent of their training.</p> <p>FKC does not hire either nurse practitioners or physician assistants, however, many nephrologists who refer to our facilities do indeed hire such individuals.</p>

Guideline 3.9.2

Increase flexibility between primary care and specialty care (e.g., specialty mental health) provider roles. Such flexibility might include but not be limited to:

- a. Allowing specialists with a history of treating patients with certain conditions to serve as those patients' primary care provider.
- b. Better equipping primary care providers to manage chronic conditions to maximize the appropriate use of specialists.
- c. Creating a health care delivery framework that allows for a shared scope of responsibilities between primary care providers and specialists that best supports the patient care experience.

Upon referral, patients may seek treatment directly at the dialysis clinic, which provides flexibility in care in that the patient does not need to intake at a large hospital as one may with a primary care doctor. Neighborhood clinics offer a smaller, more convenient alternative to acute care hospitals for those patients seeking specialist treatment such as renal dialysis.

Guideline 3.9.3

Advance the patient-centered medical home model for all San Franciscans.

Dialysis services do include what we call Home Modalities. Roughly 25% of the clinic's patients render care to themselves at home.

Burton Siu
Ocean Garden Center Associates
191-24th Avenue
San Francisco, CA 94121

September 23, 2019

Delvin Washington
City of San Francisco Planning Department
1660 Mission Street
San Francisco, CA 94103
Permit# 2019.0830.0314

Dear Mr. Washington

I, Burton Siu, authorize Keith Hansell (Project Manager) and Rick Savely (Project Architect) of Savely Healthcare Architects, Irvine, California to act on behalf of the property Owner for the permit number 2019.0830.0314 in all correspondence related to the remodel of said property and the entitlement process with the City of San Francisco.

Mr. Savely and/or Mr. Hansell will be handling the process from initial submittal through building permit and construction on behalf of the Property Owner for this project. I appreciate your cooperation in this matter.

Sincerely,



Burton Siu
Ocean Garden Center Associates
191 – 24th Avenue
San Francisco, CA 94121



City and County of San Francisco
London N. Breed
Mayor

San Francisco Department of Public Health
Grant Colfax, MD
Director of Health

Office of Policy and Planning

MEMORANDUM

TO: Keith Hansell, Savely Healthcare Architects
Virgil Edwards, Fresenius Medical Care North America
Jeff Horn, San Francisco Planning Department

FROM: Claire Lindsay, Senior Health Program Planner, Office of Policy and Planning

DATE: July 15, 2020

RE: Health Care Services Master Plan: 1760 Ocean Avenue, Consistency Determination

On June 13th, 2020, Savely Health Care Architects (project manager) on behalf of Fresenius Kidney Care 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 the application and recommends a finding of Consistent with the Health Care Services Master Plan recommendations and guidelines as specified below.

I. Consistency Determination Application

A. The Proposed Project

Savely Healthcare Architects is requesting a Health Care Services Master Plan (HCSMP) consistency determination for the project site at 1760 Ocean Avenue. The proposed project will convert a retail space, currently vacant, into a medical use for the operation of a 36-bed dialysis clinic, operated by Fresenius Kidney Care. The proposed project includes treatment space, exam rooms, reception and waiting area, consultation rooms, staff break areas, water treatment rooms, storage and associated support spaces. The proposed project will replace the Fresenius Kidney Care located at 1738 Ocean Avenue.

B. About Fresenius Kidney Care

Fresenius Kidney Care is a division of Fresenius Medical Care North America (FMCNA), a nationwide provider for the treatment of renal disease. FMCNA serves more than 190,000 patients in over 2,400 facilities nationwide. This includes 40 Fresenius Kidney Care centers, a subsidiary of FMCNA, in Northern California. Fresenius Kidney Care has three locations operating in San Francisco, including:

- 1738 Ocean Avenue (to be replaced by the project at 1760 Ocean Avenue)
- 1800 Haight Street
- 1626 Potrero Avenue

Fresenius Kidney Care provides treatment for chronic kidney disease (CKD), also known as chronic renal disease. CKD is a condition that occurs when the kidneys don't work as well as they normally would to filter waste, toxins and excess fluid from the body. Kidney disease progresses in stages and may eventually lead to kidney failure, also known as end stage renal disease (ESRD). Treatment options for kidney failure include dialysis or kidney transplant. Dialysis is the treatment process whereby toxins, waste, and fluid from the body are filtered through a semipermeable membrane. Kidney disease is most commonly diagnosed within older adult populations, although it affects people of all ages. Additionally, Black/African American, Hispanic, and Native American populations are disproportionately impacted by kidney disease. The leading causes of CKD are diabetes and high blood pressure.

Services provided by Fresenius Kidney Care include:

- Dialysis Treatment
 - At-home peritoneal dialysis - abdominal peritoneal filtering
 - At-home hemodialysis - blood filtering
 - In-center hemodialysis
 - Home delivery for equipment and supplies
 - Patient travel services
- Patient Support Services
 - Patient education
 - Nutritional counseling
 - Social work services
 - Home training program (for at-home peritoneal dialysis and at-home hemodialysis)
 - Clinical care (e.g., anemia management, access management)

C. Applicability of Proposed Project to HCSMP Consistency Determination

Per Section 342 of the San Francisco Planning Code, 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.

The proposed project is a change of use from a vacant retail space (non-medical use) to a medical use occupying approximately 51,407 square feet.

II. SFPDPH Review of Fresenius Kidney Care's Consistency Determination Application

Below is a summary Fresenius Kidney Care's Consistency Determination Application and SFPDPH's review of the application.

1. ***Guideline 3.1.8 - Increase the supply of culturally competent providers serving low-income and uninsured populations, which may include but is not limited to supporting projects that can demonstrate through metrics that they have served and/or plan to serve a significant proportion of existing/new Medi-Cal and/or uninsured patients, particularly in underserved neighborhoods.***

DPH Staff Assessment - Fresenius Kidney Care increases the supply of providers serving Medi-Cal.

According to Fresenius Kidney Care's patient mix data for Bay Area locations, approximately 17% of patients are Medi-Cal and 73% are Medicare. It should be noted that within 90 days of diagnosis of end stage renal disease (ESRD), individuals are eligible for Medicare and become dual eligible; this may lower Fresenius Kidney Care's actual Medi-Cal patient population mix. Fresenius Kidney Care is located in San Francisco's Ingleside neighborhood, and the Ocean Avenue facility serves the southern portion of San Francisco. The clinic serves a wide diversity of socio-economic patients, including a significant number of low-income patients and multiple homeless individuals. As the proposed project is intended to replace the existing Fresenius Kidney Care Ocean Avenue location with added capacity, the patient mix of the location at 1760 Ocean Avenue will be comparable.

- 2. Guideline 3.1.10 - Promote projects that demonstrate the ability and commitment to deliver and facilitate access to specialty care for underserved populations.**

DPH Staff Assessment - Fresenius Kidney Care delivers specialty care for underserved populations.

According to Fresenius, CKD and in particular ESRD, is a highly specialized disease. As stated above, Fresenius Kidney Care Ocean Avenue's patient population is diverse and serves a number of low-income, Medi-Cal, and homeless individuals.

- 3. Guideline 3.1.12 - Promote support services for patients likely to have difficulty accessing or understanding health care services**

DPH Staff Assessment - Fresenius Kidney Care provides support services for patients likely to have difficulty accessing or understanding health care services.

Fresenius Kidney Care meets this guideline because they will have two full time social workers on staff to provide patient assessments, care planning counseling, and insurance and financial assistance. The on-site social workers will assist patients with navigating the health care system and provide patient education for those who have difficulty accessing or understanding services provided. The social work team at Fresenius Kidney Care will also have frequent direct communication with the Department of Disability and Aging Services (DAS) of the San Francisco Human Services Agency, as they are mandated reporters. The frequent communication between the social work team and DAS ensures that patients are well served and protected from harm.

- 4. Guideline 3.1.13 - Support clinics and support services that offer non-traditional facility hours to accommodate patients who work during traditional business hours.**

DPH Staff Assessment - Fresenius Kidney Care offers non-traditional facility hours.

Fresenius Kidney Care meets this guideline as their facility will be open to provide care from 5AM to 10:30 PM Monday through Saturday.

- 5. Guideline 3.4.3 - Encourage the assessment of patients' health literacy and cultural/linguistic needs, so providers can better tailor care to each patient's needs.**

DPH Staff Assessment - Fresenius Kidney Care assess patients' health literacy and cultural/linguistic needs as a part of care delivery.

According to Fresenius Kidney Care, ESRD is a highly specialized disease process, and patient education begins with the first visit and continues through their interaction with the care team and treatment plan. Fresenius meets this guideline by providing patient education and

specialized treatment plans to individuals, providing a team of social workers who assess patients for health literacy gaps in order to bridge those gaps, and providing access to translation services.

6. *Guideline 3.5.8 - Increase awareness of transportation options to health care facilities during facility hours.*

DPH Staff Assessment - Fresenius increases awareness of transportation options to health care facilities during facility hours.

Fresenius Kidney Care meets this guideline as they have attested that SFMTA transit schedules will be made available at the Reception desk for patients. The 1760 Ocean Avenue location is located near public transit stops including the Ocean Avenue and Dorado Terrace Muni stop which is directly outside of the clinic (stop ID #15787), and services the KT: K Ingleside/T Third Street Muni line.

7. *Guideline 3.7.2 - Support technology-based solutions that expand access to health services, such as telehealth and coverage of such by health insurance. Such technology must be provided in a culturally and linguistically competent way, tailored to the needs of the target population, and accessible to San Francisco's vulnerable populations.*

DPH Staff Assessment - Fresenius Kidney Care supports technology-based solutions to expand access to health services by providing telehealth covered by Medicare. This technology allows simultaneous access to translation services so that it's provided in a culturally and linguistically competent way.

Fresenius Kidney Care meets this guideline as they offer telehealth services for their in-home dialysis patients, which is covered by Medicare. Telehealth services through Fresenius Kidney Care provides a frequent visual touchpoint with the patient's care team, helping patients manage their in-home therapies and treatment. Fresenius Kidney Care also has access to translation services which can be simultaneously utilized while providing care through telehealth.

III. Conclusion

SFDPH staff recommends a finding of Consistent for Fresenius Kidney Care's application for 1760 Ocean Avenue. The application for Consistency Determination has demonstrated consistency with the HCSMP guidelines and recommendations as specified in this review of the application.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1760 Ocean Avenue		3283195
Case No.		Permit No.
2019-016388PRJ		201908300314
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Change of occupancy from vacated commercial space to new dialysis clinic approx. 15,100 SF. Renovation.**maher n/a*</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<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. Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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? Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Jeffrey Horn</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input 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 checked="" 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 checked="" 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 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT 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 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 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): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Jeffrey Horn
		05/07/2020
<p>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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

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.

MODIFIED PROJECT DESCRIPTION

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.

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



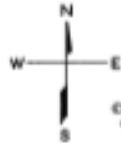
LAND USE INFORMATION

PROJECT ADDRESS: 1760 OCEAN AVENUE
RECORD NO.: 2019-016388CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	15,312	15,312	0
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	15,312	15,312	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	1	1	0
Parking Spaces	42	42	0
Loading Spaces			
Bicycle Spaces	1	6	5
Car Share Spaces			
Other ()			

Parcel Map

79 INFO 4077
 78 112/08 189
 77 85/80 184
 76 85/80 184
 75 85/80 184
 74 100/04 88
 73 100/04 88
 72 100/04 88
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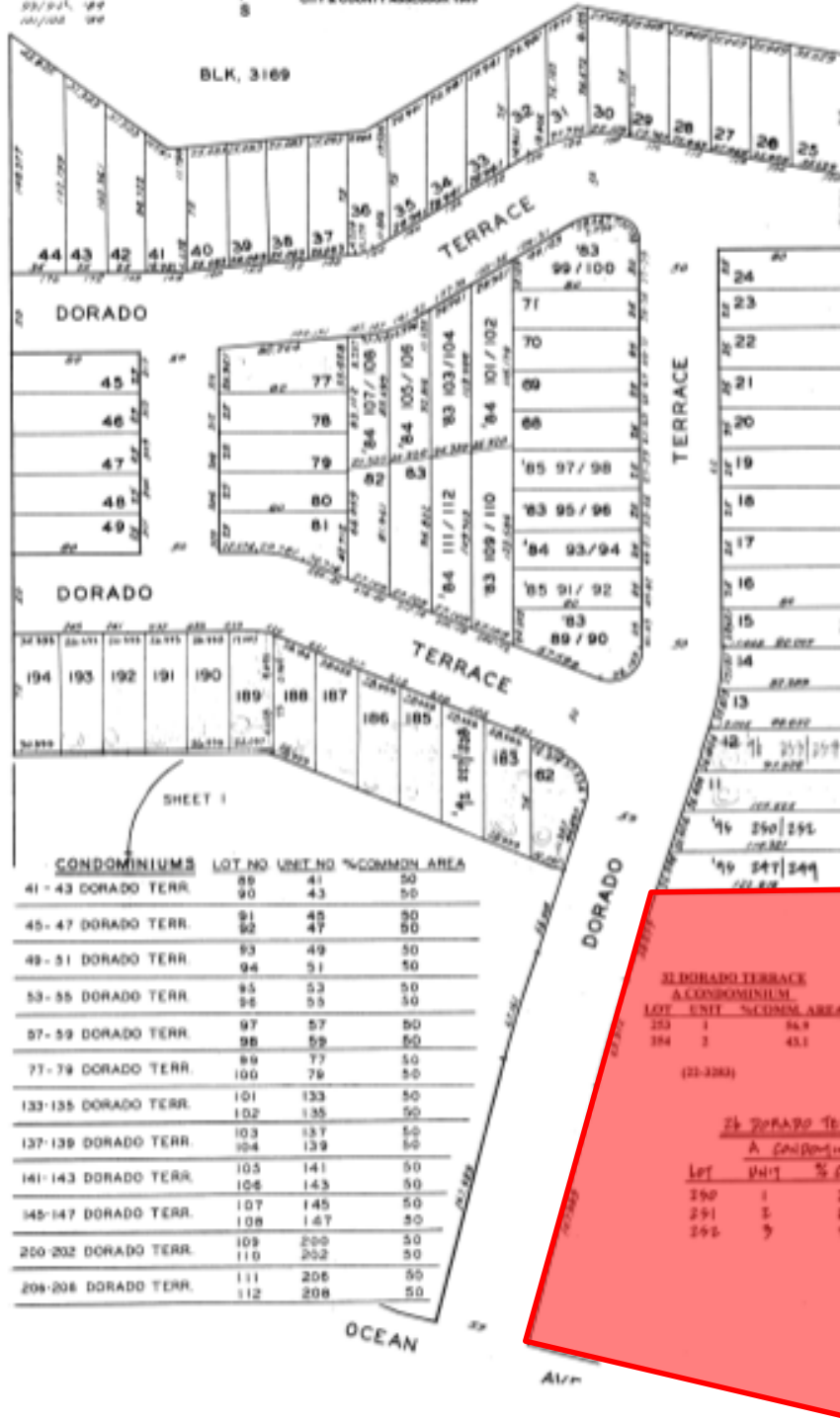
© COPYRIGHT SAN FRANCISCO
 CITY & COUNTY ASSessor 1991

3283

SHEET 2
 HOMEWOOD PLACE

REVISED 1980
 84
 85
 86
 87
 88
 89

BLK.
 3282



SUBJECT PROPERTY

SHEET 1

CONDOMINIUMS	LOT NO	UNIT NO	%COMMON AREA
41 - 43 DORADO TERR.	89	41	50
	90	43	50
45 - 47 DORADO TERR.	91	45	50
	92	47	50
49 - 51 DORADO TERR.	93	49	50
	94	51	50
53 - 55 DORADO TERR.	95	53	50
	96	55	50
57 - 59 DORADO TERR.	97	57	50
	98	59	50
77 - 79 DORADO TERR.	99	77	50
	100	79	50
133-135 DORADO TERR.	101	133	50
	102	135	50
137-139 DORADO TERR.	103	137	50
	104	139	50
141-143 DORADO TERR.	105	141	50
	106	143	50
145-147 DORADO TERR.	107	145	50
	108	147	50
200-202 DORADO TERR.	109	200	50
	110	202	50
204-206 DORADO TERR.	111	204	50
	112	206	50

21 DORADO TERRACE
 A CONDOMINIUM

LOT	UNIT	%COMMON AREA
203	1	54.1
204	2	45.1

(21-3283)

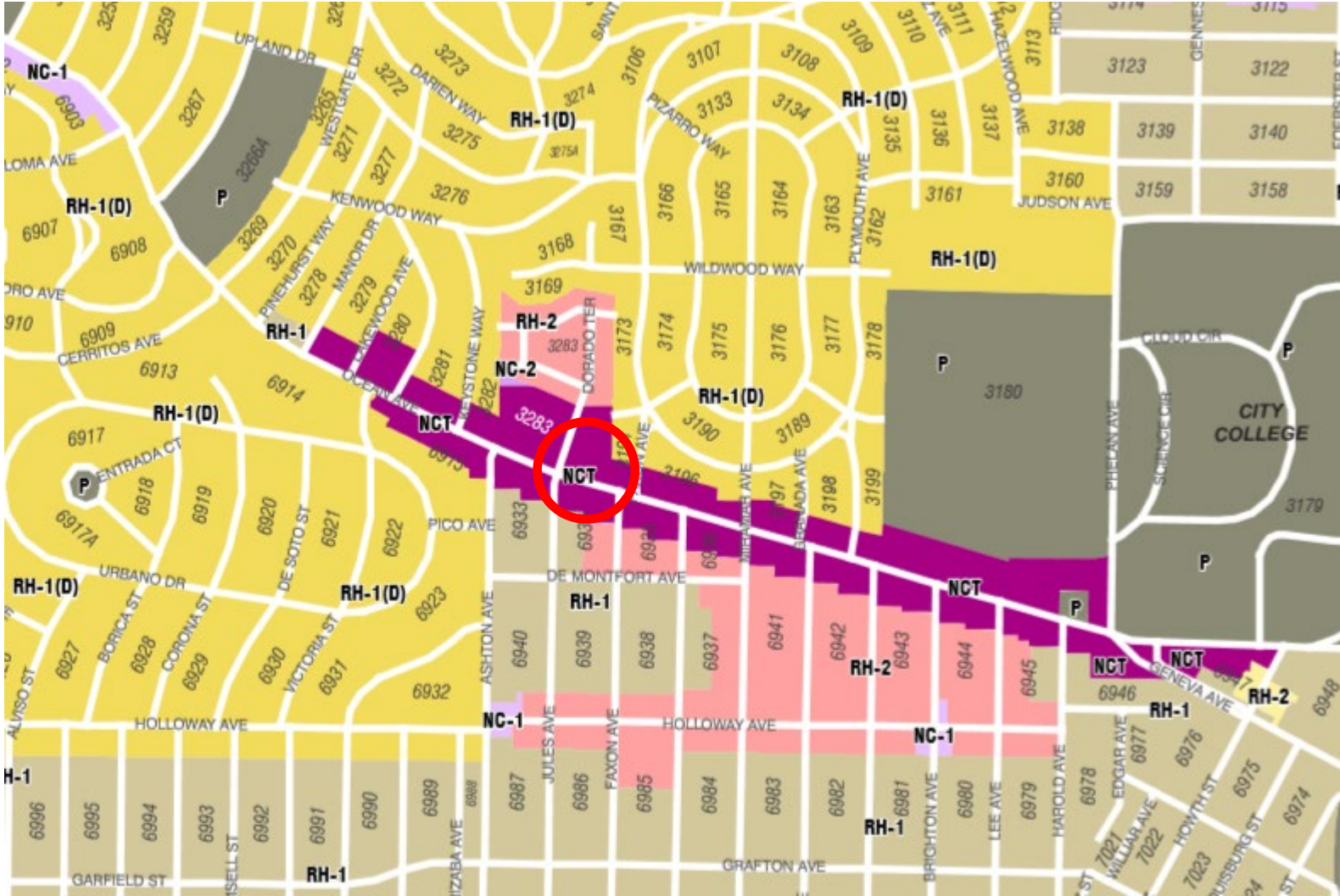
26 DORADO TERRACE
 A CONDOMINIUM

LOT	UNIT	%COMMON AREA
290	1	24.46
291	2	24.47
292	3	50.87

Conditional Use Authorization
 Case Number 2019-016388CUA
 1760 Ocean Avenue



Zoning Map



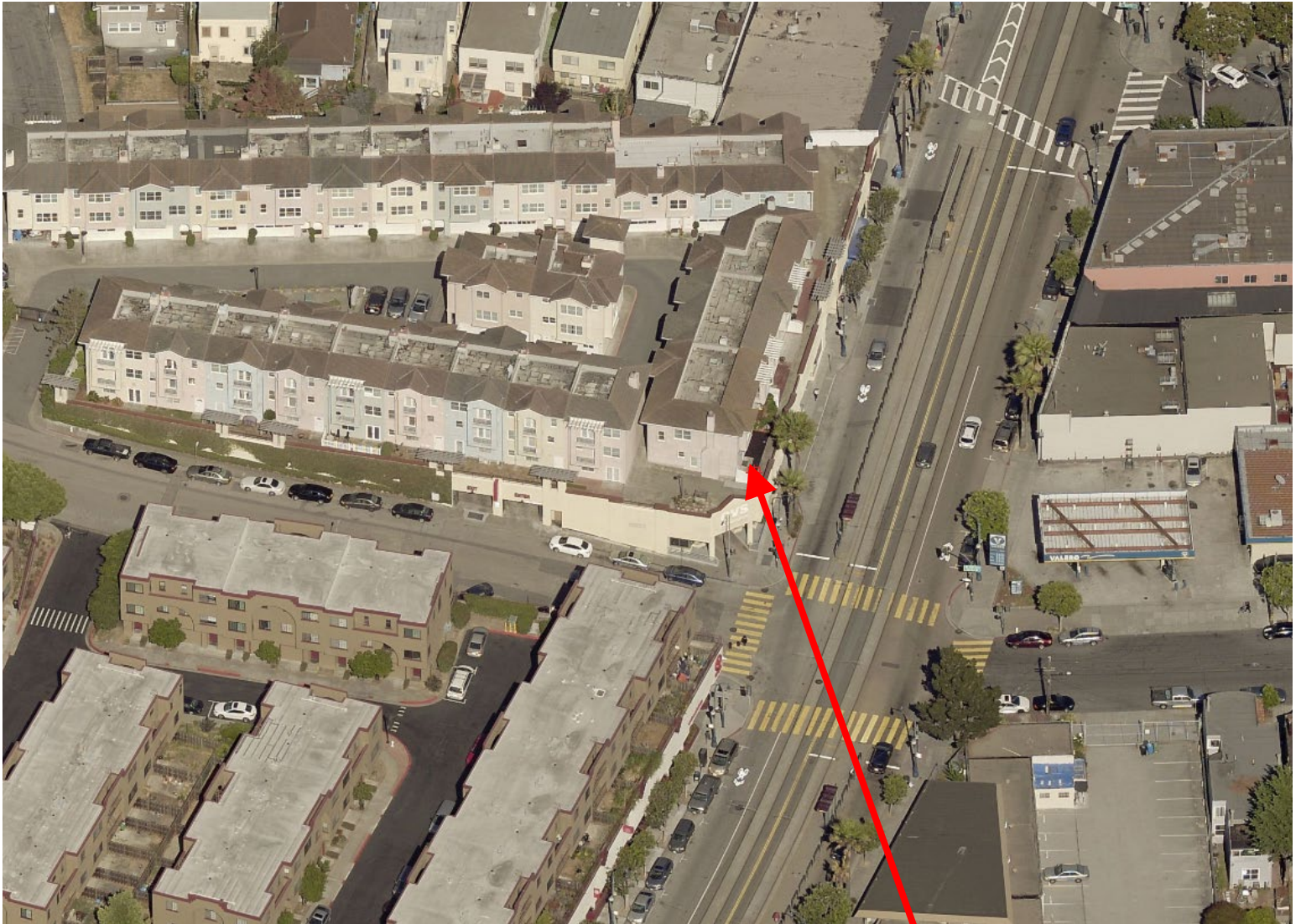
Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Aerial Photo

SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View from intersection on Ocean Avenue and Dorado Terrace

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



Existing garage on Dorado Terrace

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View from Ocean Avenue

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View from Ocean Avenue

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Existing Site Photo



View from Ocean Avenue sidewalk and entrance to 1760 Ocean Avenue

Conditional Use Authorization
Case Number 2019-016388CUA
1760 Ocean Avenue

Hi Dustin,

Below are the monthly trip totals by both SF Access van service. As you can see from the figures below, this location is a high volume site for the van service, even during the SIP orders. We have also provided the hourly breakdown of trips per month.

If you want us to provide Paratransit taxi data, please let me know.

Month	Drop-Off	Pick-Up	Grand Total
Sep 2019	424	405	829
Oct	489	479	968
Nov	464	425	889
Dec	466	421	887
2020	4,074	3,837	7,911
Jan	461	428	889
Feb	478	430	908
Mar	508	471	979
Apr	533	497	1,030
May	490	475	965
Jun	521	497	1,018
Jul	544	524	1,068
Aug	539	515	1,054
Grand Total	5,917	5,567	11,484

1730-1760 Ocean Avenue																						
Month	Trips by Hour																					Grand Total
	4 AM	5 AM	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM	7 PM	8 PM	9 PM	10 PM	11 PM	12 AM	
2019																						
Qtr3																						
Sep	15	88	20		17	97	75	54	24	39	92	72	43	51	29	25	27	44	17			829
Qtr4																						
Oct	26	79	29	1	24	104	102	62	23	51	100	78	71	42	40	24	38	47	26	1		968
Nov	22	73	28		34	87	87	55	21	50	92	75	72	33	45	20	30	41	23	1		889
Dec	24	62	26	1	40	85	70	61	23	66	93	66	68	45	41	18	45	32	17	2	2	887
2020																						
Qtr1																						
Jan	26	72	15		41	87	79	48	36	50	83	73	71	54	32	16	49	28	28	1		889
Feb	17	78	19		50	88	84	43	40	54	90	76	65	51	29	26	52	21	25			908
Mar	22	80	22	1	65	78	87	43	46	53	99	96	72	40	29	29	61	26	27	1	2	979
Qtr2																						
Apr	28	75	28		78	73	93	42	42	62	89	121	61	45	44	24	79	15	30		1	1030
May	32	70	18	7	72	60	73	38	40	74	114	88	56	32	54	35	62	13	27			965
Jun	17	92	22	10	70	73	93	39	43	70	130	99	56	32	44	30	65	16	17			1018
Qtr3																						
Jul	28	79	18	12	93	85	69	37	39	111	120	98	52	45	46	22	68	30	16			1068
Aug	22	84	21	12	86	94	58	43	54	92	111	94	50	47	46	21	69	36	14			1054
Grand Total	279	932	266	44	670	1011	970	565	431	772	1213	1036	737	517	479	290	645	349	267	6	5	11484

June 8, 2020

Keith Hansell
Saverly Healthcare Architects
18008 Sky Park Circle, Suite 290
Irvine, CA 92614
(562)761.8080

Via Email

keithh@saverlyhealthcarearchitects.com

Re: Conditional Use Hearing for 1760 Ocean Avenue, San Francisco, CA 94112

Dear Mr. Hansell,

As Executive Director of the Ocean Avenue Association I invite you to present and respond to questions about your project at 1760 Ocean Ave., San Francisco, on June 15, at 6:30 pm at a Ocean Avenue community public meeting site to describe and respond to neighborhood questions about the plan and its impact on the Ocean Avenue neighborhood retail district. We want a public community meeting, if possible, before the Conditional Use hearing of the San Francisco Planning Commission. If that is not possible we want a virtual meeting on line with you, or a postponement of the current Conditional Use meeting at the Planning Commission.

Here are some issues that have been brought up in the Ingleside neighborhood so far:

1. Existing noise from the building and its cooling system in retail, parking and residential spaces that include 1760 Ocean Avenue need to be evaluated and abated.
2. There are 4 units that face Ocean Avenue from the residential space above. Those units are currently subjected to noise from paratransit vans during the loading / unloading process from as early as 4am to as late as 9pm, six days a week. In addition, the vans tend to idle at the curb and pollute the residential units above with exhaust fumes.
3. The parking garage that is available for the RAI dialysis center currently cannot accommodate the main vehicles utilized for pick-up and drop-off. Therefore, the Paratransit vans are thus forced to operate on Ocean Avenue and a small parking area carved out of the sidewalk, and traffic is constantly blocking the west-bound traffic lane, creating extremely hazardous conditions for other vehicles, pedestrians, and people on bikes. Traffic from the dialysis center also slows down the light rail vehicles that operate on the center west-bound lane of Ocean Ave. It would be better if the garage or another off-street location were used for patient pick-up, drop-off, and waiting, with elevator access from garage level to the medical area. A thorough traffic study of these issues is necessary.
4. The architectural facade of the building is a disaster from a pedestrian, architectural, and urban design perspective, and does not meet current planning code standards. The proposed expansion is not suitable for Ocean Avenue's neighborhood commercial zoning, character, and limitations on use size. Users of the dialysis center do not patronize Ocean Ave businesses and thereby do not contribute to the neighborhood commercial district. Adding small and attractive retail spaces facing the sidewalk would

create neighborhood-serving, and pedestrian-oriented storefronts to house more of the neighborhood commercial uses encouraged by the zoning.

5. The existing RAI facility has virtually no connection with the other businesses or the community along Ocean Ave. The managers and employees do not participate in events and do not properly maintain their spaces. No one has been available to discuss community events or needed storefront improvements. The existing location of RAI on Ocean Ave seems better suited to an industrially-zoned area than a neighborhood commercial district where pedestrians are welcome and encouraged. How does the RAI facility expansion propose to become a better neighbor?

Sincerely,

Daniel Weaver
Executive Director
Ocean Avenue Association
1728 Ocean Ave., PMB 154
San Francisco, CA 94112
415.404.1296
info.oacbd@gmail.com



Ocean Gardens Homeowners Association

18 Dorado Terrace, #88 • San Francisco, CA 94112

June 12, 2020

Via Email

commissions.secretary@sfgov.org

To: San Francisco Planning Commission

Re: 1760 Ocean Avenue
Block/Lot 3283 / 195
Record Number: 2019-016388CUA

cc: Jeffrey Horn, San Francisco Planning Commission
Keith Hansell, Savely Healthcare Architects

Dear Member of the San Francisco Planning Commission:

On behalf of the Ocean Gardens Homeowners Association (for the residential complex located at 18 Dorado Terrace), we are writing to let you know that we are opposed to the granting of the Conditional Use Authorization for the expansion of the dialysis center, Fresenius Kidney Care, at 1760 Ocean Avenue for the reasons set forth below.

1. The Ocean Gardens Residential Project is situated on top of the commercial parcel at Ocean Gardens. The residential and commercial parcels share the same air space parcel. While this is a proposal for commercial property business expansion, the neighborhood is very much residential except for the ground level on the Ocean Avenue corridor. Permitting the expansion of the dialysis clinic will have a profound negative impact on the neighborhood's residents.
2. The proposed expansion will likely triple the size and patient capacity of the dialysis center. This will increase the current noise level when the expanded dialysis center becomes operational. Currently the dialysis center opens for business around 4:30 a.m. when the paratransit vans start delivering patients. The steady flow of patients generally

continues until about 9:00 p.m. or so, six days a week from Monday through Saturday. The paratransit vans are especially noisy with their "safety" back-up beepers, and often the drivers let their diesel engines idle while waiting to pick up their patients from the dialysis center. Taking what exists now and multiplying it by a factor of three would be very disconcerting if the proposal was approved.

3. Traffic Concerns

The traffic situation will get worse in the areas around the dialysis center due to increase in patient volume which will increase and escalate noise and traffic issues. Currently during business hours, the dialysis center invariably blocks off one of the two travel lanes in the westbound direction on Ocean Avenue. There is a small bulb out that allows for maybe two vans to park, which always seems to be full. Yet whether the bulb out has vans in it or not, many drivers simply park near the entrance to the center because the bulb out is inconveniently closer to the Dorado Terrace corner than the entrance to the dialysis center which is closer to Faxon. The situation does not improve even when the illegally parked vans move on. The van drivers lined up behind the illegally parked vans do not appear to want to use the vacated loading spaces since they have already started the patient loading/unloading process while blocking traffic. The owners of the dialysis center have never made any attempt to alleviate this situation.

Besides the small bulb out there is no street parking on Ocean Avenue between Faxon and Dorado because of the Muni Island in the middle of westbound Ocean Avenue. This Muni island extends all the way from Faxon to Dorado. If this expansion project is approved, patient volume in and out of the center will no doubt substantially increase which in turn will substantially increase noise and traffic issues.

Due to illegal paratransit van parking, motorists have a difficult time making a right turn onto Dorado because, as mentioned above, the paratransit vans tend to block the right lane of Ocean Avenue when picking up and dropping off patients. With the right lane blocked, and the Muni island in place, it is dangerous and difficult for motorists to make a right turn to access Dorado Terrace when traveling westbound on Ocean Avenue. If the curb lane of traffic is blocked, which might not be apparent until one is stuck behind a van, a driver must back up on Ocean Avenue to Faxon, go around the Muni island, get into the left lane on Ocean Avenue, and make an illegal right turn onto Dorado Terrace from the left lane. (See photographs in Appendix A, enclosed herewith.)

The Conditional Use Authorization (Supplemental Application) incorrectly states that, "Traffic will not change as the space currently has a dedicated parking garage." This is not true because the dialysis center will be unable to have paratransit vans utilize this parking garage due to the limited height clearance of 8'2". (See photograph in Appendix B, enclosed herewith.) A typical paratransit model is the Ford E450 with a height of 111" (9'1/4"). While patients who drive themselves to dialysis are able to park in the garage, it seems that most patients are brought to dialysis by van.

4. The dialysis center does not serve the needs of the area residents who shop the Ocean Avenue corridor. In fact, it contributes to the retail leakage in the neighborhood since its patients are largely transported from outside neighborhoods and then leave to shop elsewhere. 1760 Ocean Avenue has always been a retail space and should remain so and

marketed as such. Permitting the expanded use of the dialysis center will permanently remove this retail space.

5. Concerns for Certain Units at Ocean Gardens Residential Project

Units 21, 23, 25, and 30 all border Ocean Avenue from two stories above street level and are subjected to the current noise levels when the dialysis center opens around 4:30 a.m. The proposed expansion will greatly increase noise in the area. (See 2, Above.)

Several units located farther away from Ocean Avenue and closer to the driveway entrance to the Residential Project on Dorado Terrace have voiced concerns about the HVAC noise in the past when CVS occupied the space. The HVAC equipment for the commercial parcel is located next to the driveway of the Residential Project and has an exhaust tower in the center of the Residential Project incorporated into one of the residential units. Both the HVAC equipment and exhaust tower have been quite noisy in the past requiring Department of Public Health intervention to remediate. There is concern that with more medical equipment and a vast increase in patient volume, the HVAC related noise level will increase significantly while the quality of life for those residing in the residential project will decrease proportionately.

Ocean Gardens Residential and Commercial Projects are governed by a common Master Association that was created to deal with issues related to both parcels. The Master Association is inactive and has been for some time. However, there are recorded CC&Rs that still govern the permitted activities and uses to which the parcels may be put, as well as restrictions on use.

One such restriction (Section 7.4 of the Master CC&Rs) deals with nuisances, and states as follows: “No illegal or seriously offensive activity shall be transacted on conducted on any Parcel or in any part of the Property, **nor shall anything be done thereon which is a serious annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of the Owners of interests in the Property**, which shall violate any law or ordinance or which shall in any way increase the rate of insurance for the Property, or cause any insurance policy to be cancelled or to cause a refusal to renew the same or which will impair the structural integrity of any building.

We believe that even before the proposed expansion, the current noise level related to the dialysis center constitutes a prohibited nuisance under the CC&Rs of the Master Association because of its interference with the quiet enjoyment of the residents of residential parcel. However, and regardless of whether current activity constitutes a nuisance, any expansion thereof, especially as planned, surely would qualify as a prohibited nuisance. As such, Ocean Gardens HOA reserves all of its legal rights should the conditional use for the expansion of the dialysis clinic be approved.

If the Planning Department approves this project (which we strongly urge it not to do), we request that it to limit construction activity to between the hours of 7:00 a.m. and 5:00 p.m. Based on previous remodels on this site, we have experienced excessive noise due to the concrete and steel frame acting as an echo chamber for residents living above the commercial parcel. Also, please take into consideration the current shelter in place order and the impact construction noise would have on residents in the area.

We want to remind the Planning Commission that the Ocean Avenue corridor has changed greatly in the last decade. The City has gone to great lengths to ensure a housing-oriented approach is implemented, and, because of this, we have the welcome addition of Avalon Ocean Avenue apartment complex, and another new apartment complex at the Phelan Loop. There has also been new multi-unit residential construction at Ocean and Brighton and Ocean and Miramar, and the planned future development at Balboa Park Reservoir. This, in turn, has invited a number of retail services (Target, Whole Foods, Ace Hardware, Philz Coffee, Wells Fargo Bank, and several new restaurants) to move in to support the needs of the residents.

While the dialysis center has been in place for quite some time, we feel it is better suited in a location where there is an open parking lot that can better serve its patients. The expansion of the dialysis center is just not a positive step for the neighborhood. The neighborhood needs more walkable retail services, not a large dialysis center.

Thank you for your consideration.

Ocean Gardens HOA
David I. Blumenfeld, President

Appendix A: Photos of traffic backed up on right lane of Ocean Avenue





Appendix B: Photo of Garage Clearance at 1738 / 1760 Ocean Ave which shows clearance as 8'2":





CHAIR

Miles Escobedo
Ocean Ale House

VICE CHAIR

Sabine Taliaferro
Ocean Cyclery

SECRETARY-TREASURER

Neil Ballard
Ingleside Community Fund

DIRECTORS

Raj Bhatt
Indulgence Tea Bar

Ahmad Murad
Fog Lifter Cafe

Peter Tham
Loc Tham Real Estate Group

Lucia Fuentes Zarate
The Ave Bar

Eric Heaney
Ingleside Community Power

June 15, 2020

To: Mayor London Breed, Director Joaquin Torres, Supervisor Norman Yee, Planning Director Rich Hillis, and Planner Jeffrey Horn

CC: Savely Architects and Burton Siu

Re: **RAI Care Center**

To whom it may concern,

The Ingleside Merchants Association strongly urges the Planning Commission to reject RAI Care Center's application to expand its premises into 1760 Ocean Avenue.

RAI Care Center has long been a source of concern and consternation to the Ocean Avenue business community. The clinic's lack of curbside management for its patients causes pedestrian and vehicle congestion and stoppages several times daily. The management of RAI Care Center allows the facade to remain in a state of poor repair, employees smoke cigarettes outside near the entrances, and the clinic does not meaningfully engage with neighbors or the business community.

The proposed 15,000-square-foot expansion of the dialysis center would amplify a number of these longstanding problems. It would result in a sharp increase in traffic congestion, create an impediment to K Ingleside light rail service, jeopardize pedestrian safety at the loading zone, and result in a negative impact on parking.

1760 Ocean Avenue is a corner commercial space designed for an anchor tenant. In the not-so-distant past, the landlord rejected a bid from BevMo! to lease the space, leaving it vacant for years while CVS Pharmacy dutifully paid the remainder of its lease rents.

California and San Francisco are dependent on sales tax. For the sake of the long term economic recovery of the neighborhood and city, our commercial corridors must remain available to retail operations.

The project sponsor has conducted no community outreach in advance of their bid to expand into 1760 Ocean Avenue, which we view as regrettable and further cause for the disqualification of their application.

On top of all of these reasons, it was widely reported that Fresenius Medical Care, RAI Care Center's parent company, paid a whopping \$231 million last year to settle corruption charges brought by the U.S. Department of Justice.

Thank you,
Ingleside Merchants Association

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	09.21.20
<input checked="" type="checkbox"/>	Claita Borja	Claita Borja	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Gerhard Konecny	Gerhard Konecny	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Cresostomo Nido	Cresostomo Nido	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Carwin Ng	Carwin Ng	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Gipsy Portello	Gipsy Portello	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Norman Demontabala	Norman Demontabala	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	09.21.20
<input checked="" type="checkbox"/>	Nui Cheung	Nui Cheung	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Esther Blas	Esther Blas	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Laura Stillman	Laura Stillman	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edmund Lee	Edmund Lee	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Harley Walcott	Harley Walcott	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Mary Gonotese	Mary Gonotese	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Stanley Chen	Stanley Chen	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Harriet Miller	Harriet Miller	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Rafael Alvarez	Rafael Alvarez	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Nu Lu	Nu Lu	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Elma Dickens	Elma Dickens	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edith Massagli	Edith Massagli	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Mei Leng	Mei Leng	San Francisco	9.21.20

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	PEDRO HIDALGO	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Luz Hilario	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Seng Woo	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Luis Martinez	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Ricardo Martinez	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Patricia Wilson	<i>[Signature]</i>	S.F.	9/13/20 9.21
<input checked="" type="checkbox"/>	Paul Oplandi	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Senghun Chew	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Jose Melgar	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Rob Romirez	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Venus Cepeda	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Francisca Macario	<i>[Signature]</i>	San Fran	9.21.20
<input checked="" type="checkbox"/>	Marylou Sebastian	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Emelda Velosquez	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Ron Sanidad	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Willie Sanders	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Adrian Conehala	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Roxanna Poel	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Michelle Pierce	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Ya Shee Pa	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Joshua Coffey	<i>[Signature]</i>	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Olivia	<i>[Signature]</i>	San Francisco	9.21.20

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Siong Tan	Siong Go Tan	San Francisco	9.21.20
<input checked="" type="checkbox"/>	May Lee	May Lee	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Jon Metaxas	T. M.	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Dami Nappal	Dami N	San Francisco	09.21.20
<input checked="" type="checkbox"/>	Richard Swartz	Richard Swartz	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Roger Medina	Roger Medina	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Wendy Lee	Wendy Lee	San Francisco	09.21.20
<input checked="" type="checkbox"/>	Colbert Smith	Colbert Smith	San Francisco	09.21.20
<input checked="" type="checkbox"/>	William Lee	W. Lee	San Francisco	09.21.20
<input checked="" type="checkbox"/>	Patrick Nguyen	P. N.	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Edoardo Quintero	E. Q.	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Melagros Tocaton	Melagros Tocaton	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Anna Ng	Anna 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 Depper	Jeffrey Depper	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Doreen Harris	Doreen Harris	San Francisco	09.21.20
<input checked="" type="checkbox"/>	Edward Rash	Edward Rash	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Anna Malvestly	Anna Malvestly	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Frances Newman	Frances Newman	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Nelvin Henderson	Nelvin Henderson	San Francisco	9.21.20

PETITION

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


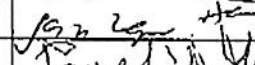
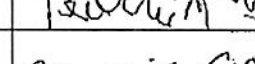
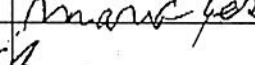
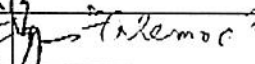
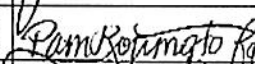
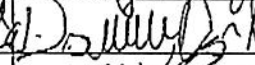


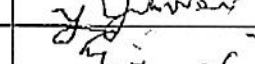
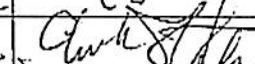
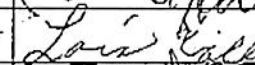
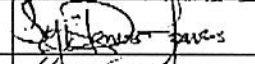
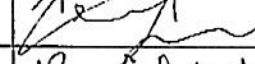
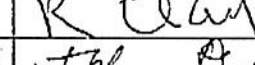
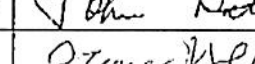
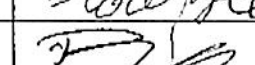
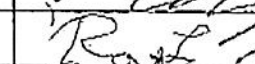
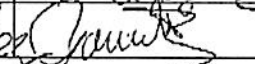



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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Danielo Papat	D Papat	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Miguel Rojas Duran	Miguel Rojas Duran	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Xi Hoang	Xi Hoang	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Dulce Felix	Dulce Felix	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Constancia Sue	Constancia Sue	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Logona Paulo	Logona Paulo	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Malakia Redd	Malakia Redd	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Martin Limon	Martin Limon	San Francisco	09.21.20
<input checked="" type="checkbox"/>	Anastasia Pagasa	Anastasia Pagasa	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Mareith Senz	Mareith Senz	San Francisco	9.21.20
<input checked="" type="checkbox"/>	Pleas Bishop	Pleas Bishop	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Briella Pinoda	Briella Pinoda	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Patrick Brown	Patrick Brown	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Bebiana Novicio	Bebiana Novicio	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Mario Marceida	Mario Marceida	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Anita Franca	Anita Franca	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Monica Ruiz	Monica Ruiz	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Ramon Novicio	Ramon Novicio	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jose Marceida	Jose Marceida	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Romeo Davo	Romeo Davo	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Barbara Allen	Barbara Allen	San Francisco	9.22.20
<input checked="" type="checkbox"/>	Linda Valenzuela	Linda Valenzuela	San Francisco	9.22.20

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Norte, Monael		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jan Abasolo		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Paulie White		San Francisco	9.22.20
<input checked="" type="checkbox"/>	MarialCastano		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Bernardo Flores		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Filemon Bustos		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Betty Kojimoto		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Douglas Bonilla		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Michael Tse		San Francisco	09.22.20
<input checked="" type="checkbox"/>	Ellie Leung		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jin Tan		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Lawrence Tan		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Clark Starny		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Lois Colbert		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Sonya Jones		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Eric Howard		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Ruby Clay		San Francisco	9.22.20
<input checked="" type="checkbox"/>	John Dilag		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Mora Yee		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Paul Wong		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Rose Lo		San Francisco	09.22.20
<input checked="" type="checkbox"/>	Patricia Sanchez		San Francisco	9.22.20

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Current Patient	Name	Signature	City of Current Residence	Date signed
<input checked="" type="checkbox"/>	Yun Zhang		San Francisco	09.22.20
<input checked="" type="checkbox"/>	Emeterio Moricio		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Morton Hom		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Moung Saechao		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Conrado Velloz		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Dalila Cabrera		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Rafael Escapete		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Jose Castillo		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Alfonso Aguilari		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Harold Madaniel		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Chris Lomas		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Peig Chan		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Madda Clay		San Francisco	9.22.20
<input checked="" type="checkbox"/>	M Garcia de Heredia		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Luchon Wong		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Wen Liang		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Sou Teimavave		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Lionel Sharp		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Lalo Morales		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Rodney Prisk		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Geo. Calinlein		San Francisco	9.22.20
<input checked="" type="checkbox"/>	Justin Javier		San Francisco	9.22.20

8/7/20

To Whom it may concern:

I'm a patient at Fresenius Dialysis Clinic on Ocean Ave., San Francisco. I fully support expanding the clinic into the former CVS space.

To stay in the same location where my favorite cafe which serves healthy foods is right on the corner and Walgreens is just across the street from that is a great convenience. There are many eateries nearby and convenient businesses which I utilize like the UPS Store and hardware store. I can easily take care of errands with a very short walk after dialysis instead of having to drive around and park to get the things I need. This location is a short drive from my home so I don't have to add to an already long day. I am so glad I don't have a long commute.

If we move into the corner space, we can also have use of the elevator to the garage which is a great plus for me. Stairs are not easy after dialysis.

if neighbors complain about noise from deliveries or people smoking outside, it would be no different if another business moved in. They chose to live in a commercial district, and I don't think they can control who moves in. Anyway, that's my two cents worth.

Sincerely,
Laura Stillman

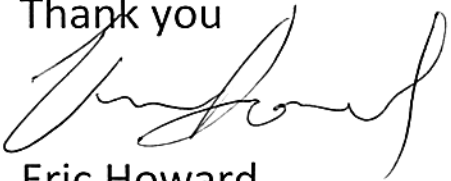
To Whom It May Concern:

I am a dialysis patient at Fresenius Medical Care on Ocean Ave. I live in the neighborhood and have been coming for treatment three days a week for over a year. The clinic is located near my home which conveniently allows me to work graveyard shift and then receive life saving treatment right after work.

Expansion would allow more patients like me to work and dialyze close to where they live. The cost savings of not having to commute to treatment is important to me as a single working father.

Please support this move so I can continue to receive the medical treatment I need in my own neighborhood.

Thank you

A handwritten signature in black ink, appearing to read "Eric Howard", written in a cursive style.

Eric Howard

1760 Ocean Avenue - Driveway Loading and Operations Plan (DLOP)

The Project Sponsor shall prepare a Driveway Loading and Operations Plan (DLOP) and submit the plan for review and approval by the Planning Department and the SFMTA in order to reduce potential conflicts between driveway operations, including loading activities, and people who walk, bicycles and vehicles, and to maximize reliance of on-site loading spaces to accommodate new loading demand. The DLOP shall be submitted along with a building permit and approval should occur prior to the certificate of occupancy.

1. SFMTA and Public Works Coordination

- 1.1. The Project Sponsor shall meet with SFMTA's Color Curb Program Manager, and the Public Works Accessibility Coordinator Section to coordinate the design, legislation, and implementation of the accessible on-street loading zones where feasible.

2. Queue Abatement

- 2.1. The Facility Operator will prevent vehicle queues from occurring. A vehicle queue is defined as one or more vehicles waiting to access the project's driveways or adjacent on-street loading zones and blocking any portion of any public right-of-way (e.g., the traveled way along a public street, alley, or sidewalk) for a combined period of 15 minutes during any consecutive 24-hour period and for at least three 24-hour periods in any consecutive seven-day period.
- 2.2. The Facility Operator will employ proactive abatement methods as needed to prevent queues from occurring. The patient transport coordinator will direct the vans to pull forward (west) toward Dorado Terrace whenever possible to avoid gaps & wasted drop off curb space. The coordinator will direct vans to pull out of the loading zone as soon as possible to avoid idling.
- 2.3. If the Planning Director, or his or her designee, suspects that a recurring queue is present, the Department will notify the property owner in writing. Upon request, the Facility Operator will hire a qualified transportation consultant to evaluate the conditions at the site for no less than seven days. The consultant will prepare a monitoring report to be submitted to the Department for review. If the Department determines that a recurring queue does exist, the facility operator will work with the Department to mitigate the problem.

3. Passenger Loading Plan

- 3.1. Coordination with For-Hire Vehicle Companies
The Facility Operator will request that passenger loading zones are incorporated into respective for-hire companies' mobile device apps to better guide passengers and drivers where to pick up or drop off. The project sponsor shall notify the SFMTA of this request.
- 3.2. Designated On-site and On-street Loading Zones
On-street passenger loading zones will be time limited, restricting passenger loading activities to no more than ten (10) minutes within the designated zone.

4. Notifications and Information

4.1. The Facility Operator will provide notification and information to patients, employees, and visitors about passenger loading activities and operations, including detailed information on vanpool services and locations for pick-up/drop-off of for-hire services.

4.2. Management and Monitoring

The Facility Operator will provide detailed roles and responsibilities for managing and monitoring the patient loading zone(s) and to properly enforce any passenger vehicles that are in violation (e.g., exceeding posted time limit, blocking a sidewalk, travel lane, etc.). This will include staffing a Curbside Transport Coordinator (described below)

5. Curbside Transport Coordinator

The Facility Operator will have a Transport Coordinator curbside to facilitate streamlined pick-up and drop-off of the patients. This Transport Coordinator will instruct for-hire transit vans picking up or dropping patients how to do such. The Coordinator will alert individuals to not double park, block traffic, or stop in the crosswalk to load/unload. The Transport Coordinator will direct individuals arriving in passenger cars to turn into the parking structure entrance on Dorado Terrace to use the alternate entrance to the clinic.

6. Pick-Up/Drop-Off Guidelines

The Facility Operator has prepared Pick-Up/Drop-Off Guidelines (attached as Exhibit A) that it will distribute to drivers. The guidelines will apprise for-hire drivers of the proper procedure for picking up and dropping off their patients by automobile. For example, the guidelines call for scheduled pick up to occur at the time of the patient's appointment.

7. Trash/Recycling/Compost Collection Design and Management

The Facility Operator shall meet with the appropriate representative from the waste management company to determine the location and type of trash bins, frequency of collections, and procedures for collection activities, including the location of waste management trucks during collection. The location of the trash/recycling/compost storage room(s) for each building will be indicated on the building plans to be submitted to the Building Department. Procedures for collection shall ensure that the collection bins are not placed within any sidewalk, bicycle facility, parking lane or travel lane adjacent to the project site at any time.

8. Temporary Generator

As part of delivery of critical health service to the patient population, the clinic is required to continue operations during scheduled and unscheduled power outage. In the event of power loss, a temporary generator mounted on a trailer will be brought to the site and parked curbside on Dorado Terrace. After power is restored, the emergency generator will be removed from the street.



City and County of San Francisco
London N. Breed
Mayor

San Francisco Department of Public Health
Grant Colfax, MD
Director of Health

Office of Policy and Planning

MEMORANDUM

TO: Keith Hansell, Savely Healthcare Architects
Virgil Edwards, Fresenius Medical Care North America
Jeff Horn, San Francisco Planning Department

FROM: Claire Lindsay, Senior Health Program Planner, Office of Policy and Planning

DATE: July 15, 2020

RE: Health Care Services Master Plan: 1760 Ocean Avenue, Consistency Determination

On June 13th, 2020, Savely Health Care Architects (project manager) on behalf of Fresenius Kidney Care 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 the application and recommends a finding of Consistent with the Health Care Services Master Plan recommendations and guidelines as specified below.

I. Consistency Determination Application

A. The Proposed Project

Savely Healthcare Architects is requesting a Health Care Services Master Plan (HCSMP) consistency determination for the project site at 1760 Ocean Avenue. The proposed project will convert a retail space, currently vacant, into a medical use for the operation of a 36-bed dialysis clinic, operated by Fresenius Kidney Care. The proposed project includes treatment space, exam rooms, reception and waiting area, consultation rooms, staff break areas, water treatment rooms, storage and associated support spaces. The proposed project will replace the Fresenius Kidney Care located at 1738 Ocean Avenue.

B. About Fresenius Kidney Care

Fresenius Kidney Care is a division of Fresenius Medical Care North America (FMCNA), a nationwide provider for the treatment of renal disease. FMCNA serves more than 190,000 patients in over 2,400 facilities nationwide. This includes 40 Fresenius Kidney Care centers, a subsidiary of FMCNA, in Northern California. Fresenius Kidney Care has three locations operating in San Francisco, including:

- 1738 Ocean Avenue (to be replaced by the project at 1760 Ocean Avenue)
- 1800 Haight Street
- 1626 Potrero Avenue

Fresenius Kidney Care provides treatment for chronic kidney disease (CKD), also known as chronic renal disease. CKD is a condition that occurs when the kidneys don't work as well as they normally would to filter waste, toxins and excess fluid from the body. Kidney disease progresses in stages and may eventually lead to kidney failure, also known as end stage renal disease (ESRD). Treatment options for kidney failure include dialysis or kidney transplant. Dialysis is the treatment process whereby toxins, waste, and fluid from the body are filtered through a semipermeable membrane. Kidney disease is most commonly diagnosed within older adult populations, although it affects people of all ages. Additionally, Black/African American, Hispanic, and Native American populations are disproportionately impacted by kidney disease. The leading causes of CKD are diabetes and high blood pressure.

Services provided by Fresenius Kidney Care include:

- Dialysis Treatment
 - At-home peritoneal dialysis - abdominal peritoneal filtering
 - At-home hemodialysis - blood filtering
 - In-center hemodialysis
 - Home delivery for equipment and supplies
 - Patient travel services
- Patient Support Services
 - Patient education
 - Nutritional counseling
 - Social work services
 - Home training program (for at-home peritoneal dialysis and at-home hemodialysis)
 - Clinical care (e.g., anemia management, access management)

C. Applicability of Proposed Project to HCSMP Consistency Determination

Per Section 342 of the San Francisco Planning Code, 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.

The proposed project is a change of use from a vacant retail space (non-medical use) to a medical use occupying approximately 51,407 square feet.

II. SFPDPH Review of Fresenius Kidney Care's Consistency Determination Application

Below is a summary Fresenius Kidney Care's Consistency Determination Application and SFPDPH's review of the application.

1. ***Guideline 3.1.8 - Increase the supply of culturally competent providers serving low-income and uninsured populations, which may include but is not limited to supporting projects that can demonstrate through metrics that they have served and/or plan to serve a significant proportion of existing/new Medi-Cal and/or uninsured patients, particularly in underserved neighborhoods.***

DPH Staff Assessment - Fresenius Kidney Care increases the supply of providers serving Medi-Cal.

According to Fresenius Kidney Care's patient mix data for Bay Area locations, approximately 17% of patients are Medi-Cal and 73% are Medicare. It should be noted that within 90 days of diagnosis of end stage renal disease (ESRD), individuals are eligible for Medicare and become dual eligible; this may lower Fresenius Kidney Care's actual Medi-Cal patient population mix. Fresenius Kidney Care is located in San Francisco's Ingleside neighborhood, and the Ocean Avenue facility serves the southern portion of San Francisco. The clinic serves a wide diversity of socio-economic patients, including a significant number of low-income patients and multiple homeless individuals. As the proposed project is intended to replace the existing Fresenius Kidney Care Ocean Avenue location with added capacity, the patient mix of the location at 1760 Ocean Avenue will be comparable.

- 2. Guideline 3.1.10 - Promote projects that demonstrate the ability and commitment to deliver and facilitate access to specialty care for underserved populations.**

DPH Staff Assessment - Fresenius Kidney Care delivers specialty care for underserved populations.

According to Fresenius, CKD and in particular ESRD, is a highly specialized disease. As stated above, Fresenius Kidney Care Ocean Avenue's patient population is diverse and serves a number of low-income, Medi-Cal, and homeless individuals.

- 3. Guideline 3.1.12 - Promote support services for patients likely to have difficulty accessing or understanding health care services**

DPH Staff Assessment - Fresenius Kidney Care provides support services for patients likely to have difficulty accessing or understanding health care services.

Fresenius Kidney Care meets this guideline because they will have two full time social workers on staff to provide patient assessments, care planning counseling, and insurance and financial assistance. The on-site social workers will assist patients with navigating the health care system and provide patient education for those who have difficulty accessing or understanding services provided. The social work team at Fresenius Kidney Care will also have frequent direct communication with the Department of Disability and Aging Services (DAS) of the San Francisco Human Services Agency, as they are mandated reporters. The frequent communication between the social work team and DAS ensures that patients are well served and protected from harm.

- 4. Guideline 3.1.13 - Support clinics and support services that offer non-traditional facility hours to accommodate patients who work during traditional business hours.**

DPH Staff Assessment - Fresenius Kidney Care offers non-traditional facility hours.

Fresenius Kidney Care meets this guideline as their facility will be open to provide care from 5AM to 10:30 PM Monday through Saturday.

- 5. Guideline 3.4.3 - Encourage the assessment of patients' health literacy and cultural/linguistic needs, so providers can better tailor care to each patient's needs.**

DPH Staff Assessment - Fresenius Kidney Care assess patients' health literacy and cultural/linguistic needs as a part of care delivery.

According to Fresenius Kidney Care, ESRD is a highly specialized disease process, and patient education begins with the first visit and continues through their interaction with the care team and treatment plan. Fresenius meets this guideline by providing patient education and

specialized treatment plans to individuals, providing a team of social workers who assess patients for health literacy gaps in order to bridge those gaps, and providing access to translation services.

6. *Guideline 3.5.8 - Increase awareness of transportation options to health care facilities during facility hours.*

DPH Staff Assessment - Fresenius increases awareness of transportation options to health care facilities during facility hours.

Fresenius Kidney Care meets this guideline as they have attested that SFMTA transit schedules will be made available at the Reception desk for patients. The 1760 Ocean Avenue location is located near public transit stops including the Ocean Avenue and Dorado Terrace Muni stop which is directly outside of the clinic (stop ID #15787), and services the KT: K Ingleside/T Third Street Muni line.

7. *Guideline 3.7.2 - Support technology-based solutions that expand access to health services, such as telehealth and coverage of such by health insurance. Such technology must be provided in a culturally and linguistically competent way, tailored to the needs of the target population, and accessible to San Francisco's vulnerable populations.*

DPH Staff Assessment - Fresenius Kidney Care supports technology-based solutions to expand access to health services by providing telehealth covered by Medicare. This technology allows simultaneous access to translation services so that it's provided in a culturally and linguistically competent way.

Fresenius Kidney Care meets this guideline as they offer telehealth services for their in-home dialysis patients, which is covered by Medicare. Telehealth services through Fresenius Kidney Care provides a frequent visual touchpoint with the patient's care team, helping patients manage their in-home therapies and treatment. Fresenius Kidney Care also has access to translation services which can be simultaneously utilized while providing care through telehealth.

III. Conclusion

SFDPH staff recommends a finding of Consistent for Fresenius Kidney Care's application for 1760 Ocean Avenue. The application for Consistency Determination has demonstrated consistency with the HCSMP guidelines and recommendations as specified in this review of the application.

PALKO PAINTING CO.
4775 Hidden Oaks Lane Loomis, CA 95650
TEL. 650-245-1176 LIC. # 486790

September 8, 2020

PROJECT LOCATION

1760 Ocean Ave.
San Francisco,

Attn. Mr. Burton Siu:

Below please find my proposal for the exterior painting of the two sides of the building at the above address.

PREPARATION

Pressure wash all surface, scrape all lose paint, fill all holes, caulk all gaps and patch all cracks with elastomeric compound to water proof.

PAINTING: Paint all stucco with one coat of stucco primer, west side only, and one coat of finish, both sides, to match existing color.

Two metal railing, on Ocean Ave side, scrape lose paint and paint with one coat of metal primer and one coat of finish.

Price for this project includes labor & material: \$15,800.00

NOTE:

Not included, Ivy removal nor painting pass the garage.
Price based on Kelly-Moore paint and one color combination.
We will use scissor lift to protect awning and the public.

For prepping., spot-prime, and paint with one coat of finish the

red-cup cover and railing to match existing color: \$4,700.00

This price is good through December 31, 2020
I apologize for the delay.

Thank you
Sincerely,

Laszlo Palko


Quote



Alain Chavez |
 achavez@dwr.com
 DWR San Francisco
 Studio
 200 Kansas St
 San Francisco,
 California, 94103
 (415) 638-4700

Customer No. 18622378
Customer Email: burtons@gmail.com
Quotation Date: 09/23/20
Order Number: S02352677

Billing Information	Shipping Address	Comments and Notes
Burton Siu 1760 OCEAN AVE SAN FRANCISCO, CA, 94112-1737	Burton Siu 1760 OCEAN AVE SAN FRANCISCO, California 94112-1737, United States Ship To Phone: (415) 508-6853	

Image	Item No.	Qty	Item Description	Retail Price	Adjusted Price	Extended Price	Delivery Method	Sidemark
	9197585	6	Cup Planter Size: XL Color: Slate	\$ 395.00 -\$ 59.25	\$ 335.75	\$ 2,014.50	Threshold Delivery	

Total Merchandise:	\$ 2,370.00 USD
Total Price Adjustment:	\$ 355.50 USD
Subtotal:	\$ 2,014.50 USD
Total Shipping:	\$ 199.00 USD
Total Tax:	\$ 171.24 USD
Order Total:	\$ 2,384.74 USD