

NEMS Medical Clinic Proposal

225 SPRUCE AVENUE

SOUTH SAN FRANCISCO, CA 94080

PROJECT DESCRIPTION

North East Medical Services (NEMS), as the project sponsor, is a private, non-profit, community health center servicing medically underserved populations in San Francisco, San Mateo and Santa Clara counties. NEMS offers linguistically-competent and culturally-sensitive health care services to needy communities.

The project consists of the demolition of an existing two-story former medical clinic building and construction of new four-story medical clinic building. The existing building was constructed in the 1950's and has outlived its usefulness. Bringing the existing up to current codes would have involved altering and reconstructing the entire building and would not have fulfilled proposed programmatic requirements.

The new medical clinic building will provide NEMS with the appropriate program and size to fulfill its mission. Two levels of state of the art medical clinical spaces will provide modern medical functions. One level of state of the art dental clinical spaces will provide modern dental functions. Wellness education spaces are provided. Support spaces to augment the above functions are provided.

DESIGN

Our building offers an architecturally vibrant and simple addition to the neighborhood with the use of modern materials and simple architectural moves. Contextually, the new building is compatible with the surrounding institutional, office, and commercial architecture. Variations in the building elevations provide visual interest from viewpoints at all adjacent streets. Materials and details reflect the context of surrounding buildings and reflects the institutional use of the new facility. The entry at the corner of Grand and Spruce and greater building transparency reinforces the planning criteria of the Grand Avenue Core sub-district and creates greater visual interest. Richer colors and sustainable materials clad the building. Planting of new trees on Spruce invigorates that block. Planting of new trees at the parking lot screens the views from windows of the adjacent building.

PROGRAM AND SERVICES

Services

The proposed facility will provide the following outpatient health services:

- Membership Services
- Pharmacy
- Medical
- Dental
- Wellness Education

Hours of Operation

- Monday through Friday 8:30 am – 5:00 pm
- Saturday 8:30 am – 5:00 pm

Projected Number of Staffing and Patients

Year 1

Patients	Number
Daily Patients	30

Staffing	Number*
Medical Providers	2
Medical assistants	2
Medical Front Desk	2
Nurse	
Dentists	1
Dental Assistants	1
Dental Front Desk	1
Pharmacy	
Membership Services	1
Facilities	1
Security	1
TOTAL	12

Year 5

Patients	Number
Daily Patients	75

Staffing	Number*
Medical Providers	4
Medical assistants	4
Medical Front Desk	2
Nurse	1
Dentists	3
Dental Assistants	3
Dental Front Desk	2
Pharmacy	2
Membership Services	1
Facilities	1
Security	1
TOTAL	24

*Employee count represents maximum number of employees at any time.

PARKING ANALYSIS

The existing site and building was approved as an outpatient health center in the 1980's. The parking provided in that initial entitlement is listed below. The proposed project proposes to

maintain the same number of parking spaces in the same parking configuration. Alternatively, parking metrics have changed and we have included an alternative parking layout that conforms to current parking metrics and provides the same number of spaces.

Parking Provided at 225 Spruce Avenue Site

Location	Facility Size	Number of Exam Rooms	Number of Employees	Parking Provided
Existing Site and Building	7,500 square feet	8	8	8 parking plus 1 handicap
Proposed Site and Building	10,500 square feet	10	Year 1: 12 Year 5: 24	8 parking plus 1 handicap

NEMS provides community-based health centers that reflect zip codes that are underserved. You can see from the distribution of health centers that they are located to serve small geographic areas and not regional areas. Parking satisfying their needs are very limited at all of their current sites. See table below.

Parking Provided at All Current NEMS Facilities

Location	Facility Size	Number of Exam Rooms	Number of Employees	Parking Provided
1520 Stockton Street San Francisco	42,000 square feet	56	278	0 parking
1450 Noriega Street San Francisco	4,800 square feet	10	33	4 parking plus 1 handicap
1400 Noriega Street San Francisco	5,962 square feet	10	21	1 parking plus 1 handicap
2574 San Bruno Avenue San Francisco	28,500 square feet	20	70	11 parking plus 1 handicap
3431 Taraval Street San Francisco	4,515 square feet	7	2	0 parking
1441 Ocean Avenue San Francisco	7,062 square feet	6	3	0 parking
211 Eastmoor Avenue Daly City	10,790 square feet	12	28	Parking provided as needed as part of larger common use lot
1870 Lundy Avenue San Jose	32,000 square feet	23	52	Parking provided as needed as part of larger common use lot

MODES OF TRAVEL

Most of their staffing and clients depend on public transportation given their financial levels and not being able to afford cars. See table below demonstrating modes of travel.

Year 1

	Number	Travel by Car	Travel by Public Transportation
Daily Patients	30	5	25

Daily Staff	12	2	10
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Year 5

Patients	Number	Travel by Car	Travel by Public Transportation
Daily Patients	75	10	65
Daily Staff	24	4	20

The above counts were derived from an in-house survey done by applicant's staff. However, in response to Planning staff requirements, a detailed Transportation Demand Management Plan was developed by an outside professional consultant.

TRANSPORTATION DEMAND MANAGEMENT PLAN

CHS Consulting, a professional transportation consulting firm experienced with South San Francisco, developed the Transportation Demand Management Plan for the proposed use and site. The TDM analyses current and future parking and transit impacts and establishes proposed mitigations that conform to South San Francisco transportation criteria. Planning staff has reviewed, commented and accepted the final study. A copy is attached under separate cover.

DESIGN REVIEW

The subject project has undergone formal Design Review and the committee has approved the design.

REQUESTED ENTITLEMENTS

The project will request the following Planning Commission actions:

- Conditional Use Authorization (MUP) for the medical clinic use
Table 20.280.003, under the "Public and Semi-Public Use Classifications" and "Clinics" land use designation within the GAC, allows the "Clinics" use subject to MUP and Footnote 7. Footnote 7 states, "Clinic uses may not occupy the ground floor along Grand Avenue, except on properties located west of Maple Avenue, which are subject to the approval of a conditional use." 225 Spruce is west of Maple Avenue. Clinics use is allowed at this site. The existing site was approved for health clinic use with previous permits. Request is for Planning Commission to confirm the continuance of the health clinic use based on last permitted use as health clinic.
- Parking Exception from the code required number of spaces
The clientele for the facility represent lower income demographics. Most do not have cars and will utilize public transportation to access the site. Staff with cars are also limited. Most staff also will utilize public transportation to access the site. During multiple visits to the site throughout different times of the day, it was noted that significant street parking was available around the site. Mitigations in conformance to recommendations from the Transportation Demand Management Plan have been adopted by the project sponsor.

- Reduction of percentage of building transparency on the Spruce Avenue elevation
The east and north elevations face streets within 20 feet. The north elevation on Grand Avenue does not conform to the 60% opening requirement. We have 43%. The east elevation on Spruce Avenue does not conform to the 60% opening requirement. We have 53%. The south elevation on Grand Avenue does not conform to the 60% opening requirement. We have 52%, which does not include the building overhang opening at the first floor. The proposed medical use requires a high level of privacy. The high percentage of required windows is incompatible with the proposed use. Additionally, Spruce slopes downward from Grand Avenue, which makes the zone of two and one-half and seven feet above the level of the sidewalk not aligned with the ground floor. The elevation design on all faces provide significant visual variation and interest. We request that the Chief Planner reduce the building transparency requirement for the building.