

1 [Disapproving Conditional Use Application for property located at 601 Duboce Avenue.]

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3 **Motion disapproving decision of the Planning Commission by its Motion No. 17444,**
4 **approving Conditional Use Application 2004.0603CE on property located at 601 Duboce**
5 **Avenue.**

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7 WHEREAS, On June 7, 2007 the Planning Commission by its Motion No. 17444, (Case
8 No. 2004.0603CE), disapproved a conditional use authorization under Planning Code
9 Sections 303 and 304 to amend a previously approved conditional use authorization for a
10 planned unit development and annual limit review for office development (Case No.
11 1987.847BC, Motion No. M13255) and develop a new four-story, 50,075 gross-square-foot
12 (gsf), medical clinic and office building. The new building would contain medical offices, a
13 Neuromuscular and Electroencephalogram Clinic, circulation/mechanical/support space, and
14 a pharmacy. The new building would also include an admitting station, located on the fourth
15 story that connects to the existing adjacent ambulatory surgery department in the CPMC
16 Hospital North Tower. as a Planned Unit Development, the project is seeking modifications to
17 Planning Code requirements for rear yard and independently accessible parking. The
18 property is in an RH-3 (Residential, House, Three-Family) Use District. While the five-story
19 hospital north tower is the only building located in the 130-E Height and Bulk District portion of
20 the site, the remaining portion (including the location of the project) is in the 65-D height and
21 Bulk District on property located at : 601 Duboce Avenue; Lot 001 in Assessor's Block 3539.;
22 and,

23 WHEREAS, On July 9, 2007, Seabrook Leaf filed an appeal of the Planning
24 Commission's decision to the Board of Supervisors; and,

1 WHEREAS, On August 6, 2007, the Board of Supervisors held a duly noticed public
2 hearing to consider the appeal; and

3 WHEREAS, The Board has reviewed and considered the determination, the appeal
4 letter, the evidence and arguments submitted, and public testimony; now, therefore be it

5 MOVED, That this Board of Supervisors disapproves the determination of the Planning
6 Commission by its Motion No. 17444, approving Conditional Use Application 2004.0603CE on
7 property located at 601 Duboce Avenue.

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