

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

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3 **Motion approving 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, and adopting findings pursuant to Planning Code Section 101.1.**
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7 WHEREAS, On June 7, 2007 the Planning Commission by its Motion No. 17444, (Case
8 No. 2004.0603CE), approved a conditional use authorization under Planning Code Sections
9 303 and 304 to amend a previously approved conditional use authorization for a planned unit
10 development and annual limit review for office development (Case No. 1987.847BC, Motion
11 No. M13255) and develop a new four-story, 50,075 gross-square-feet (gsf), medical clinic and
12 office building. The new building would contain medical offices, a Neuromuscular and
13 Electroencephalogram Clinic, circulation/mechanical/support space, and a pharmacy. The
14 new building would also include an admitting station, located on the fourth story that connects
15 to the existing adjacent ambulatory surgery department in the CPMC Hospital North Tower.
16 as a Planned Unit Development, the project is seeking modifications to Planning Code
17 requirements for rear yard and independently accessible parking. The property is in an RH-3
18 (Residential, House, Three-Family) Use District. While the five-story hospital north tower is
19 the only building located in the 130-E Height and Bulk District portion of the site, the remaining
20 portion (including the location of the project) is in the 65-D height and Bulk District on property
21 located at : 601 Duboce Avenue; Lot 001 in Assessor's Block 3539.; and,

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

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

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

3 MOVED, That this Board of Supervisors approves the determination of the Planning
4 Commission by its Motion No. 17444, approving Conditional Use Application 2004.0603CE on
5 property located at 601 Duboce Avenue and adopts the findings made by the Planning
6 Commission of consistency pursuant to Planning Code sections 101.1.

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