

1 [Findings – 601 Duboce Avenue Conditional Use Application Appeal.]

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3 **Motion directing the Clerk to prepare findings related to the proposed Conditional Use**
4 **Application 2004.0603CE on property located at 601 Duboce Avenue.**

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

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