

1 [Reversing Approval of a Major Permit to Alter - 706 Mission Street]

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3 **Motion reversing the approval by the Historic Preservation Commission of a Major**
4 **Permit to Alter to allow the interior and exterior rehabilitation of the Aronson Building**
5 **at 706 Mission Street and related new construction.**

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7 WHEREAS, On October 24, 2012, Margo Bradish, Cox Castle & Nicholson LLP on
8 behalf of the property owner, 706 Mission Street Co LLC, a Delaware limited liability company,
9 filed an application with the San Francisco Planning Department (“Department”) for a Permit
10 to Alter for an interior and exterior rehabilitation, as well as seismic upgrade of the Aronson
11 Building and new related construction of a 47-story, 550-foot tower with residential units and a
12 museum (the future home of The Mexican Museum) adjacent to the Aronson Building and
13 located partially within the new Montgomery-Mission-Second Street Conservation District (the
14 “Project”); and

15 WHEREAS, On March 21, 2013, the Planning Commission certified the Final
16 Environmental Impact Report (“FEIR”) for the Project; and

17 WHEREAS, The certification of the FEIR was appealed to the Board of Supervisors,
18 and on May 7, 2013, the Board of Supervisors rejected the appeal and affirmed the
19 certification of the FEIR; and

20 WHEREAS, On May 15, 2013, the Historic Preservation Commission conducted a duly
21 noticed public hearing on the Permit to Alter to consider its compliance with the Secretary of
22 the Interior’s Standards and Article 11 of the Planning Code; and

23 WHEREAS, At the May 15, 2013 hearing, by Motion No. 0197, the Historic
24 Preservation Commission adopted findings under the California Environmental Quality Act,
25 Public Resources Code §§ 21000 et seq. (CEQA), the CEQA Guidelines, 14 Cal. Code. Regs.

1 §§15000 et seq., and Chapter 31 of the San Francisco Administrative Code, including a
2 statement of overriding considerations; adopted the Mitigation Monitoring and Reporting
3 Program for the Project; and approved the Permit to Alter; and

4 WHEREAS, In approving the Permit to Alter, the Historic Preservation Commission
5 determined that the proposed Project is compatible with the exterior character-defining
6 features of the subject building and meets the requirements of Article 11 of the Planning
7 Code. The Commission also determined that the proposed Project meets the Secretary of the
8 Interior’s Standards for Rehabilitation, and is consistent with the San Francisco General Plan;
9 and

10 WHEREAS, In a letter received by the Clerk of the Board of Supervisors on June 13,
11 2013, Thomas N. Lippe, on behalf of 765 Market Street Residential Owner’s Association,
12 Friends of Yerba Buena, Paul Sedway, Ron Wornick, Matthew Schoenberg, Joe Fang, and
13 Margaret Collins (“Appellants”), filed an appeal of the Permit to Alter with the Board of
14 Supervisors; and

15 WHEREAS, On July 9, 2013, this Board held a duly noticed public hearing to consider
16 the appeal of the Permit to Alter filed by Appellants; and

17 WHEREAS, The Board has reviewed and considered the FEIR, the application and
18 record before the Historic Preservation Commission, the appeal letter, the responses of the
19 Planning Department and the Project Sponsor, and the other written records before the Board
20 of Supervisors, and heard testimony and received public comment regarding the Permit to
21 Alter; and

22 WHEREAS, All correspondence and other documents have been made available for
23 review by the Board and the public. These files are available for public review by appointment
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1 at the Planning Department offices at 1650 Mission Street, and are part of the record before
2 the Board by reference in this Motion; now, therefore, be it

3 MOVED, That the Board of Supervisors hereby reverses the decision of the Historic
4 Preservation Commission in its Motion No. 0197 to approve a Permit to Alter for interior and
5 exterior rehabilitation, as well as seismic upgrade of the Aronson Building and new related
6 construction in connection with the Project at 706 Mission Street.

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