COMMITTEE/BOARD OF SUPERVISORS
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Committee__________________________________________________________ Date________

Board of Supervisors Meeting Date July 9, 2013

Cmte Board

☐ ☒ Motion
☐ ☒ Resolution
☐ ☐ Ordinance
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☐ ☐ Budget Analyst Report
☐ ☐ Legislative Analyst Report
☐ ☒ Introduction Form (for hearings)
☐ ☐ Department/Agency Cover Letter and/or Report
☐ ☐ MOU
☐ ☐ Grant Information Form
☐ ☐ Grant Budget
☐ ☐ Subcontract Budget
☐ ☐ Contract/Agreement
☐ ☐ Award Letter
☐ ☐ Application
☐ ☐ Public Correspondence

OTHER (Use back side if additional space is needed)

☐ ☐

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Completed by: Joy Lamug Date July 3, 2013
Completed by: __________ Date __________

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.
Motion affirming the approval by the Historic Preservation Commission of a Major Permit to Alter to allow the interior and exterior rehabilitation of the Aronson Building at 706 Mission Street and related new construction.

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

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

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

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

WHEREAS, At the May 15, 2013 hearing, by Motion No. 0197, the Historic Preservation Commission adopted findings under the California Environmental Quality Act, Public Resources Code §§ 21000 et seq. (CEQA), the CEQA Guidelines, 14 Cal. Code. Regs.
§§15000 et seq., and Chapter 31 of the San Francisco Administrative Code, including a
statement of overriding considerations; adopted the Mitigation Monitoring and Reporting
Program for the Project; and approved the Permit to Alter; and

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

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

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

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

WHEREAS, All correspondence and other documents have been made available for
review by the Board and the public. These files are available for public review by appointment

Clerk of the Board
BOARD OF SUPERVISORS
at the Planning Department offices at 1650 Mission Street, and are part of the record before
the Board by reference in this Motion; now, therefore, be it

MOVED, That the Board of Supervisors hereby affirms the decision of the Historic
Preservation Commission in its Motion No. 0197 to approve a Permit to Alter for an interior
and exterior rehabilitation, as well as seismic upgrade of the Aronson Building and new
related construction in connection with the Project at 706 Mission Street. The Board of
Supervisors also affirms and incorporates by reference as if fully set forth herein the findings
of the Historic Preservation Commission under the California Environmental Quality Act, and
its findings that the proposed Project complies and is consistent with Article 11 of the San
Francisco Planning Code, the Secretary of the Interior's Standards for Rehabilitation, and the
San Francisco General Plan.
Introduction Form
By a Member of the Board of Supervisors or the Mayor

I hereby submit the following item for introduction (select only one):

☐ 1. For reference to Committee.
   An ordinance, resolution, motion, or charter amendment.
☐ 2. Request for next printed agenda without reference to Committee.
☐ 3. Request for hearing on a subject matter at Committee.
☐ 4. Request for letter beginning "Supervisor [_________________] inquires"
☐ 5. City Attorney request.
☐ 6. Call File No. [_________________] from Committee.
☐ 7. Budget Analyst request (attach written motion).
☐ 8. Substitute Legislation File No. [_________________]..
☐ 9. Request for Closed Session (attach written motion).
☐ 10. Board to Sit as A Committee of the Whole.
☐ 11. Question(s) submitted for Mayoral Appearance before the BOS on [__________].

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:
☐ Small Business Commission  ☐ Youth Commission  ☐ Ethics Commission
☐ Planning Commission  ☐ Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):
Clerk of the Board

Subject:
Affirming Approval of a Major Permit to Alter - 706 Mission Street

The text is listed below or attached:
Motion affirming the approval by the Historic Preservation Commission of a Major Permit to Alter to allow the interior and exterior rehabilitation of the Aronson Building at 706 Mission Street and related new construction.

__________________________
Signature of Sponsoring Supervisor:

For Clerk's Use Only:

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