

File No. 130665

Committee Item No. \_\_\_\_\_  
Board Item No. 48

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee \_\_\_\_\_

Date \_\_\_\_\_

Board of Supervisors Meeting

Date July 23, 2013

**Cmte Board**

- Motion
- Resolution
- Ordinance
- Legislative Digest
- 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)

<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____
<input type="checkbox"/>	<input type="checkbox"/>	_____

Completed by: Joy Lamug  
Completed by: \_\_\_\_\_

Date July 3, 2013  
Date \_\_\_\_\_

An asterisked item represents the cover sheet to a document that exceeds 20 pages. The complete document is in the file.

84

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

2

3 **Motion affirming 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.**

6 2105 22 July

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  
24

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

Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

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 For**

**Sponsor(s):**

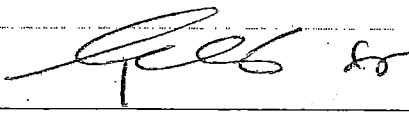
Clerk of the Board

**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:

