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

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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.
Tails

Motion: M13-096

File Number: 130665
Date Passed: July 23, 2013

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.

July 09, 2013 Board of Supervisors - CONTINUED
Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

July 23, 2013 Board of Supervisors - APPROVED
Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 130665

I hereby certify that the foregoing Motion was APPROVED on 7/23/2013 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board