



office of

COMMUNITY INVESTMENT
and INFRASTRUCTURE

126-0202020-146

July 27, 2020

TO: Supervisor Haney's Office

FROM: Nadia Sesay, Executive Director

SUBJECT: Proposed Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project ("Redevelopment Plan Amendment") Involving the SOMA Hotel Project on Block 1

SOMA Hotel LLC is seeking a Redevelopment Plan Amendment in order to increase the allowable number of hotel rooms on the hotel portion of Block 1, or Lot 8 Block 8715 in the Mission Bay South Project Area ("Plan Area"). The Block 1 Hotel Parcel is bounded by Channel Street to the south, Third Street to the east and Mission Bay Park P3 to the north. The remainder of Mission Bay Block 1, a 350-unit residential project with ground floor retail known as One Mission Bay, sits to the west. The hotel is currently under construction and is expected to finish in the first quarter of 2021.

The proposed conversion of suites would change the current development program of 213 hotel rooms and 37 hotel suites to 290 hotel rooms and 9 hotel suites, for a total of 299 rooms. This increase will be rounded to 300 rooms in the Plan Document amendments. The currently designed 37 suites are one- and two-bedroom suites, with one bed per bedroom and a pull-out bed in the living room. Under the conversion proposal, each bedroom and living room will be converted to its own hotel room, utilizing already designed bathrooms adjacent to each room. The proposed suite conversion does not necessitate any changes to the massing of the building, require any additional built area, nor represent any changes to its exterior design. The hotel will also feature 10,000 square feet of meeting space, rooftop community space open to the public during normal business hours and 4,000 square feet of retail space.

The Ordinance approves following amendments to the Redevelopment Plan:

- Increase the number of hotel rooms on Block 1 from 250 to 300
- Delete language regarding the development option of a residential and medium size hotel project or no residential and a large hotel project

London N. Breed
MAYOR

Nadia Sesay
EXECUTIVE DIRECTOR

Miguel Bustos
CHAIR

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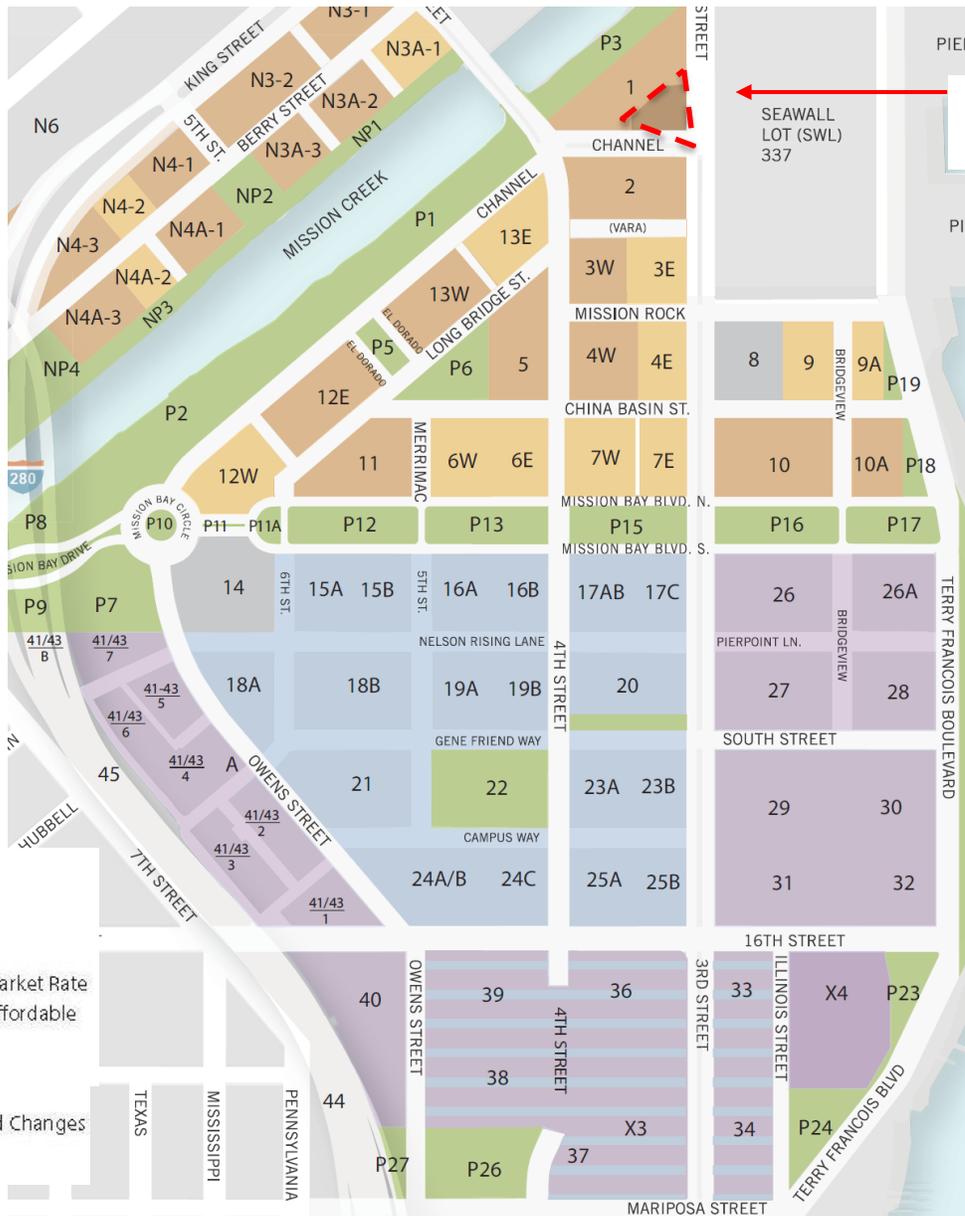
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The following is the approval schedule:

- July 21– Commission on Community Investment and Infrastructure Hearing
- July 30– Planning Commission (consent)
- August 11 – BOS votes to sit as a Committee of the Whole
- September 15 – BOS hearing – First Reading Sitting as Committee of the Whole
- September 22 – BOS hearing – Second Reading
- By October 2 – Mayor signs ordinance

Proposed SOMA Hotel Project Location



Project footprint on Block 1

- LEGEND:**
- Public Facility
 - Parks
 - Residential / Market Rate
 - Residential / Affordable
 - Hotel
 - Commercial
 - 2020 Proposed Changes

Attachments Included:

Attachment 1: Amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project

Attachment 2: Report to Board

Attachment 3: CCII Resolution 17-2020 Approving Report to Board

Attachment 4: CCII Resolution 18-2020 Approving the Amendment to Redevelopment Plan for the Mission Bay South Redevelopment Project

Under Construction Photograph (January 2020)



Upon Completion Rendering

