

LEGISLATIVE DIGEST

[Redevelopment Plan Amendment - Mission Bay South Block 1 Hotel]

Ordinance approving an amendment to the Redevelopment Plan for the Mission Bay South Redevelopment Project, which modifies the maximum number of hotel rooms permitted on Block 1 (also known as the site of the SOMA Hotel) at the intersection of Third Street and Channel Street; directing the Clerk of the Board of Supervisors to transmit a copy of this Ordinance upon its enactment to the Successor Agency; making findings under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).

Existing Law

The Board of Supervisors approved the Mission Bay South Redevelopment Plan (“Redevelopment Plan”) in 1998, and approved amendments to the Redevelopment Plan in 2013, 2018, and recently in 2020. The Redevelopment Plan provides for the development of a mix of uses in the Redevelopment Plan area (“Plan Area”), including the development of institutional uses by the University of California at San Francisco, commercial and research and development uses, residential uses, retail uses, parks, public facilities, and two hotels. The Redevelopment Plan currently permits a hotel with a maximum of 250 hotel rooms to be built in the Plan Area in the Hotel land use zone on Block 1.

Amendments to Current Law

The ordinance would amend the Redevelopment Plan to increase the maximum number of hotel rooms in the Hotel land use district on Block 1 from 250 to up to 300. The legislation also would make environmental findings and findings of consistency with the General Plan and the eight priority policies on Planning Code Section 101.1.

Background Information

The proposed Redevelopment Plan amendment will improve or alleviate the physical and economic conditions in the Plan Area because the land use restrictions on Block 1 currently limit the number of hotel rooms on the site to 250 and thus preclude interior reconfiguration for the addition of any further hotel rooms. Due to lower anticipated demand for multi-room suites, an interior reconfiguration to split the aforementioned suites into individual rooms is necessary to respond to market conditions. The proposed Amendment will improve the physical and economic conditions on Block 1 by allowing a hotel that meets the needs of visitors, further strengthening the achievement of an economically vibrant area. The Redevelopment Plan amendment is designed to contribute to the expeditious completion of the Redevelopment

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Plan as required under the State law that dissolved all redevelopment agencies in California as of February 1, 2012. The Redevelopment Plan amendment does not propose any new capital expenditures by the Successor Agency, or a change in overall method of financing the redevelopment of the Plan Area.

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