



San Francisco Public Works  
 General – Director’s Office  
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**Public Works Order No: 204949**

RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF FINAL MAP 10606 (RELATING TO A PROJECT KNOWN AS 30 OTIS STREET), A 4-LOT VERTICAL SUBDIVISION AND 429 MIXED-USE CONDOMINIUM PROJECT, BEING A MERGER AND RESUBDIVISION OF ASSESSORS PARCEL BLOCK NO. 3505, LOT NOS. 10, 12, 13, 16 and 18.

1. On September 28, 2020, the City and County Surveyor, on behalf of the Director of Public Works (“Director”) approved the Tentative Map No. 10606 relating to a project known as 30 Otis Street (“Tentative Map”), including the merger and re-subdivision of lots located thereon, for purposes of development.
2. In a letter dated June 10, 2021 the Planning Department found the proposed Tentative Subdivision Map to be consistent with the General Plan and the Priority Policies of Planning Code Section 101.1(b). As contemplated by CA Public Resources Code Section 21166 and Cal. Code Regs., tit. 14, § 15162, the Planning Department also found the Project was previously evaluated under the FEIR, and no subsequent or supplemental EIR was required for the Application
3. Otis Property Owner, LLC (“Subdivider”) filed an application for a final map to merge and re-subdivide Lots 10, 12, 13, 16 and 18 of Assessor’s Block 3505, with the map referred to hereafter as the “Final Map” which is a 4-lot vertical subdivision and 429 mixed-use condominium project. Lot 1 is intended for residential use including up to 416 residential units, and Lots 2, 3 and 4 are intended for commercial use, including up to 13 commercial units. Lot A, near the intersection of Colusa Place and Chase Court, is intended for dedication in fee for street, sidewalk and right-of-way purposes, with said fee to be conveyed by separate instrument. A nonexclusive public sidewalk easement, at the intersection of 12th and Otis Streets, would be dedicated on a portion of Lot 1 by separate instrument.
4. The City Planning Department, in its letter dated June 30, 2020, found that the subdivision, on balance, is consistent with the General Plan and the Priority Policies of Planning Code Section 101.1.
5. The Acting PW Director (“PW Director”) and Acting City and County Surveyor (“City and County Surveyor”) find that the Final Map is consistent with the requirements and conditions imposed by the Subdivision Map Act, California Government Code Sections 66410 et seq., the San Francisco Subdivision Code, and the Final Map substantially conforms to the Tentative Map.
6. The PW Director, City Engineer, and City and County Surveyor recommend that the Board of Supervisors approve the Final Map subject to the conditions specified herein.
7. The Final Map includes an offer of dedication in fee of Lot A shown and described on the Final Map for street, sidewalk and right-of-way purposes, and an offer of improvements for improvements to be constructed by the Subdivider therein and thereon Lot A. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of dedication of Lot A and offer of improvements within Lot A as described in the Owner’s Statement on the Final Map, subject to the City Engineer certified completion of said improvements and Board of Supervisors acceptance of the improvements for City maintenance and liability.
8. The Final Map includes an offer of dedication of a nonexclusive public sidewalk easement over that area shown on the Final Map for pedestrian access, passage, ingress and egress for public sidewalk purposes. The PW Director recommends that the Board of Supervisors conditionally accept on behalf of the public the offer of dedication of a nonexclusive public sidewalk easement as described in the Owner’s Statement on the Final Map, subject to subsequent approval by the Board of Supervisors.
9. The PW Director hereby approves, for good cause, and after consultation with any affected City departments, an exception to the Subdivision Code Section 1335 and requirement of Section IV.I of the

Subdivision Regulations, that generally requires that where public right of way is constructed on private property that such property be dedicated in fee simple to the City. The PW Director recommends acceptance of a public sidewalk easement on a portion of Lot 1 of the Final Map in lieu of fee ownership for good cause, being that the area subject to the easement is or will be encumbered with private improvements, specifically a sub-sidewalk basement and other associated building improvements.

10. The PW Director recommends that the Board of Supervisors approve Final Map 10606 (relating to a project known as 30 Otis Street), a 4-Lot Vertical Subdivision and 429 Mixed-Use Condominium Project, being a merger and subdivision of the certain real property described in those certain grant deeds recorded April 6, 2018 in Document No. 2018-K598496, April 25, 2018 in Document No. 2018-K607021, July 19, 2018 in Document No. 2018-K641246, and September 12, 2018 in Document No. 2018-K672232, Official Records, being a portion of Mission Block 13, City and County of San Francisco, State of California.

### **Attachments & Transmittals**

1. ATTACHMENT 1, Enlarged Copy of Map Notes included on Final Map 10606.
2. Transmitted herewith are the following:
  - a. One (1) copy of the Motion approving said map.
  - b. One (1) mylar signature sheet.
  - c. One (1) copy of the "Final Map. 10606", comprising 12 sheets.
  - d. One (1) copy of the Tax Certificates from the Office of the Treasurer and Tax Collector certifying that there are no liens against the property for taxes or special assessments collected as taxes.
  - e. One (1) copy of the Preliminary Title Report.
  - f. One (1) copy of all offers of improvement, offers of dedication, and offers of easements described on the Final Map.
  - g. One (1) copy of the letter from the City Planning Department, dated June 30, 2020, verifying conformity of the subdivision with the General Plan and the Priority Policies set forth in City Planning Code Section 101.1.

It is recommended that the Board of Supervisors adopt this legislation.

RECOMMENDED:

APPROVED:

X

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*Ryan, James*

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Acting City and County Surveyor

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*Alan Degrafinried*

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Acting Director of Public Works