

1 [Final Map 10606 - 30 Otis Street]

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3 **Motion approving Final Map 10606 (relating to a project known as 30 Otis Street), a 4-**  
4 **Lot Vertical Subdivision and 429 Mixed-Use Condominium Project, being a merger and**  
5 **resubdivision of Assessor’s Parcel Block No. 3505, Lot Nos. 10, 12, 13, 16, and 18;**  
6 **conditionally accepting on behalf of the public the offer of dedication of Lot A (near the**  
7 **intersection of Colusa Place and Chase Court) and offer of improvements within Lot A;**  
8 **conditionally accepting on behalf of the public the offer of dedication of a nonexclusive**  
9 **public sidewalk easement (at the intersection of 12th and Otis Streets); and**  
10 **acknowledging findings pursuant to the General Plan, and the eight priority policies of**  
11 **Planning Code, Section 101.1.**

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13 WHEREAS, The 30 Otis Project is located at the northwest corner of the intersection of  
14 Otis Street, 12th Street and South Van Ness Avenue (Assessor’s Parcel Block No. 3505, Lot  
15 Nos. 10, 12, 13, 16, and 18); and

16 WHEREAS, The 30 Otis Project is a mixed-use development including residential and  
17 commercial and related uses with a 4-lot vertical subdivision and up to 429 mixed-use  
18 condominium units, of which 416 are residential units and 13 are commercial units; and

19 WHEREAS, The Board of Supervisors acknowledges the Planning Department  
20 findings, by its letter dated June 10, 2021, that the proposed subdivision, on balance, is  
21 consistent with the objectives and policies of the General Plan, and the eight priority policies  
22 of Planning Code, Section 101.1; and

23 WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the  
24 Board of Supervisors in File No. 210716 and incorporated herein by reference; and

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1           WHEREAS, The Board of Supervisors also acknowledges the Planning Department's  
2 environmental determination under the California Environmental Quality Act by its letter dated  
3 June 10, 2021; and

4           WHEREAS, A copy of the Planning Department letter is on file with the Clerk of the  
5 Board of Supervisors in File No. 210718 and incorporated herein by reference; and

6           WHEREAS, Public Works, in accordance with Public Works Order No. 204949,  
7 approved June 14, 2021, recommends that the Board of Supervisors conditionally accept on  
8 behalf of the public the offer of dedication in fee of Lot A that is near the intersection of Colusa  
9 Place and Chase Court and shown and described on the Final Map for street, sidewalk and  
10 right-of-way purposes, and the offer of improvements for improvements to be constructed by  
11 the Subdivider therein and thereon Lot A as described in the Owner's Statement on the Final  
12 Map, subject to the City Engineer certified completion of said improvements and Board of  
13 Supervisors acceptance of the improvements for City maintenance and liability; and

14           WHEREAS, Public Works also recommends that the Board of Supervisors conditionally  
15 accept on behalf of the public the offer of dedication of a nonexclusive public sidewalk  
16 easement at the intersection of 12th and Otis Streets for pedestrian access, passage, ingress  
17 and egress for public sidewalk purposes as described in the Owner's Statement on Final Map  
18 10606, subject to subsequent approval by the Board of Supervisors; and

19           WHEREAS, Public Works recommends that the approval of this Final Map also be  
20 conditioned upon compliance by the Subdivider with all applicable provisions of the California  
21 Subdivision Map Act, California Government Code, Sections 66410 et seq., and the San  
22 Francisco Subdivision Code and amendments thereto; and

23           WHEREAS, Public Works, in accordance Public Works Order No. 204949,  
24 recommends that the Board of Supervisors approve that certain final map relating to a project  
25 known as 30 Otis Street and entitled "FINAL MAP 10606", as described herein and subject to

1 the conditions specified in this Motion, and adopt said map as Official Final Map 10606; now,  
2 therefore, be it

3           MOVED, That the Board of Supervisors hereby adopts the Public Works Director  
4 recommendations as described in this Motion and approves that certain final map relating to a  
5 project known as 30 Otis Street and entitled "FINAL MAP 10606", a 4 Lot Vertical Subdivision  
6 and 429 Mixed-Use Condominium Project, being a merger and subdivision of the certain real  
7 property described in those certain grant deeds recorded April 6, 2018, in Document No.  
8 2018-K598496, April 25, 2018, in Document No. 2018-K607021, July 19, 2018, in Document  
9 No. 2018-K641246, and September 12, 2018, in Document No. 2018-K672232, Official  
10 Records, being a portion of Mission Block 13, City and County of San Francisco, State of  
11 California, comprising 12 sheets, subject to the conditions specified in this Motion, and adopts  
12 said map as Official Final Map 10606; and, be it

13           FURTHER MOVED, That the Board of Supervisors conditionally accepts on behalf of  
14 the public the offer of dedication in fee of Lot A shown and described on the Final Map for  
15 street, sidewalk and right-of-way purposes, and the offer of improvements for improvements  
16 to be constructed by the Subdivider therein and thereon Lot A as described in the Owner's  
17 Statement on the Final Map, subject to the City Engineer certified completion of said  
18 improvements and subsequent acceptance of Board of Supervisors of the fee and the  
19 improvements for City maintenance and liability; and, be it

20           FURTHER MOVED, That the Board of Supervisors conditionally accepts on behalf of  
21 the public the offer of dedication of a nonexclusive public sidewalk easement for pedestrian  
22 access, passage, ingress and egress for public sidewalk purposes as described in the  
23 Owner's Statement on Final Map 10606, subject to subsequent approval by the Board of  
24 Supervisors; and, be it

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1           FURTHER MOVED, That the San Francisco Board of Supervisors hereby authorizes  
2 the Public Works Director to enter all necessary recording information on the Final Map and  
3 authorizes the Clerk of the Board of Supervisors to execute the Clerk’s statement as set forth  
4 herein.

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DESCRIPTION APPROVED:

RECOMMENDED:

/s/\_\_\_\_\_

/s/\_\_\_\_\_

James Ryan, PLS  
Acting City and County Surveyor

Alaric Degrafinried  
Acting Director of Public Works