

File No. 260023

Committee Item No. _____

Board Item No. 29

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: February 10, 2026

Cmte Board

- Motion
- Resolution
- Ordinance
- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
- MOU
- Grant Information Form
- Grant Budget
- Subcontract Budget
- Contract/Agreement
- Award Letter
- Application
- Public Correspondence

OTHER

<input type="checkbox"/>	<input type="checkbox"/>	_____
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Prepared by: Jocelyn Wong

Date: February 6, 2026

1 [Approving Conditional Use Authorization - 524-526 Vallejo Street and 4-4A San Antonio
2 Place]

3 **Motion disapproving the decision of the Planning Commission de facto denying a**
4 **Conditional Use Authorization, identified as Planning Case No. 2024-011561CUA, for a**
5 **proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place; approving the**
6 **Conditional Use Authorization for the proposed project; and making environmental**
7 **findings, and findings of consistency with the General Plan, and the eight priority**
8 **policies of Planning Code, Section 101.1.**

9
10 MOVED, That the Planning Commission’s de facto denial on December 4, 2025, of a
11 Conditional Use Authorization identified as Planning Case No. 2024-011561CUA, to legalize
12 the merger of three dwelling units on second and third floors into one dwelling unit and to
13 reinstate one dwelling unit on the ground floor within an existing four-unit residential building
14 located within RM-1 (Residential Mixed, Low Density) Zoning District, Telegraph Hill-North
15 Beach Residential SUD (Special Use District), Priority Equity Geographies SUD, and 40-X
16 Height and Bulk District; for a proposed project located at: 524-526 Vallejo Street and 4-4A
17 San Antonio Place, Assessor’s Parcel Block No. 0164, Lot No. 003 (“Project”), is hereby
18 disapproved; and, be it

19 FURTHER MOVED, That the Board of Supervisors approves the Conditional Use
20 Authorization identified as Planning Case No. 2024-011561CUA, and, be it

21 FURTHER MOVED, That the Board of Supervisors affirms the Planning Department’s
22 October 24, 2025, determination that the Project is exempt from the California Environmental
23 Quality Act (“CEQA”) as a Class 1 Exemption under CEQA as described in the determination
24 contained in the Planning Department files for this Project, and, be it

25

1 FURTHER MOVED, That Board of Supervisors finds the Project is, on balance,
2 consistent with the General Plan for the reasons included in the findings to be adopted in
3 support of this decision, and, be it

4 FURTHER MOVED, That the Boad of Supervisors finds the Project, on balance, is
5 consistent with the eight priority-planning policies of Planning Code Section 101.1(b) for the
6 reasons included in the findings to be adopted in support of this decision.

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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor _____ inquiries..."
- 5. City Attorney Request
- 6. Call File No. _____ from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No. _____
- 9. Reactivate File No. _____
- 10. Topic submitted for Mayoral Appearance before the Board on _____

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Clerk of the Board

Subject:

Approving Conditional Use Authorization - 524-526 Vallejo Street and 4-4A San Antonio Place

Long Title or text listed:

Motion disapproving the decision of the Planning Commission de facto denying a Conditional Use Authorization, identified as Planning Case No. 2024-011561CUA, for a proposed project at 524-526 Vallejo Street and 4-4A San Antonio Place; approving the Conditional Use Authorization for the proposed project; and making environmental findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Signature of Requestor: 

260023