

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.