

Phone (415) 554-6778  
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E-mail AAB@sfgov.org



**ASSESSMENT APPEALS BOARD**  
City Hall, Room 405  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4697

**Agenda\* / Notice of Assessment Appeals Board**  
**Assessment Appeals Pre-Hearing Conference Hearing**

**REMOTE MEETING**  
**PUBLIC COMMENT CALL-IN**  
**1(415) 906-4659 / Meeting ID: 588 460 085 #**

**Friday, March 19, 2021**  
**09:30 AM**

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment\* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0570
APPLICANT:	SAFEWAY INC
PARCEL NO:	8702 612
PARCEL ADDRESS:	0200 - 0298 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,638,868.00
APPLICANT'S OPINION:	\$9,319,434.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

3) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0571
APPLICANT:	SIC-MCM 750 OFARRELL STREET
PARCEL NO:	0320 011
PARCEL ADDRESS:	0750 O'FARRELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$15,432,609.00
APPLICANT'S OPINION:	\$7,716,305.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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### 4) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0572  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 613  
PARCEL ADDRESS: 0210 KING ST, #O-1  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,750,759.00  
APPLICANT'S OPINION: \$875,380.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 5) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0573  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 614  
PARCEL ADDRESS: 0210 KING ST, #O-2  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,156,038.00  
APPLICANT'S OPINION: \$578,019.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 6) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0574  
APPLICANT: SIC-MCM 72 GOUGH STREET LP  
PARCEL NO: 0854 006  
PARCEL ADDRESS: 1684 - 1698 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,406,548.00  
APPLICANT'S OPINION: \$8,704,616.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### 7) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0575  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 615  
PARCEL ADDRESS: 0210 KING ST, #O-3  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,731,364.00  
APPLICANT'S OPINION: \$865,682.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 8) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0576  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 616  
PARCEL ADDRESS: 0210 KING ST, #O-4  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,680,727.00  
APPLICANT'S OPINION: \$840,364.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0581  
APPLICANT: ALBERT'S ORGANICS  
PARCEL NO: 2019205741  
PARCEL ADDRESS: 1625 BUSH ST, #3  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$275,674.00  
APPLICANT'S OPINION: \$137,837.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 10) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0583  
APPLICANT: TWILIO INC.  
PARCEL NO: 2019209513  
PARCEL ADDRESS: 0375 BEALE ST, #300  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$21,453,663.00  
APPLICANT'S OPINION: \$10,726,831.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 11) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0587  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 617  
PARCEL ADDRESS: 0210 KING ST, #O-5  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,704,429.00  
APPLICANT'S OPINION: \$852,214.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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### 12) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0589  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 618  
PARCEL ADDRESS: 0210 KING ST, #O-6  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,821,865.00  
APPLICANT'S OPINION: \$910,932.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 13) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0595  
APPLICANT: BEACON RETAIL LP  
PARCEL NO: 8702 619  
PARCEL ADDRESS: 0210 KING ST, #O-7  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,575,143.00  
APPLICANT'S OPINION: \$787,572.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 14) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0596  
APPLICANT: SIC-MCM 839 LEAVENWORTH STREET  
PARCEL NO: 0280 002  
PARCEL ADDRESS: 0839 LEAVENWORTH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$17,132,613.00  
APPLICANT'S OPINION: \$8,577,533.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

### 15) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0600  
APPLICANT: 1730 KEARNY LTD.  
PARCEL NO: 0060 008  
PARCEL ADDRESS: 1730 KEARNY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,073,398.00  
APPLICANT'S OPINION: \$6,672,976.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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### 16) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0605  
APPLICANT: SALESFORCE.COM, INC.  
PARCEL NO: 2019206445  
PARCEL ADDRESS: 101 SPEAR ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$48,888,083.00  
APPLICANT'S OPINION: \$36,666,062.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 17) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0606  
APPLICANT: SALESFORCE.COM, INC.  
PARCEL NO: 2019208192  
PARCEL ADDRESS: 350 MISSION ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$95,662,629.00  
APPLICANT'S OPINION: \$71,746,972.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 18) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0607  
APPLICANT: SALESFORCE.COM, INC.  
PARCEL NO: 2019211096  
PARCEL ADDRESS: 415 MISSION ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$45,422,422.00  
APPLICANT'S OPINION: \$34,066,817.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 19) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0608  
APPLICANT: ACCENTURE LLP  
PARCEL NO: 2019212591  
PARCEL ADDRESS: 415 MISSION ST, #3100  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$52,421,147.00  
APPLICANT'S OPINION: \$39,315,861.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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### 20) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0609  
APPLICANT: DROPBOX INC  
PARCEL NO: 2019205996  
PARCEL ADDRESS: 0185 BERRY ST, #400  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$22,810,680.00  
APPLICANT'S OPINION: \$17,108,010.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 21) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0610  
APPLICANT: DROPBOX INC  
PARCEL NO: 2019207486  
PARCEL ADDRESS: 0333 BRANNAN ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$84,809,807.00  
APPLICANT'S OPINION: \$63,607,356.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 22) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0611  
APPLICANT: DROPBOX INC  
PARCEL NO: 2019211097  
PARCEL ADDRESS: 0250 BRANNAN ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$4,743,248.00  
APPLICANT'S OPINION: \$3,557,436.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 23) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0612  
APPLICANT: PAYPAL, INC  
PARCEL NO: 2019207213  
PARCEL ADDRESS: 0425 MARKET ST, #1200  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$15,081,996.00  
APPLICANT'S OPINION: \$5,676,634.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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### 24) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0613  
APPLICANT: SALESFORCE.COM, INC.  
PARCEL NO: 2019204730  
PARCEL ADDRESS: 0123 MISSION ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$5,143,629.00  
APPLICANT'S OPINION: \$3,857,722.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 25) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0617  
APPLICANT: ANAND FAMILY TRUST  
PARCEL NO: 0041 037  
PARCEL ADDRESS: 2300 MASON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,440,778.00  
APPLICANT'S OPINION: \$1,586,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

### 26) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0618  
APPLICANT: SALESFORCE.COM, INC.  
PARCEL NO: 2019205755  
PARCEL ADDRESS: 0050 FREMONT ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$128,497,599.00  
APPLICANT'S OPINION: \$96,373,200.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

### 27) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0621  
APPLICANT: UTC FIRE & SECURITY AMERICAS CORP  
PARCEL NO: 2019203784  
PARCEL ADDRESS: 0301 GROVE ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$283,020.00  
APPLICANT'S OPINION: \$120,013.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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### 28) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0629  
APPLICANT: BLOOMINGDALES, INC. / TAX DEPT.  
PARCEL NO: 2019400966  
PARCEL ADDRESS: 0845 MARKET ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$6,395,211.00  
APPLICANT'S OPINION: \$3,300,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### 29) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0630  
APPLICANT: MACYS.COM INC  
PARCEL NO: 2019401997  
PARCEL ADDRESS: 0680 FOLSOM ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$5,484,872.00  
APPLICANT'S OPINION: \$3,600,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### 30) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0631  
APPLICANT: MACY'S INC.  
PARCEL NO: 2019400072  
PARCEL ADDRESS: 0170 O'FARRELL ST,  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$19,763,246.00  
APPLICANT'S OPINION: \$11,400,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

### 31) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0638  
APPLICANT: SUTTER BAY HOSPITALS  
PARCEL NO: 6575 005  
PARCEL ADDRESS: 3615 CESAR CHAVEZ ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$854,219,935.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC



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32) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0974
APPLICANT:	SUTTER BAY HOSPITALS
PARCEL NO:	6575 005
PARCEL ADDRESS:	3615 CESAR CHAVEZ ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$514,111,311.00
APPLICANT'S OPINION:	\$426,432,616.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WD/PHC

### **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at [soft@sfgov.org](mailto:soft@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>

### **Ethics Requirements**

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site [www.sfgov.org/ethics](http://www.sfgov.org/ethics).

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

### **Disability Access**

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

### **Cell Phones, Pagers and Similar Sound-Producing Electronic Devices**

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

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### **Language Interpreters**

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Wilson Ng or Arthur Khoo at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame Wilson Ng or Arthur Khoo at (415) 554-5184.

PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求  
請電 (415) 554-7719

**More Information:** [English](#) | [中文](#) | [Español](#) | [Filipino](#)

\* Public comment will be taken on every item on the agenda.