

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 Board 2 Hearing**

**REMOTE MEETING**  
**PUBLIC COMMENT CALL-IN**  
**1(415) 906-4659 / Meeting ID: 500 613 268 #**

**Wednesday, March 17, 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:	2019-0779
APPLICANT:	SAFEWAY INC
PARCEL NO:	6635 055
PARCEL ADDRESS:	3372 - 3378 MISSION ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$16,564,814.00
APPLICANT'S OPINION:	\$16,100,928.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0780
APPLICANT:	SAFEWAY INC
PARCEL NO:	2019200311
PARCEL ADDRESS:	0625 MONTEREY BLVD,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$355,893.00
APPLICANT'S OPINION:	\$177,947.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0781  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019200314  
PARCEL ADDRESS: 0850 LA PLAYA ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$2,075,019.00  
APPLICANT'S OPINION: \$1,037,510.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

5) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0782  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2346 014  
PARCEL ADDRESS: 0700 TARAVAL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,548,775.00  
APPLICANT'S OPINION: \$6,941,918.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0783  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019200308  
PARCEL ADDRESS: 4950 MISSION ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$2,141,198.00  
APPLICANT'S OPINION: \$1,070,599.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0784  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019 016  
PARCEL ADDRESS: 2350 NORIEGA ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$18,509,231.00  
APPLICANT'S OPINION: \$17,873,747.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0785  
APPLICANT: SAFEWAY INC  
PARCEL NO: 0725 030  
PARCEL ADDRESS: 1401 FILLMORE ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$28,905,395.00  
APPLICANT'S OPINION: \$27,273,654.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0786  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019200310  
PARCEL ADDRESS: 2351 POWELL (NORTHPOINT MALL) ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$1,734,546.00  
APPLICANT'S OPINION: \$867,273.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

10) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0787  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019201641  
PARCEL ADDRESS: 2300 16TH ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$3,931,823.00  
APPLICANT'S OPINION: \$1,965,912.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

11) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0788  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019200312  
PARCEL ADDRESS: 2020 MARKET ST,  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$5,863,171.00  
APPLICANT'S OPINION: \$2,931,586.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
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12) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0789  
APPLICANT: SAFEWAY INC  
PARCEL NO: 0446 002  
PARCEL ADDRESS: 0015 MARINA BLVD  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$23,413,696.00  
APPLICANT'S OPINION: \$22,534,631.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

13) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0790  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019211025  
PARCEL ADDRESS: 1200 IRVING ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$1,436,947.00  
APPLICANT'S OPINION: \$718,474.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

14) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0791  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019202767  
PARCEL ADDRESS: 0298 KING ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$4,645,539.00  
APPLICANT'S OPINION: \$2,322,770.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

15) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0792  
APPLICANT: SAFEWAY INC  
PARCEL NO: 1650 036  
PARCEL ADDRESS: 0735 7TH AVE  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$17,194,570.00  
APPLICANT'S OPINION: \$16,408,371.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0793  
APPLICANT: SAFEWAY INC  
PARCEL NO: 2019200309  
PARCEL ADDRESS: 0145 JACKSON ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$999,624.00  
APPLICANT'S OPINION: \$499,812.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

17) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1263  
APPLICANT: BURGER BAR SAN FRANCISCO  
PARCEL NO: 2020900410  
PARCEL ADDRESS: 0251 GEARY ST, #600  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$135,057.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1264  
APPLICANT: BURGER BAR SAN FRANCISCO  
PARCEL NO: 2020900411  
PARCEL ADDRESS: 0251 GEARY ST, #600  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$129,038.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION: 2019-1265  
APPLICANT: BURGER BAR SAN FRANCISCO  
PARCEL NO: 2020900412  
PARCEL ADDRESS: 251 GEARY ST, #600  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$137,543.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE  
STATUS: WITHDRAWN

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2019-1266
APPLICANT:	BURGER BAR SAN FRANCISCO
PARCEL NO:	2020900413
PARCEL ADDRESS:	251 GEARY ST, #600
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$105,523.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

### **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 [sotf@sfgov.org](mailto:sotf@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.