

Phone (415) 554-6778
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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 1 Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 563 940 939#**

Wednesday, July 31, 2024

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) Announcements
- 2) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2023-1115
APPLICANT:	55 HAWTHORNE SF OWNER LLC
PARCEL NO:	3735 046
PARCEL ADDRESS:	55 HAWTHORNE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$137,215,238.00
APPLICANT'S OPINION:	\$68,607,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1282
APPLICANT: 88 BROADWAY FAMILY LP
PARCEL NO: 812861
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$83,379,645.00
APPLICANT'S OPINION: \$57,770,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1285
APPLICANT: 88 BROADWAY FAMILY LP
PARCEL NO: 812861
PARCEL ADDRESS:
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$78,061,514.00
APPLICANT'S OPINION: \$56,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Possessory Interest
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1392
APPLICANT: A STAR HOLDINGS, LLC
PARCEL NO: 3731 002
PARCEL ADDRESS: 220-224 6TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,667,678.00
APPLICANT'S OPINION: \$2,800,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1476
APPLICANT: GRUBER FAMILY PARTNERS
PARCEL NO: 0589 001
PARCEL ADDRESS: 2201 PACIFIC AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$35,473,500.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1510
APPLICANT: 2346 LOMBARD LLC
PARCEL NO: 0489 015
PARCEL ADDRESS: 2346 LOMBARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,120,000.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1517
APPLICANT: DARYABI ONE LLC
PARCEL NO: 1216 015
PARCEL ADDRESS: 1133 FELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,128,730.00
APPLICANT'S OPINION: \$3,000,900.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1519
APPLICANT: TH SPRING STREET LLC
PARCEL NO: 0832 005
PARCEL ADDRESS: 230 OAK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,187,154.00
APPLICANT'S OPINION: \$4,001,158.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2023-1611
APPLICANT: WOO FAMILY TR 5/21/16
PARCEL NO: 0250 003A
PARCEL ADDRESS: 1025 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,262,472.00
APPLICANT'S OPINION: \$1,471,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2076
APPLICANT: WCOT EXTRA SPACE WEST TWO CESAR CHAVEZ
PARCEL NO: 4339 001
PARCEL ADDRESS: 2501-2535 CESAR CHAVEZ ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$43,059,633.00
APPLICANT'S OPINION: \$21,529,816.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2113
APPLICANT: WESTLAKE KIRKHAM HEIGHTS, LLC
PARCEL NO: 2636 001
PARCEL ADDRESS: 1545 5TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$50,283,520.00
APPLICANT'S OPINION: \$25,143,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2023-2237
APPLICANT: HV-645 HARRISON INC
PARCEL NO: 3763 105
PARCEL ADDRESS: 645 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,457,795.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2023
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/ASR

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 sof@sfgov.org.

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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.

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.

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)

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact bos@sfgov.org or call (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame bos@sfgov.org or (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.