

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

## THIS MEETING IS CANCELLED

### **Agenda\* / Notice of Assessment Appeals Board Assessment Appeals Board 2 Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 374 283 893#**

**Wednesday, February 23, 2022  
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:	2021-0161
APPLICANT:	GRANDVIEW APT LLC
PARCEL NO:	2776 015
PARCEL ADDRESS:	285 GRAND VIEW AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,762,803.00
APPLICANT'S OPINION:	\$2,800,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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

APPLICATION: 2021-0162  
APPLICANT: MINATO KU LLC  
PARCEL NO: 4146 015A  
PARCEL ADDRESS: 992-998 FLORIDA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,540,244.00  
APPLICANT'S OPINION: \$1,791,606.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2021-0163  
APPLICANT: MINATO KU LLC  
PARCEL NO: 1730 049  
PARCEL ADDRESS: 1240 21ST AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,600,276.00  
APPLICANT'S OPINION: \$3,150,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2021-0166  
APPLICANT: GOLDEN PACIFIC PROPERTIES LLC  
PARCEL NO: 3563 030  
PARCEL ADDRESS: 2317-2335 MARKET ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,860,087.00  
APPLICANT'S OPINION: \$4,700,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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

APPLICATION: 2021-0167  
APPLICANT: WONG, STEPHEN  
PARCEL NO: 1085 038  
PARCEL ADDRESS: 828 ANZA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,961,122.00  
APPLICANT'S OPINION: \$5,350,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0169  
APPLICANT: 357 SVN LLC  
PARCEL NO: 3530 026  
PARCEL ADDRESS: 257-259 S SOUTH VAN NESS AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,627,945.00  
APPLICANT'S OPINION: \$1,700,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0196  
APPLICANT: LUGO FMLY LVG TR  
PARCEL NO: 3745 527  
PARCEL ADDRESS: 338 SPEAR ST, #21C  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,667,808.00  
APPLICANT'S OPINION: \$1,020,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0207  
APPLICANT: OAKWOOD STONE APARTMENTS, LP  
PARCEL NO: 3587 071  
PARCEL ADDRESS: 9 -11 OAKWOOD ST  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$180,000.00  
APPLICANT'S OPINION: \$75,489.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

11) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0221  
APPLICANT: CABLAYAN, ROYCE  
PARCEL NO: 3582 111  
PARCEL ADDRESS: 4052 18TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$943,770.00  
APPLICANT'S OPINION: \$747,275.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0277  
APPLICANT: SHINOHARA LANE II, LP AND SAN FRANCISCO PROPERTIES, LLC  
PARCEL NO: 2647 035  
PARCEL ADDRESS: 400-418 CASTRO ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,684,754.00  
APPLICANT'S OPINION: \$5,200,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0303  
APPLICANT: JABOUR PRESIDIO PROPERTIES LLC  
PARCEL NO: 1022 016  
PARCEL ADDRESS: 424-432 PRESIDIO AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,948,554.00  
APPLICANT'S OPINION: \$1,769,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0326  
APPLICANT: NUTRAGOODS INTERNATIONAL, LLC  
PARCEL NO: 4227 001  
PARCEL ADDRESS: 1200 INDIANA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,419,316.00  
APPLICANT'S OPINION: \$1,451,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

**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](mailto:sof@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/>

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### **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)

### **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.