

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the remote Pre-Hearing Conference of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, September 29, 2026, at 1:30 p.m.

Present: Adena Gilbert, Claire Ervin Lee, and Joyce Lewis

Quorum present

Chairperson: Adena Gilbert, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2025 assessment roll having been present for this prehearing conference, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2025-10897	WW Copper Works LLC	Documents due to Assessor in 45 days; Schedule valuation hearing Mid- December 2026
2025-10902	GG Partners LP	Documents due to Assessor in 30 days; Schedule valuation hearing December 2026
2025-10908	CPF 856 Market Street LLC	Removed from Prehearing by Assessor at Hearing
2025-10915	Rivers United Inc.	Documents due to Assessor in 30 days; Schedule valuation hearing December 2026
2025-10928	Rivers United Inc.	Same as above
2025-10931	Rivers United Inc.	Same as above
2025-10941	Woodmont OM LLC	Same as above
2025-10944	Montgomery Building Inc.	Same as above
2025-10946	1072 Bryant Street LLC	Documents due to Assessor in 45 days; Schedule valuation hearing Mid- December 2026
2025-10950	Hardwick Partners II	Documents due to Assessor in 30 days; Schedule valuation hearing December 2026
2025-10955	Alvin Louie	Same as above
2025-10959	Hardwick Partners	Same as above
2025-10965	225 Bush St. Owners LLC	Same as above
2025-10971	225 Bush Street Owners LLC	Same as above
2025-10972	20 6 th Street LLC	Same as above
2025-10977	Sunhill Corporation	Same as above
2025-10980	Alert Hotel LLC	Same as above
2025-10983	Cypress Capital Inc	Same as above
2025-10990	1700 Mission St LLC	Same as above

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2025-10991	Oryx 2395 29 th Ave LLC	Documents due to Assessor in 30 days; Schedule valuation hearing December 2026
2025-10994	30 Sycamore LLC	Same as above
2025-11014	Zatopastephens	Same as above
2025-11018	Michael Klestoff	Same as above
2025-11028	21 st Castro LLC	Documents due to Assessor in 15 days; Schedule valuation hearing Mid-November 2026
2025-11053	Archstone Daggett Place LLC	Documents due to Assessor in 30 days; Schedule valuation hearing December 2026
2025-11055	Archstone Daggett Place LLC	Same as above
2025-11070	Delores Terrace LLC	Documents due to Assessor in 45 days; Schedule valuation hearing Mid-December 2026
2025-11072	New Deal Holdings	Same as above
2025-11084	Jerry Glembocki	Documents due to Assessor in 30 days; Schedule valuation hearing December 2026
2025-11188	Jonathan Sanchez	Same as above
2025-11193	Joanna Kong	Same as above
2025-11200	Joanna Kong	Same as above
2025-11204	Manoj Kapoor	Same as above
2025-11212	Manoj Kapoor	Same as above
2025-11217	Manoj Kapoor	Same as above
2025-11219	Siuling Kong	Same as above
2025-11221	Manoj Kapoor	Same as above
2025-11225	Siuling Kong	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2025 assessment roll having not been present for this prehearing conference, the Board took certain action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2025-10926	Guitar Center Stores Inc.	Denied; Lack of appearance
2025-10930	Guitar Center Stores Inc.	Same as above
2025-11015	Zoox	Same as above
2025-11059	ISM Management Company LLC	Same as above
2025-11075	Paramount Estate LLC	Same as above
2025-11083	HK Peninsula LLC	Same as above
2025-11100	Boris Fudym	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2025 assessment roll having not been present for this prehearing conference, the Board took no action, as specified under this date, on the original of the respective applications:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2025-10900	278 Post Street Inc.	Removed from Prehearing by Assessor
2025-10907	Baker Botts	Withdrawn
2025-10918	1049 Market Street LLC	Removed from Prehearing by Assessor
2025-10936	1035 Market LLC	Same as above
2025-10937	1035 Market LLC	Same as above
2025-10940	1035 Market LLC	Same as above
2025-10987	Lon Hardeman	Removed from Prehearing by Assessor
2025-11008	SF Hotel Investors LLC	Postponed
2025-11009	Evan Yeh	Same as above
2025-11078	OSM Trade Street LP	Removed from Prehearing by Assessor
2025-11081	OSM 272 Ninth LP	Same as above
2025-11082	565 Ellis OSM LP	Same as above
2025-11234	Mary Ryan	Postponed

There being no further business, the Board, at the hour of 2:34 p.m., recessed to reconvene Wednesday, September 30, 2026, at 9:30 a.m.

Beatrice Descallar
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Thursday, October 1, 2026

Angela Calvillo
Clerk of the Board of Supervisors