

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 Thursday, October 1, 2026, at 1:32 p.m.

Present: Mervin Conlan, Adena Gilbert and Claire Ervin Lee

Quorum present

Chairperson: Adena Gilbert, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the 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>
2024-4658	Guitar Center Stores, Inc.	Documents due to Assessor in 30 days; schedule valuation hearing mid-December 2026
2024-4659	Guitar Center Stores, Inc.	Same as above
2024-4725	J M Hollister LLC	Same as above
2024-4726	J M Hollister LLC	Same as above
2024-4733	Smith Group Inc.	Documents due to Assessor in 30 days; schedule valuation hearing January 2027
2024-4734	Smith Group Inc.	Same as above
2024-4735	Smith Group Inc.	Same as above
2024-4736	Smith Group Inc.	Same as above
2024-4737	Smith Group Inc.	Same as above
2024-4738	Smith Group Inc.	Same as above
2025-0002	HWA 555 Owners, LLC	Documents due to Assessor in 30 days; schedule valuation hearing December 2026
2025-1966	1550 Wallace Avenue LLC	Same as above
2025-2388	Digital 365 Main LLC	Same as above
2025-4874	Hyde 1369 Owner LP	Same as above
2025-4875	Sacramento 1474 Owner LP	Same as above
2025-10519	EAT LLC MSCI	Same as above

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

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2023-2461	CFW 55 Owner LLC	Removed from prehearing by Assessor
2023-2462	CFW 55 Owner LLC	Same as above
2023-2463	CFW 55 Owner LLC	Same as above

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2023-4047	Amazon	Removed from prehearing by Assessor at hearing
2023-4048	Amazon	Same as above
2023-4049	Amazon	Same as above
2023-4050	Amazon	Same as above
2023-4051	Amazon	Same as above
2023-4052	Amazon	Same as above
2023-4053	Amazon	Same as above
2024-2969	Pine Street SNF, LLC	Withdrawn
2024-3248	Broadway Properties, LLC	Removed from prehearing by Assessor
2024-4895	DC San Francisco 1 Property LLC	Same as above
2024-4896	DC San Francisco 1 Property LLC	Same as above
2025-0918	Roger Abuyaghi	Withdrawn
2025-0919	Roger Abuyaghi	Same as above
2025-0926	Malti Investments LLC	Postponed
2025-1768	Oceanwide Center LLC	Same as above
2025-1769	Oceanwide Center LLC	Same as above
2025-1770	Oceanwide Center LLC	Same as above
2025-1771	Oceanwide Center LLC	Same as above
2025-1772	Oceanwide Center LLC	Same as above
2025-1773	Oceanwide Center LLC	Same as above
2025-1774	Oceanwide Center LLC	Same as above
2025-2063	2141 Lake Street LLC	Same as above
2025-2438	1460 Associates LP	Removed from prehearing by Assessor
2025-2441	2852 Associates LP	Same as above
2025-2613	BRE/Japantown Owner LLC	Same as above
2025-2614	BRE/Japantown Owner LLC	Same as above
2025-2615	BRE/Japantown Owner LLC	Same as above
2025-2616	BRE/Japantown Owner LLC	Same as above
2025-2618	Dons Hotel Owner LP	Same as above
2025-2619	Done Hotel Owner LP	Same as above
2025-2621	Ramblers Hotel Owners LP	Same as above
2025-2624	Crusaders Hotel Owner LP	Same as above
2025-2625	Crusaders Hotel Owner LP	Same as above
2025-2626	SHR St. Francis LLC	Same as above
2025-2627	SHR St. Francis LLC	Same as above
2025-2632	156 Geary Property Owner	Postponed
2025-2633	One Grant Property Owner LLC	Same as above
2025-2642	HPT Geary Properties Tr.	Same as above
2025-2644	One Stockton Realty LLC	Same as above
2025-2647	CWI 2 San Francisco Hotel LP	Same as above

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2025-2906	Jackson Kearny Property Owner, LLC	Removed from prehearing by Assessor
2025-4860	SF Apartment 1A Pool LLC	Same as above
2025-4862	SF Apartment 1A Pool LLC	Same as above
2025-4863	SF Apartment 1A Pool LLC	Same as above
2025-4864	SF Apartment 1A Pool LLC	Same as above
2025-9243	Axis Fee Owner LLC	Same as above
2025-9816	Qian Pietila	Removed from prehearing by Assessor at hearing
2025-10445	SFSPE TI LLC SFSPE OBI LLC TIC SFSPE TG LLC SFSPE MH LLC	Removed from prehearing by Assessor
2025-10451	SFSPE TI LLC SFSPE OBI LLC TIC SFSPE TG LLC SFSPE MH LLC	Same as above
2025-10457	SFSPE MH LLC SFSPE TI LLC SFSPE TG LLC SFSPE MH LLC	Same as above
2025-10518	Avenue LLC 195 E Fourth	Same as above

There being no further business, the Board, at the hour of 2:15 p.m., recessed to reconvene Friday, October 2, 2026, at 9:30 a.m.

Paige Coray
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Friday, October 2, 2026

Angela Calvillo
Clerk of the Board of Supervisors