

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 1 Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 922 913 603#**

**Thursday, November 30, 2023
09:30 AM (ALL DAY)**

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:	2022-1662
APPLICANT:	EXPH FLAGHOUSE LLC
PARCEL NO:	0149 032
PARCEL ADDRESS:	1652 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,265,217.00
APPLICANT'S OPINION:	\$3,490,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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

APPLICATION:	2022-1663
APPLICANT:	EXPH FLAGHOUSE LLC
PARCEL NO:	0149 032
PARCEL ADDRESS:	1652 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,350,521.00
APPLICANT'S OPINION:	\$2,700,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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5) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1894
APPLICANT:	OUTFRONT MEDIA GROUP LLC
PARCEL NO:	0021980313
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$0.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1895
APPLICANT:	OUTFRONT MEDIA GROUP LLC
PARCEL NO:	0021980314
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$0.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1928
APPLICANT:	ALCATRAZ CRUISES LLC
PARCEL NO:	813180
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$33,239,782.00
APPLICANT'S OPINION:	\$16,619,892.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/ASR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7414
APPLICANT:	570 GROVE 573 BIRCH A2 LP
PARCEL NO:	0794 011
PARCEL ADDRESS:	570 GROVE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,398,359.00
APPLICANT'S OPINION:	\$2,200,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7435
APPLICANT:	EQUITY GROWTH ASSET MANGEMENT
PARCEL NO:	0041 004
PARCEL ADDRESS:	2231-2233 POWELL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,756,795.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7440
APPLICANT:	570 JESSIE, LLC
PARCEL NO:	3703 086
PARCEL ADDRESS:	570 JESSIE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$23,536,251.00
APPLICANT'S OPINION:	\$12,747,646.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7468
APPLICANT:	HOFFMAN FAMILY TRUST
PARCEL NO:	0975 018
PARCEL ADDRESS:	3015 PACIFIC AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,590,365.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7492
APPLICANT:	ROUSSEL, ERIC
PARCEL NO:	3730 120
PARCEL ADDRESS:	7 LANGTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,570,066.00
APPLICANT'S OPINION:	\$1,670,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/441

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7524
APPLICANT:	HASENBECK, ROMAN
PARCEL NO:	3787 127
PARCEL ADDRESS:	601 4TH ST, 321
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,367,056.00
APPLICANT'S OPINION:	\$1,281,500.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7667
APPLICANT:	1045 SANSOME OWNER LLC
PARCEL NO:	0134 032
PARCEL ADDRESS:	229 GREEN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$515,283.00
APPLICANT'S OPINION:	\$257,642.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/ASR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7723
APPLICANT:	ARRIAGA, PAULA
PARCEL NO:	3755 192
PARCEL ADDRESS:	57A RODGERS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$875,980.00
APPLICANT'S OPINION:	\$750,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7821
APPLICANT:	CHESHILL LLC
PARCEL NO:	6969 019
PARCEL ADDRESS:	33 SENECA AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$40,461,326.00
APPLICANT'S OPINION:	\$37,300,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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17) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7919
APPLICANT:	JL PROPERTY LLC
PARCEL NO:	0048 006
PARCEL ADDRESS:	0930 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,181,671.00
APPLICANT'S OPINION:	\$3,600,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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 soft@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.

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)

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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.