

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, January 29, 2026, at 1:32 p.m.

Present: C. Ervin Lee, Joyce Lewis and S. Elizabeth Miller

Quorum present

Chairperson: S. Elizabeth Miller, 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>
2023-0591	940 Guerrero LLC	Documents due to Assessor in 30 days; schedule valuation hearing April 2026
2023-3347	Force Investment LLC	Documents due to Assessor in 45 days; schedule valuation hearing mid-April 2026
2023-7814	Cypress Capital Inc.	Documents due to Assessor in 30 days; schedule valuation hearing April 2026
2023-9200	A & A Portfolio Investments LLC	Documents due to Assessor in 45 days; schedule valuation hearing mid-April 2026
2023-9777	Divco Group LLC	Documents due to Assessor in 30 days; schedule valuation hearing April 2026
2023-10421	RHI Mosser 275 Turk Street	Documents due to Assessor in 60 days; schedule valuation hearing May 2026
2023-10428	1677 Bush Street Assoc. LLC	Same as above
2023-10431	45 Brosnan Street Assoc. LLC	Same as above
2023-10432	140 Haight Street Assoc. LLC	Same as above
2023-10433	1074 Union Street Assoc. LLC	Same as above
2023-10436	1565 Washington Street Assoc. LLC	Same as above
2023-10437	1521-1523 Taylor Street Assoc.	Same as above
2023-10438	1525 Clay Street Assoc. LLC	Same as above
2023-10439	590 8 th Avenue Assoc. LLC	Same as above
2023-10440	716-720 20 th Avenue Assoc. LLC	Same as above
2024-3906	Recology Inc.	Documents due to Assessor in 30 days; schedule valuation hearing May 2026
2024-3907	Recology Inc.	Same as above
2024-3908	Recology Properties Inc.	Documents due to Assessor in 30 days; schedule valuation hearing April 2026
2024-3909	Recology Properties Inc.	Same as above
2024-3910	Recology Properties Inc.	Same as above
2024-3911	Recology Properties Inc.	Same as above

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2024-3921	274 Brannan JV LLC c/o The Swig Company	Documents due to Assessor in 45 days; schedule valuation hearing May 2026
2024-3922	Capital Research & Management Co.	Documents due to Assessor in 30 days; schedule valuation hearing May 2026
2024-3923	The Capital Group Inc.	Same as above
2024-3926	Oakmont Management Group	Documents due to Assessor in 60 days; schedule valuation hearing June 2026
2024-3927	Oakmont Management Group	Same as above
2024-3929	975 Bryant Street Apts. Investors LLC	Documents due to Assessor in 30 days; schedule valuation hearing April 2026
2024-3935	119 7 th St. Development LLC	Same as above
2024-3940	119 7 th St. Development LLC	Same as above
2024-3945	Alta Laguna LLC	Same as above
2024-3974	Full Energy Properties LLC	Same as above
2024-3975	Full Energy Properties LLC	Same as above
2024-4026	Meta Platforms Inc.	Same as above
2024-4033	Geary-Stockton Realty LLC	Documents due to Assessor in 60 days; schedule valuation hearing May 2026

The following listed applicants for change in the assessed valuation of property affecting various years of the regular 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>
2023-9820	AK 10 Reno LLC	Denied; Lack of appearance
2024-3950	OSM Trade Street LP	Same as above
2024-3952	565 Ellis Street LP	Same as above
2024-3953	OSM 531 Hyde LP	Same as above
2024-3957	Cielo Kitchens Inc.	Same as above
2024-3960	Colleen Kellison	Same as above
2024-3967	Flagship Athletic Performance	Same as above
2024-3978	Charles Schwab	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>
2021-0838	28 SASF Owner LLC	Removed from prehearing by Assessor
2023-4532	PPF/Blatteis 120 Stockton	Same as above
2023-4533	PPF/Blatteis 120 Stockton	Same as above
2023-9078	531 Commercial St.	Same as above
2023-9083	211 Jefferson LLC	Same as above

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (Continued)</u>
2023-9186	Valla LLC	Removed from prehearing by Assessor
2023-10185	New Deal Holdings	Postponed
2024-3914	CREF3 Innes Owner LLC	Withdrawn
2024-3915	CREF3 Innes Owner LLC	Same as above
2024-3916	CREF3 Napoleon Owner LLC	Removed from prehearing by Assessor
2024-3924	Morrison & Foerster	Postponed
2024-3925	Oakmont Management Group	Withdrawn
2024-3928	Wild Type Inc.	Same as above
2024-3931	10-950 Gough Owner LLC	Postponed
2024-3932	10-950 Gough Owner LLC	Same as above
2024-3933	Orange Submarine LLC	Same as above
2024-3934	Well California Investment LLC	Removed from prehearing by Assessor
2024-3939	418 Sutter Street LLC	Postponed
2024-3941	Harsch Investment Realty LLC	Same as above
2024-3943	DCG LLC	Same as above
2024-3944	400 Howard Street LLC	Same as above
2024-3947	One California Street Partners	Same as above
2024-3996	Peter Mikacich	Removed from prehearing by Assessor
2024-4006	Kim Pham	Same as above
2024-4087	Ponte Gadea California LLC	Same as above
2024-4088	Ponte Gadea California LLC	Same as above
2024-4089	Ponte Gadea California LLC	Same as above
2024-4091	Ponte Gadea California LLC	Same as above

There being no further business, the Board, at the hour of 2:56 p.m., recessed to reconvene Friday, January 30, 2026, at 9:30 a.m.

Lun Rivera
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Thursday, March 5, 2026

Angela Calvillo
Clerk of the Board of Supervisors