

**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, December 4, 2025, at 1:32 p.m.

Present: Claire 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 the 2024 assessment of assessment roll year being present, the Board took certain action, as specified under this date, on the original of the respective applications:

<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition</u></b>
2024-2879	Piombo-Van Hyde Marital TR	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-2880	Piombo-Van Hyde Marital TR	Same as above
2024-2883	2176 S Harbor BLVD LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-2884	2176 S Harbor BLVD LLC	Same as above
2024-2886	1288 Howard Owner LLC	Same as above
2024-2890	Christopher Harney	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-2895	650 California Street LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-2899	Geary Alpha Partners LP	Same as above
2024-2906	Sun Pacific Partners LLC	Same as above
2024-2910	JKLM Partners LLC	Same as above
2024-2912	LPF Yerba Buena INC	Same as above
2024-2913	Whole Foods Market CA INC/LPF ` Buena INC	Same as above
2024-2915	Whole Foods Market CA INC/LPF ` Buena INC	Same as above
2024-2917	Whole Foods Market CA INC/LPF ` Buena INC	Same as above
2024-2919	LPF Yerba Buena INC	Same as above
2024-2935	600 California Owner LLC	Same as above
2024-2945	Rivers United, INC.	Documents due to Assessor in 30 days; schedule valuation hearing mid-February 2026
2024-2946	Rivers United, INC.	Same as above
2024-2954	Golden Gateidence OPCP, LLC	Same as above
2024-2970	San Franciscoidence OPCO, LLC	Same as above
2024-2971	Golden California Healthcare, LLC	Same as above
2024-2995	Montgomery Place LLC	Documents due to Assessor in 30 days; schedule valuation hearing February 2026

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<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition (continued)</u></b>
2024-2998	Essex Fox Plaza LP	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-2999	Essex Fox Plaza LP	Same as above

The following listed applicants for change in the assessed valuation of property affecting the 2024 assessment roll year having not been present for this prehearing conference as scheduled, the Board took no action on the original of the respective applications:

<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition</u></b>
2024-2835	Swift 260 California Investors	Removed from prehearing by Assessor
2024-2836	Swift 260 California Investors	Same as above
2024-2837	Swift 260 California Investors	Same as above
2024-2838	Swift 260 California Investors	Same as above
2024-2839	Swift 260 California Investors	Same as above
2024-2840	Swift 260 California Investors	Same as above
2024-2841	Swift 260 California Investors	Same as above
2024-2842	Swift 260 California Investors	Same as above
2024-2843	Swift 260 California Investors	Same as above
2024-2844	Swift 260 California Investors	Same as above
2024-2845	Swift 260 California Investors	Same as above
2024-2846	Swift 260 California Investors	Same as above
2024-2847	Swift 260 California Investors	Same as above
2024-2848	Swift 260 California Investors	Same as above
2024-2849	Swift 260 California Investors	Same as above
2024-2850	Swift 260 California Investors	Same as above
2024-2851	Swift 260 California Investors	Same as above
2024-2852	Swift 260 California Investors	Same as above
2024-2853	Swift 260 California Investors	Same as above
2024-2854	Swift 260 California Investors	Same as above
2024-2855	Swift 260 California Investors	Same as above
2024-2856	Swift 260 California Investors	Same as above
2024-2857	Swift 260 California Investors	Same as above
2024-2858	Swift 260 California Investors	Same as above
2024-2859	Swift 260 California Investors	Same as above
2024-2891	Columbia Reit 201 California LLC	Same as above
2024-2893	Columbia Reit-221 Main LLC	Same as above
2024-2911	One Stockton Realty LLC	Postponed
2024-2914	One Grant Property Owner LLC	Same as above
2024-2916	156 Geary Property Owner	Same as above
2024-2926	HTLV SF LLC	Same as above
2024-2927	Ullman, SEPS & Stein LTD LP	Removed from prehearing by Assessor

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<b><u>Appeal No.</u></b>	<b><u>Name</u></b>	<b><u>Disposition (continued)</u></b>
2024-2928	Ullman, SEPS & Stein LTD LP	Removed from prehearing by Assessor
2024-2929	Ullman, SEPS & Stein LTD LP	Same as above
2024-2930	Ullman, SEPS & Stein LTD LP	Same as above
2024-2931	Ullman, SEPS & Stein LTD LP	Same as above
2024-2932	Ullman, SEPS & Stein LTD LP	Same as above
2024-2933	Ullman, SEPS & Stein LTD LP	Same as above
2024-2934	Ullman, SEPS & Stein LTD LP	Same as above
2024-2937	Leadwell Global Property LLC	Postponed
2024-2939	NOP 560 Mission LLC	Withdrawn
2024-2942	SFII Sharon LLC	Same as above
2024-2955	Related/Mariposa Development CO LP	Removed from prehearing by Assessor
2024-2956	Related/Mariposa Development CO LP	Same as above
2024-2957	1601 Mariposa Street Housing P	Same as above
2024-2973	Ratiram, LLC	Postponed

There being no further business, the Board, at the hour of 2:21 p.m., recessed to reconvene Monday, December 8, 2025, at 9:30am.

Lun Rivera  
Assessment Appeals Board Clerk

Alistair Gibson  
Administrator

Approved by the Board on Thursday, December 11, 2025

Angela Calvillo  
Clerk of the Board of Supervisors