

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 18, 2025, at 1:30 p.m.

Present: Claire Ervin Lee, Richard Lee and Joyce Lewis

Quorum present

Chairperson: Richard Lee, 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:

<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2024-2784	HTLV SF LLC	Documents due to Assessor in 60 days; schedule valuation hearing April 2026
2024-3210	Boubouffe LLC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-3225	Safeway INC	Same as above
2024-3228	Safeway INC	Same as above
2024-3241	Premier Wallness & Aesthetics	Same as above
2024-3251	Lucia Kidd	Same as above
2024-3254	Mickey Wong	Same as above
2024-3326	B.H. 333 Jefferson Street, LLC	Documents due to Assessor in 45 days; schedule valuation hearing March 2026
2024-3328	B.H. 333 Jefferson Street, LLC	Same as above
2024-3340	Akamai Technologies, INC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-3341	Capital One	Same as above
2024-3342	Capital One	Same as above
2024-3343	Apple Norcal LLC	Same as above
2024-3344	Kaiser Foundation Hostpitals	Same as above
2024-3345	Kaiser Hospital Asset Management,	Same as above
2024-3346	Kaiser Hospital Asset Management,	Same as above
2024-3347	Kaiser Health Plan Asset Manageme INC.	Same as above
2024-3348	Kaiser Health Plan Asset Manageme INC.	Same as above
2024-3349	Marsh USA INC.	Documents due to Assessor in 60 days; schedule valuation hearing May 2026
2024-3350	Marsh USA INC.	Same as above
2024-3351	Guy Carpenter and Company LLC	Same as above
2024-3352	Mercer (US) INC	Same as above
2024-3353	Oliver Wyman INC	Same as above
2024-3357	Panda Express, INC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-3358	Panda Express, INC	Same as above

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition (continued)</u>
2024-3359	Panda Express, INC	Documents due to Assessor in 30 days; schedule valuation hearing mid-March 2026
2024-3360	Panda Express, INC	Same as above
2024-3361	Ross Dress for Less, INC.	Documents due to Assessor in 45 days; schedule valuation hearing March 2026
2024-3362	Ross Dress for Less, INC.	Same as above
2024-3363	Ross Dress for Less, INC.	Same as above
2024-3364	Salesforce, INC	Documents due to Assessor in 60 days; schedule valuation hearing May 2026
2024-3365	Salesforce, INC	Same as above
2024-3366	Salesforce, INC	Same as above
2024-3367	Salesforce, INC	Same as above
2024-3368	Salesforce, INC	Same as above
2024-3369	Salesforce, INC	Same as above
2024-3370	Salesforce, INC	Same as above
2024-3371	Trader Joe's Company	Same as above
2024-3372	West Publishing Corporation	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-3373	Trader Joe's Company	Documents due to Assessor in 60 days; schedule valuation hearing May 2026
2024-3374	Trader Joe's Company	Same as above
2024-3375	Trader Joe's Company	Same as above
2024-3376	Trader Joe's Company	Same as above
2024-3377	Trader Joe's Company	Same as above
2024-3378	Zara USA, INC	Documents due to Assessor in 30 days; schedule valuation hearing March 2026
2024-3379	Zara USA, INC	Same as above
2024-3380	Zara USA, INC	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, 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>
2024-3289	The Neiman-Marcus Group, INC	Denied; Lack of appearance
2024-3319	920 Montgomery LLC	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:

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<u>Appeal No.</u>	<u>Name</u>	<u>Disposition</u>
2024-3000	Essex Fox Plaza LP	Removed from prehearing by Assessor
2024-3001	Essex Portfolio LP	Same as above
2024-3002	Essex Portfolio LP	Same as above
2024-3226	Safeway INC	Postponed
2024-3229	Safeway INC	Same as above
2024-3248	Broadway Properties, LLC	Same as above
2024-3259	Curtis Lin	Removed from prehearing by Assessor
2024-3260	Ralston Thomas Clarke	Same as above
2024-3273	Balmore Hernandez	Withdrawn
2024-3274	Luo Family Trust	Postponed
2024-3281	1019 Market Street	Same as above
2024-3283	Coventry Investments LLC	Same as above
2024-3285	351 9TH Street LLC	Same as above
2024-3286	468 9TH-271 Dore Street LLC	Same as above
2024-3287	476-478 Jackson Street, LLC	Same as above
2024-3293	Delucchi Properties	Removed from prehearing by Assessor
2024-3308	Peregrine Revocable Trust	Withdrawn
2024-3309	Kalafati Anton	Same as above
2024-3317	RNS CAPP LLC	Same as above
2024-3333	Kubota Credit Corporation USA	Removed from prehearing by Assessor
2024-3335	225 Post LLC	Postponed

There being no further business, the Board, at the hour of 3:02 p.m., recessed to reconvene Monday, January 5, 2025, at 9:30am.

Lun Rivera
Assessment Appeals Board Clerk

Alistair Gibson
Administrator

Approved by the Board on Friday, January 16, 2026

Angela Calvillo
Clerk of the Board of Supervisors