

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Thursday, May 11, 2017

1:30 PM

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) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

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

APPLICATION:	2015-1489
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,407,198.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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

APPLICATION:	2015-1490
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,418,125.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1491
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,466,438.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1493
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$449,818.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1494
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$451,858.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1495
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$460,885.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1497 |
| APPLICANT: | MILLWHEEL, LLC |
| PARCEL NO.: | 4228 204 |
| PARCEL ADDRESS: | 1305 INDIANA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$265,199.00 |
| APPLICANT'S OPINION: | \$120,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 9) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-1498 |
| APPLICANT: | MILLWHEEL, LLC |
| PARCEL NO.: | 4228 204 |
| PARCEL ADDRESS: | 1305 INDIANA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$266,401.00 |
| APPLICANT'S OPINION: | \$120,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-1499 |
| APPLICANT: | MILLWHEEL, LLC |
| PARCEL NO.: | 4228 204 |
| PARCEL ADDRESS: | 1305 INDIANA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$271,723.00 |
| APPLICANT'S OPINION: | \$120,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0084 |
| APPLICANT: | HARNEY, CHRISTOPHER |
| PARCEL NO.: | 3726 101 |
| PARCEL ADDRESS: | V, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$700,000.00 |
| APPLICANT'S OPINION: | \$450,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0085
APPLICANT: HARNEY, CHRISTOPHER
PARCEL NO.: 3726 108
PARCEL ADDRESS: 1077 - 1081 MISSION ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,250,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0138
APPLICANT: SUESS, FRED
PARCEL NO.: 2016200856
PARCEL ADDRESS: 1700 CALIFORNIA ST, #0500
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$294,972.00
APPLICANT'S OPINION: \$117,885.00
TAXABLE YEAR: 2016
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0233
APPLICANT: PHF RUBY, LLC
PARCEL NO.: 0029 003
PARCEL ADDRESS: 0590 BAY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$56,703,262.00
APPLICANT'S OPINION: \$28,000,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0242
APPLICANT: CHIA INVESTMENT LLC
PARCEL NO.: 3518 101
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,400,000.00
APPLICANT'S OPINION: \$894,970.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0315
APPLICANT: IHMS SF, LLC
PARCEL NO.: 0294 013
PARCEL ADDRESS: 0340 STOCKTON ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$56,352,644.00
APPLICANT'S OPINION: \$51,429,236.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

17) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0351
APPLICANT: QUAN, WILLIAM
PARCEL NO.: 1435 013B
PARCEL ADDRESS: 3900 GEARY BLVD,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,995,046.00
APPLICANT'S OPINION: \$2,400,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0605
APPLICANT: HORNBLOWER YACHTS, INC.
PARCEL NO.: 2016700725
PARCEL ADDRESS: PIER 3/BERTH/L-10421,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$431,762.00
APPLICANT'S OPINION: \$215,881.00
TAXABLE YEAR: 2016
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0606
APPLICANT: HORNBLOWER YACHTS, INC.
PARCEL NO.: 2016701283
PARCEL ADDRESS: L12175/PIER3/51-EXCU,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,705,064.00
APPLICANT'S OPINION: \$852,532.00
TAXABLE YEAR: 2016
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0638 |
| APPLICANT: | 631 HOWARD, LLC |
| PARCEL NO.: | 3735 005 |
| PARCEL ADDRESS: | 0631 HOWARD ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$24,532,853.00 |
| APPLICANT'S OPINION: | \$23,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0641 |
| APPLICANT: | DANIEL BURNHAM HOLDINGS LLC |
| PARCEL NO.: | 0690 018 |
| PARCEL ADDRESS: | 0001 DANIEL BURNHAM CT, #2 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,697,094.00 |
| APPLICANT'S OPINION: | \$8,800,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0642 |
| APPLICANT: | DANIEL BURNHAM HOLDINGS LLC |
| PARCEL NO.: | 0690 017 |
| PARCEL ADDRESS: | 1000 DANIEL BURNHAM CT, #1 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,329,835.00 |
| APPLICANT'S OPINION: | \$2,150,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0700 |
| APPLICANT: | SF HOTEL INVESTORS LLC |
| PARCEL NO.: | 0351 001 |
| PARCEL ADDRESS: | 1100 - 1112 MARKET ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,733,962.00 |
| APPLICANT'S OPINION: | \$8,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

24) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0820
APPLICANT: 1595 PACIFIC AVE LP
PARCEL NO.: 0596 024
PARCEL ADDRESS: 1946 POLK ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$19,132,999.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0972
APPLICANT: CHU, KHANG
PARCEL NO.: 5384C011
PARCEL ADDRESS: 0071 MADDUX AVE,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$825,000.00
APPLICANT'S OPINION: \$625,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's 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 (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: 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 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting 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 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (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)

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

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

* Public comment will be taken on every item on the agenda.