

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Thursday, January 11, 2018

9:30 AM

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:	2016-0262
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,380,463.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2016-0336
APPLICANT:	ARE-SAN FRANCISCO NO. 15
PARCEL NO.:	8709 022
PARCEL ADDRESS:	1670 OWENS ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$37,119,682.00
APPLICANT'S OPINION:	\$9.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0337 |
| APPLICANT: | ARE-SAN FRANCISCO NO. 19 |
| PARCEL NO.: | 8721 018 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$421,680.00 |
| APPLICANT'S OPINION: | \$9.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0338 |
| APPLICANT: | ARE-SAN FRANCISCO NO. 19 |
| PARCEL NO.: | 8721 022 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,198,027.00 |
| APPLICANT'S OPINION: | \$9.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0339 |
| APPLICANT: | ARE-SAN FRANCISCO NO. 19 |
| PARCEL NO.: | 8721 031 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$41,086.00 |
| APPLICANT'S OPINION: | \$9.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0340 |
| APPLICANT: | ARE-SAN FRANCISCO NO. 19 |
| PARCEL NO.: | 8721 034 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,453,546.00 |
| APPLICANT'S OPINION: | \$9.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0527 |
| APPLICANT: | ARE-SAN FRANCISCO NO. 15 |
| PARCEL NO.: | 8709 019 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,428,993.00 |
| APPLICANT'S OPINION: | \$9.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1155 |
| APPLICANT: | CIM URBAN REIT 211 MAIN ST SF LP |
| PARCEL NO.: | 3740 033 |
| PARCEL ADDRESS: | 0211 MAIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$229,000,000.00 |
| APPLICANT'S OPINION: | \$173,950,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1156 |
| APPLICANT: | CIM URBAN REIT 211 MAIN ST SF LP |
| PARCEL NO.: | 3740 033 |
| PARCEL ADDRESS: | 0211 MAIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$229,000,000.00 |
| APPLICANT'S OPINION: | \$174,150,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1187 |
| APPLICANT: | AU ENERGY LLC |
| PARCEL NO.: | 1732 059 |
| PARCEL ADDRESS: | 1759 SITUS TO BE ASSIGNED WAY, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,024,967.00 |
| APPLICANT'S OPINION: | \$3,319,727.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | ESCAPE |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1188
APPLICANT: AU ENERGY LLC
PARCEL NO.: 1732 059
PARCEL ADDRESS: 1759 SITUS TO BE ASSIGNED WAY,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,060,890.00
APPLICANT'S OPINION: \$3,346,277.00
TAXABLE YEAR: 2016
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1194
APPLICANT: PRUDENTIAL INS CO. OF AMERICA
PARCEL NO.: 3717 001
PARCEL ADDRESS: 0100 SPEAR ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$113,330,000.00
APPLICANT'S OPINION: \$90,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1225
APPLICANT: GEARY DARLING LP
PARCEL NO.: 0317 001
PARCEL ADDRESS: 0501 - 0507 GEARY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,050,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0032
APPLICANT: HOYT FAMILY VACATION HOME IRRVC TRUST
PARCEL NO.: 0452T013I
PARCEL ADDRESS: 0900 NORTH POINT ST, #510 B25I
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$221,630.00
APPLICANT'S OPINION: \$185,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0125 |
| APPLICANT: | MANNING, PAUL |
| PARCEL NO.: | 2017700861 |
| PARCEL ADDRESS: | SFYH-WEST 491 40, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$29,416.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0193 |
| APPLICANT: | MAK, MICHAEL |
| PARCEL NO.: | 4828 024 |
| PARCEL ADDRESS: | 1450 WALLACE AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,553,331.00 |
| APPLICANT'S OPINION: | \$1,010,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0196 |
| APPLICANT: | CALIFORNIA CROWN APARTMENTS |
| PARCEL NO.: | 0651 023 |
| PARCEL ADDRESS: | 2135 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$9,126,170.00 |
| APPLICANT'S OPINION: | \$5,975,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | BASE YEAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0206 |
| APPLICANT: | ONG, EDWARD |
| PARCEL NO.: | 2847 084 |
| PARCEL ADDRESS: | 0140 PORTOLA DR, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,009,692.00 |
| APPLICANT'S OPINION: | \$1,306,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0254 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 006 |
| PARCEL ADDRESS: | 0866 - 0870 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$73,606,400.00 |
| APPLICANT'S OPINION: | \$44,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0255 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 007 |
| PARCEL ADDRESS: | 0870 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$7,886,400.00 |
| APPLICANT'S OPINION: | \$3,100,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0256 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 007A |
| PARCEL ADDRESS: | 0545 - 0599 08TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$97,265,600.00 |
| APPLICANT'S OPINION: | \$70,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0257 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 072 |
| PARCEL ADDRESS: | 0850 - 0860 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$84,121,600.00 |
| APPLICANT'S OPINION: | \$60,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0258 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 006 |
| PARCEL ADDRESS: | 0866 - 0870 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$73,606,400.00 |
| APPLICANT'S OPINION: | \$44,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0259 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 007 |
| PARCEL ADDRESS: | 0870 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$7,886,400.00 |
| APPLICANT'S OPINION: | \$3,100,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0260 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 007A |
| PARCEL ADDRESS: | 0545 - 0599 08TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$97,265,600.00 |
| APPLICANT'S OPINION: | \$70,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0261 |
| APPLICANT: | 888 BRANNAN LP/BEACON CAPITAL PARTNERS LLC |
| PARCEL NO.: | 3780 072 |
| PARCEL ADDRESS: | 0850 - 0860 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$84,121,600.00 |
| APPLICANT'S OPINION: | \$60,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |

28) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0350
APPLICANT: 1235 17TH AVENUE LLC
PARCEL NO.: 1733 007
PARCEL ADDRESS: 1239 17TH AVE,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,980,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

29) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0351
APPLICANT: 1235 17TH AVENUE LLC
PARCEL NO.: 1733 006
PARCEL ADDRESS: 1235 17TH AVE,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,980,000.00
APPLICANT'S OPINION: \$800,000.00
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 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 sof@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/>

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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; 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 Peggy Nevin at (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

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