Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing Room 406, City Hall Friday, February 2, 2018 <u>9:30 AM</u>

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:	2017-0697
APPLICANT:	PINTEREST
PARCEL NO.:	2017210047
PARCEL ADDRESS:	0651 BRANNAN ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$39,859,754.00
APPLICANT'S OPINION:	\$12,552,657.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

APPLICATION:	2017-0710
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	0855 053
PARCEL ADDRESS:	0008 OCTAVIA BLVD, #102
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,569,764.00
APPLICANT'S OPINION:	\$785,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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2017-0711
SRT SF RETAIL LLC
0855 054
0008 OCTAVIA BLVD,
Pre-Hearing Conference
\$108,499.00
\$54,250.00
2017
Real Property
REGULAR
WITHDRAWN

5) Hearing, discussion, and possible action involving:

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APPLICATION:	2017-0712
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	0855 055
PARCEL ADDRESS:	0008 OCTAVIA BLVD,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$230,653.00
APPLICANT'S OPINION:	\$115,325.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0715
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	0808 146
PARCEL ADDRESS:	0450 HAYES ST, #C1
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$779,588.00
APPLICANT'S OPINION:	\$390,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

APPLICATION:	2017-0716
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	0808 147
PARCEL ADDRESS:	0450 HAYES ST, #C2
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,153,558.00
APPLICANT'S OPINION:	\$1,075,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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APPLICATION:	2017-0718
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	1175 166
PARCEL ADDRESS:	1720 FULTON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$753,590.00
APPLICANT'S OPINION:	\$377,500.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

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APPLICATION:	2017-0719
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	1175 167
PARCEL ADDRESS:	1730 FULTON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$765,365.00
APPLICANT'S OPINION:	\$382,500.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0720
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	1175 169
PARCEL ADDRESS:	1770 FULTON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$470,991.00
APPLICANT'S OPINION:	\$235,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

APPLICATION:	2017-0721
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	1175 170
PARCEL ADDRESS:	1780 FULTON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$482,765.00
APPLICANT'S OPINION:	\$370,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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APPLICATION:	2017-0722
APPLICANT:	SRT SF RETAIL LLC
PARCEL NO.:	1175 171
PARCEL ADDRESS:	1790 FULTON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$529,863.00
APPLICANT'S OPINION:	\$265,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

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APPLICATION:	2017-0767
APPLICANT:	NORDSTROM, INC
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$29,982,815.00
APPLICANT'S OPINION:	\$12,000,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

14) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0805
APPLICANT:	LSF HOTEL, LLC
PARCEL NO.:	0261 017
PARCEL ADDRESS:	0222 SANSOME ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$154,622,349.00
APPLICANT'S OPINION:	\$87,327,230.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

2017-0808
QIA SR SAN FRANCISCO OPERATING LLC
3722 257
0125 3RD ST,
Pre-Hearing Conference
\$119,558,762.00
\$80,000,000.00
2017
Real Property
REGULAR
WD/PHC

APPLICATION:	2017-0821
APPLICANT:	BEST BUY STORES
PARCEL NO.:	3901 005
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$14,380,313.00
APPLICANT'S OPINION:	\$8,000,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0826
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2017200054
PARCEL ADDRESS:	1455 MARKET ST, 9FL
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$8,478,770.00
APPLICANT'S OPINION:	\$5,600,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0826
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2017200054
PARCEL ADDRESS:	1455 MARKET ST, 9FL
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$8,478,770.00
APPLICANT'S OPINION:	\$5,600,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

APPLICATION:	2017-0827
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2017200038
PARCEL ADDRESS:	1640 VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,309,685.00
APPLICANT'S OPINION:	\$219,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

APPLICATION:	2017-0828
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2017205454
PARCEL ADDRESS:	0315 MONTGOMERY ST, #1100
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,768,092.00
APPLICANT'S OPINION:	\$796,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0829
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2017200046
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$13,597,118.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0830
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	2017200053
PARCEL ADDRESS:	1275 FELL ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,002,847.00
APPLICANT'S OPINION:	\$230,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

APPLICATION:	2017-0834
APPLICANT:	CAPITAL RESEARCH COMPANY
PARCEL NO.:	2017200634
PARCEL ADDRESS:	0001 MARKET STEUART TOWER, #1800
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$19,462,083.00
APPLICANT'S OPINION:	\$9,731,041.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

APPLICATION:	2017-0835
APPLICANT:	CAPITAL RESEARCH COMPANY
PARCEL NO.:	2017201002
PARCEL ADDRESS:	0001 MARKET STEUART TOWER, #1800
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,019,008.00
APPLICANT'S OPINION:	\$1,509,504.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

25) Hearing, discussion, and possible action involving:

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26) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0837
APPLICANT:	AMERICAN MULTI CINEMA
PARCEL NO.:	2017202190
PARCEL ADDRESS:	0101 4TH ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$4,671,273.00
APPLICANT'S OPINION:	\$4,007,655.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

APPLICATION:	2017-0838
APPLICANT:	CARMIKE CINEMAS, INC.
PARCEL NO.:	2017210197
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,037,717.00
APPLICANT'S OPINION:	\$2,557,624.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

APPLICATION:	2017-0844
APPLICANT:	BRE/JAPANTOWN OWNER, LLC
PARCEL NO.:	0700 017
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$17,871,668.00
APPLICANT'S OPINION:	\$9,191,022.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

29) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0845
APPLICANT:	BRE/JAPANTOWN OWNER, LLC
PARCEL NO.:	0700 018
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$28,968,246.00
APPLICANT'S OPINION:	\$16,165,017.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

30) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0846
APPLICANT:	BRE/JAPANTOWN OWNER, LLC
PARCEL NO.:	0700 019
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,737,520.00
APPLICANT'S OPINION:	\$969,580.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

APPLICATION:	2017-0847
APPLICANT:	BRE/JAPANTOWN OWNER, LLC
PARCEL NO.:	0700 020
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,241,086.00
APPLICANT'S OPINION:	\$692,558.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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APPLICATION:	2017-0848
APPLICANT:	FOUR ONE FIVE LLC
PARCEL NO.:	3794 006
PARCEL ADDRESS:	701 3RD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$20,400,433.00
APPLICANT'S OPINION:	\$6,120,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

2017-0851
UBER TECHNOLOGIES INC.
2017210091
0555 MARKET ST,
Pre-Hearing Conference
\$30,064,521.00
\$17,000,000.00
2017
Personal Property
REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0852
APPLICANT:	UBER TECHNOLOGIES INC.
PARCEL NO.:	2017208647
PARCEL ADDRESS:	0685 MARKET ST, #1000
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$11,081,320.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

APPLICATION:	2017-0853
APPLICANT:	UBER TECHNOLOGIES INC.
PARCEL NO.:	2017208646
PARCEL ADDRESS:	1455 MARKET ST, #400
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$97,453,825.00
APPLICANT'S OPINION:	\$40,000,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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 sotf@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 <u>http://www.sfgov.org/sunshine/</u>

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.