

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Thursday, February 8, 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:	2016-0824
APPLICANT:	DCO MISSION BAY LP
PARCEL NO.:	8711 023
PARCEL ADDRESS:	1850 CHANNEL ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$203,278,734.00
APPLICANT'S OPINION:	\$147,911,468.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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

APPLICATION:	2016-0826
APPLICANT:	DCO MISSION BAY LP
PARCEL NO.:	8711 023
PARCEL ADDRESS:	1850 CHANNEL ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$206,380,490.00
APPLICANT'S OPINION:	\$150,168,874.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2016-0843 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 042 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$63,965,201.00 |
| APPLICANT'S OPINION: | \$55,872,187.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2016-0844 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 042 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$64,940,668.00 |
| APPLICANT'S OPINION: | \$55,961,737.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2016-0847 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 045 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,746,115.00 |
| APPLICANT'S OPINION: | \$2,874,716.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2016-0848 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 045 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,803,242.00 |
| APPLICANT'S OPINION: | \$2,895,680.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

- 8) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2016-1170 |
| APPLICANT: | MISSION STREET SF, LLC |
| PARCEL NO.: | 3575 091 |
| PARCEL ADDRESS: | 2101 - 2129 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$13,963,104.00 |
| APPLICANT'S OPINION: | \$2,269,575.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 9) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2016-1171 |
| APPLICANT: | MISSION STREET SF, LLC |
| PARCEL NO.: | 3575 091 |
| PARCEL ADDRESS: | 2101 - 2129 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,242,085.00 |
| APPLICANT'S OPINION: | \$2,314,740.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2016-1172 |
| APPLICANT: | MISSION STREET SF, LLC |
| PARCEL NO.: | 3575 091 |
| PARCEL ADDRESS: | 2101 - 2129 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,459,274.00 |
| APPLICANT'S OPINION: | \$2,349,461.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 11) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2017-0860 |
| APPLICANT: | BAKER BOTTS LLP |
| PARCEL NO.: | 2017210515 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, #3070 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$922,471.00 |
| APPLICANT'S OPINION: | \$301,668.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 12) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------------|
| APPLICATION: | 2017-0861 |
| APPLICANT: | IL FORNAIO AMERICA CORPORATION |
| PARCEL NO.: | 2017201174 |
| PARCEL ADDRESS: | 1265 BATTERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,666,995.00 |
| APPLICANT'S OPINION: | \$588,163.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 13) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-0873 |
| APPLICANT: | RALPHS GROCERY CO |
| PARCEL NO.: | 0250 020 |
| PARCEL ADDRESS: | 1401 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,308,816.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-0874 |
| APPLICANT: | BRE QUAD CA OWNER LLC |
| PARCEL NO.: | 0206 025 |
| PARCEL ADDRESS: | 0425 BATTERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$154,171,461.00 |
| APPLICANT'S OPINION: | \$128,083,461.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------------|
| APPLICATION: | 2017-0875 |
| APPLICANT: | DEVELOPERS DIVERSIFIED REALTY |
| PARCEL NO.: | 0715 014 |
| PARCEL ADDRESS: | 1000 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$25,457,995.00 |
| APPLICANT'S OPINION: | \$12,500,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

16) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0877
APPLICANT: CNN AMERICA INC.
PARCEL NO.: 2017206049
PARCEL ADDRESS: 0200 PAUL AVE, #401
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$122,484.00
APPLICANT'S OPINION: \$68,745.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0878
APPLICANT: ESSEX PORTFOLIO LP
PARCEL NO.: 8711 017
PARCEL ADDRESS: SITUS TO BE ASSIGNED,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$125,511,706.00
APPLICANT'S OPINION: \$119,682,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0879
APPLICANT: BEACHER REPORT, INC.
PARCEL NO.: 2017206100
PARCEL ADDRESS: 0153 KEARNY ST, 2ND/FLR
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,346,483.00
APPLICANT'S OPINION: \$1,812,062.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0880
APPLICANT: ESSEX PORTFOLIO LP
PARCEL NO.: 8710 009
PARCEL ADDRESS: 701 CHINA BASIN,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$103,102,306.00
APPLICANT'S OPINION: \$98,318,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 20) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2017-0883 |
| APPLICANT: | BLOCK 9 RESIDENTIAL LLC |
| PARCEL NO.: | 3736 120 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$112,551,093.00 |
| APPLICANT'S OPINION: | \$90,867,810.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0896 |
| APPLICANT: | 400 MONTGOMERY INVESTORS LLC |
| PARCEL NO.: | 0239 009 |
| PARCEL ADDRESS: | 0400 MONTGOMERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$31,457,665.00 |
| APPLICANT'S OPINION: | \$15,750,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-0902 |
| APPLICANT: | NUOVO, CARLO |
| PARCEL NO.: | 0116 023 |
| PARCEL ADDRESS: | 1548 STOCKTON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$80,000.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 23) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2017-7002 |
| APPLICANT: | KEEP CALM AND BEEF JERKY CO |
| PARCEL NO.: | 2017400928 |
| PARCEL ADDRESS: | 1729 16TH AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$25,000.00 |
| APPLICANT'S OPINION: | \$200.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-7061 |
| APPLICANT: | VIA PROGRAMS |
| PARCEL NO.: | 2017402338 |
| PARCEL ADDRESS: | 0995 MARKET ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$75,000.00 |
| APPLICANT'S OPINION: | \$16,050.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 25) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2017-7076 |
| APPLICANT: | LF GEORGE PROPERTIES CORP |
| PARCEL NO.: | 1511 057 |
| PARCEL ADDRESS: | 6901 GEARY BL, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$591,600.00 |
| APPLICANT'S OPINION: | \$400,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-7077 |
| APPLICANT: | LF GEORGE PROPERTIES CORP |
| PARCEL NO.: | 1465 050 |
| PARCEL ADDRESS: | 6902 GEARY BLVD, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$382,500.00 |
| APPLICANT'S OPINION: | \$332,500.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 27) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2017-7079 |
| APPLICANT: | LF GEORGE PROPERTIES CORP |
| PARCEL NO.: | 1465 054 |
| PARCEL ADDRESS: | 6938 GEARY BLVD, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$382,500.00 |
| APPLICANT'S OPINION: | \$324,500.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-7080 |
| APPLICANT: | LF GEORGE PROPERTIES CORP |
| PARCEL NO.: | 1465 051 |
| PARCEL ADDRESS: | 6908 GEARY BLVD, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$392,700.00 |
| APPLICANT'S OPINION: | \$320,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-7081 |
| APPLICANT: | LF GEORGE PROPERTIES CORP |
| PARCEL NO.: | 1465 052 |
| PARCEL ADDRESS: | 6918 GEARY BLVD, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$392,700.00 |
| APPLICANT'S OPINION: | \$320,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 30) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2017-7082 |
| APPLICANT: | LF GEORGE PROPERTIES CORP |
| PARCEL NO.: | 1465 053 |
| PARCEL ADDRESS: | 6928 GEARY BLVD, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$392,700.00 |
| APPLICANT'S OPINION: | \$320,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 31) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------|
| APPLICATION: | 2017-7093 |
| APPLICANT: | LF GEORGE PROPERTIES CORP. |
| PARCEL NO.: | 1823 055 |
| PARCEL ADDRESS: | 2535 JUDAH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$366,198.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real 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 <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.