

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, March 2, 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:	2016-1043
APPLICANT:	440 GEARY OWNER, LP
PARCEL NO.:	0306 007
PARCEL ADDRESS:	436 - 440 GEARY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$42,640,500.00
APPLICANT'S OPINION:	\$33,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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

APPLICATION:	2016-1155
APPLICANT:	CIM URBAN REIT 211 MAIN ST SF LP
PARCEL NO.:	3740 033
PARCEL ADDRESS:	211 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

- 4) 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: | 211 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 |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2016-1225 |
| APPLICANT: | GEARY DARLING LP |
| PARCEL NO.: | 0317 001 |
| PARCEL ADDRESS: | 501 - 507 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 |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0195 |
| APPLICANT: | REPRISE LLC (THE ALEMBIC) |
| PARCEL NO.: | 2017204334 |
| PARCEL ADDRESS: | 1725 HAIGHT ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,084,384.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0323 |
| APPLICANT: | CRUSADERS HOTEL OWNER LP |
| PARCEL NO.: | 0306 020 |
| PARCEL ADDRESS: | 555 POST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$22,991,659.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0324 |
| APPLICANT: | CRUSADERS HOTEL OWNER LP |
| PARCEL NO.: | 0306 022 |
| PARCEL ADDRESS: | 545 POST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$37,877,763.00 |
| APPLICANT'S OPINION: | \$32,971,272.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2017-0325 |
| APPLICANT: | CRUSADERS HOTEL OWNER LP |
| PARCEL NO.: | 0306 022 |
| PARCEL ADDRESS: | 545 POST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,700,000.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0397 |
| APPLICANT: | VINER, BOGDAN |
| PARCEL NO.: | 5328 026 |
| PARCEL ADDRESS: | 1882V QUESADA AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$150,000.00 |
| APPLICANT'S OPINION: | \$69.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0398 |
| APPLICANT: | VINER, BOGDAN |
| PARCEL NO.: | 5328 027 |
| PARCEL ADDRESS: | 1886V QUESADA AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$150,000.00 |
| APPLICANT'S OPINION: | \$69.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0624
APPLICANT: 440 GEARY OWNER, LP
PARCEL NO.: 0306 007
PARCEL ADDRESS: 436 - 440 GEARY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$45,674,689.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0626
APPLICANT: RELATED/MARIPOSA DEVELOPMENT CO.
PARCEL NO.: 4005 001B
PARCEL ADDRESS: 395 WISCONSIN ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$13,948,290.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0665
APPLICANT: FITCH, ANNA
PARCEL NO.: 5519 041
PARCEL ADDRESS: 88 - 90 MIRABEL AVE,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,780,502.00
APPLICANT'S OPINION: \$1,204,500.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0726
APPLICANT: 939 ELLIS LLC
PARCEL NO.: 0738 019
PARCEL ADDRESS: 939 ELLIS ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$17,400,000.00
APPLICANT'S OPINION: \$16,400,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0727 |
| APPLICANT: | 939 ELLIS LLC |
| PARCEL NO.: | 0738 019 |
| PARCEL ADDRESS: | 939 ELLIS ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,400,000.00 |
| APPLICANT'S OPINION: | \$16,400,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0872 |
| APPLICANT: | RALPHS GROCERY CO |
| PARCEL NO.: | 0250 001 |
| PARCEL ADDRESS: | 1401 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$16,161,737.00 |
| APPLICANT'S OPINION: | \$10,400,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0873 |
| 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 |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0890 |
| APPLICANT: | ARE-SAN FRANCISCO NO. 15 |
| PARCEL NO.: | 8709 019 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,537,572.00 |
| APPLICANT'S OPINION: | \$2,769,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

20) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0892
APPLICANT: ARE-SAN FRANCISCO NO. 19
PARCEL NO.: 8721 018
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$430,113.00
APPLICANT'S OPINION: \$215,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

21) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0893
APPLICANT: ARE-SAN FRANCISCO NO. 19
PARCEL NO.: 8721 022
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$4,281,987.00
APPLICANT'S OPINION: \$2,140,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

22) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0894
APPLICANT: ARE-SAN FRANCISCO NO. 19
PARCEL NO.: 8721 031
PARCEL ADDRESS: SITUS TO BE ASSIGNED,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$41,907.00
APPLICANT'S OPINION: \$20,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

23) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0895
APPLICANT: ARE-SAN FRANCISCO NO. 19
PARCEL NO.: 8721 034
PARCEL ADDRESS: SITUS TO BE ASSIGNED,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,502,616.00
APPLICANT'S OPINION: \$1,250,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1008
APPLICANT: RAJPUTANA LODGING LP
PARCEL NO.: 0326 018
PARCEL ADDRESS: 235 - 243 OFARRELL ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$15,554,342.00
APPLICANT'S OPINION: \$9,662,438.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1036
APPLICANT: BRE QUAD CA OWNER LLC
PARCEL NO.: 0206 025
PARCEL ADDRESS: 425 BATTERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$157,900,000.00
APPLICANT'S OPINION: \$100,000,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1040
APPLICANT: LPF YERBA BUENA, INC.
PARCEL NO.: 3751 415
PARCEL ADDRESS: 788 HARRISON ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$180,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

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) 554-5527 (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.