

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals ADM Hearing

Room 406, City Hall

Friday, December 01, 2017

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:	2015-1143
APPLICANT:	1049 MARKET ST LLC
PARCEL NO.:	3703 067
PARCEL ADDRESS:	1049 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,700,000.00
APPLICANT'S OPINION:	\$1,725,699.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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

APPLICATION:	2015-1506
APPLICANT:	595 MARKET ST INC
PARCEL NO.:	3708 043
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$52,173,000.00
APPLICANT'S OPINION:	\$15,652,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1507
APPLICANT:	595 MARKET ST INC
PARCEL NO.:	3708 043
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$52,409,864.00
APPLICANT'S OPINION:	\$15,721,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1508
APPLICANT:	595 MARKET ST INC
PARCEL NO.:	3708 043
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$53,457,012.00
APPLICANT'S OPINION:	\$16,036,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1511
APPLICANT:	595 MARKET ST INC
PARCEL NO.:	3708 059
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$121,737,000.00
APPLICANT'S OPINION:	\$36,521,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1512
APPLICANT:	595 MARKET ST INC
PARCEL NO.:	3708 059
PARCEL ADDRESS:	0595 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$122,289,685.00
APPLICANT'S OPINION:	\$36,683,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1513 |
| APPLICANT: | 595 MARKET ST INC |
| PARCEL NO.: | 3708 059 |
| PARCEL ADDRESS: | 0595 MARKET ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$124,733,032.00 |
| APPLICANT'S OPINION: | \$37,416,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0841 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 042 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$48,918,733.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2016-0842 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 042 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$48,918,733.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0845 |
| APPLICANT: | MARKET DOLORES LLC |
| PARCEL NO.: | 3535 045 |
| PARCEL ADDRESS: | 0038 DOLORES ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,324,947.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

12) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0846
APPLICANT:	MARKET DOLORES LLC
PARCEL NO.:	3535 045
PARCEL ADDRESS:	0038 DOLORES ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,324,947.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2016-1092
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	0646 012
PARCEL ADDRESS:	1554 VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,000,000.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2016-1104
APPLICANT:	ESSEX SF OWNER LP
PARCEL NO.:	3732 271
PARCEL ADDRESS:	0900 FOLSOM ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$175,868,380.00
APPLICANT'S OPINION:	\$164,358,237.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2016-1105
APPLICANT:	ESSEX SF OWNER LP
PARCEL NO.:	3732 561
PARCEL ADDRESS:	4000 CLEMENTINA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$127,849,367.00
APPLICANT'S OPINION:	\$120,331,385.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1200
APPLICANT: CREEDENCE HOTEL OWNER LP
PARCEL NO.: 0030 001
PARCEL ADDRESS: 0425 NORTH POINT ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$119,130,000.00
APPLICANT'S OPINION: \$97,600,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1201
APPLICANT: CREEDENCE HOTEL OWNER LP
PARCEL NO.: 0030 001
PARCEL ADDRESS: 0425 NORTH POINT ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$120,946,732.00
APPLICANT'S OPINION: \$97,600,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0005
APPLICANT: LEE, WILSON
PARCEL NO.: 1586 014
PARCEL ADDRESS: 4200 – 4214 BALBOA ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,769,467.00
APPLICANT'S OPINION: \$1,793,459.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0067
APPLICANT: BAYSHORE WAREHOUSE ASSOC LLC
PARCEL NO.: 5596 015
PARCEL ADDRESS: 0400 BAY SHORE BLVD,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,400,175.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0068 |
| APPLICANT: | KHP III SF SUTTER LLC |
| PARCEL NO.: | 0676 072 |
| PARCEL ADDRESS: | 1800 SUTTER ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$44,600,000.00 |
| APPLICANT'S OPINION: | \$30,600,100.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0069 |
| APPLICANT: | KHP III SF SUTTER LLC |
| PARCEL NO.: | 0676 072 |
| PARCEL ADDRESS: | 1800 SUTTER ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$46,185,752.00 |
| APPLICANT'S OPINION: | \$30,600,100.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0135 |
| APPLICANT: | VALENCIA HILL LLC |
| PARCEL NO.: | 3617 008 |
| PARCEL ADDRESS: | 1050 – 1058 VALENCIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$6,502,136.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0173 |
| APPLICANT: | RTC-FOLSOM LLC |
| PARCEL NO.: | 3640 025 |
| PARCEL ADDRESS: | 2779 – 2783 FOLSOM ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,700,000.00 |
| APPLICANT'S OPINION: | \$1,650,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

24) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0175
APPLICANT:	RTC-FOLSOM LLC
PARCEL NO.:	3640 025
PARCEL ADDRESS:	2779 – 2783 FOLSOM ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,831,553.00
APPLICANT'S OPINION:	\$1,650,000.00
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 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 sof@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 Peggy Nevin (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.