

## **Agenda\* / Notice of Assessment Appeals Board**

### **Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Monday, October 28, 2013**

**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:	2011-5914
APPLICANT:	1845 FRANKLIN, LP
PARCEL NO.:	0624 001
PARCEL ADDRESS:	1845 FRANKLIN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$9,500,000.00
APPLICANT'S OPINION:	\$7,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5959
APPLICANT:	SFJ PROPERTIES C/O SF JAZZ
PARCEL NO.:	0816 003
PARCEL ADDRESS:	0205 FRANKLIN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,400,000.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2011-5960                  |
| APPLICANT:           | SFJ PROPERTIES C/O SF JAZZ |
| PARCEL NO.:          | 0816 003                   |
| PARCEL ADDRESS:      | 0205 FRANKLIN ST,          |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$6,400,000.00             |
| APPLICANT'S OPINION: | \$4,500,000.00             |
| TAXABLE YEAR:        | 2009                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | ESCAPE                     |
| STATUS:              | POSTPONED                  |
- 5) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2011-5961                  |
| APPLICANT:           | SFJ PROPERTIES C/O SF JAZZ |
| PARCEL NO.:          | 0816 003                   |
| PARCEL ADDRESS:      | 0205 FRANKLIN ST,          |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$6,384,832.00             |
| APPLICANT'S OPINION: | \$3,000,000.00             |
| TAXABLE YEAR:        | 2010                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | ESCAPE                     |
| STATUS:              | POSTPONED                  |
- 6) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2011-5962                  |
| APPLICANT:           | SFJ PROPERTIES C/O SF JAZZ |
| PARCEL NO.:          | 0816 003                   |
| PARCEL ADDRESS:      | 0205 FRANKLIN ST,          |
| TOPIC:               | Decline in Value           |
| CURRENT ASSESSMENT:  | \$6,432,909.00             |
| APPLICANT'S OPINION: | \$3,000,000.00             |
| TAXABLE YEAR:        | 2011                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | ESCAPE                     |
| STATUS:              | POSTPONED                  |
- 7) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2011-5974                               |
| APPLICANT:           | SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS |
| PARCEL NO.:          | 2012900167                              |
| PARCEL ADDRESS:      | ,                                       |
| TOPIC:               | Audit Under R&T Code Section 469        |
| CURRENT ASSESSMENT:  | \$14,551,244.00                         |
| APPLICANT'S OPINION: | \$825,340.00                            |
| TAXABLE YEAR:        | 2009                                    |
| APPEAL TYPE:         | Personal Property                       |
| ROLL TYPE:           | ESCAPE                                  |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5975  
 APPLICANT: SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS  
 PARCEL NO.: 2012900166  
 PARCEL ADDRESS: ,  
 TOPIC: Audit Under R&T Code Section 469  
 CURRENT ASSESSMENT: \$15,300,755.00  
 APPLICANT'S OPINION: \$949,208.00  
 TAXABLE YEAR: 2010  
 APPEAL TYPE: Personal Property  
 ROLL TYPE: ESCAPE
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5976  
 APPLICANT: SFHR, LLC c/o DINAPOLI CAPITAL PARTNERS  
 PARCEL NO.: 2012900165  
 PARCEL ADDRESS: ,  
 TOPIC: Audit Under R&T Code Section 469  
 CURRENT ASSESSMENT: \$16,808,304.00  
 APPLICANT'S OPINION: \$1,298,350.00  
 TAXABLE YEAR: 2011  
 APPEAL TYPE: Personal Property  
 ROLL TYPE: ESCAPE
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6151  
 APPLICANT: SKY PACIFIC HLDGS II, LLC  
 PARCEL NO.: 0624 001  
 PARCEL ADDRESS: 1845 FRANKLIN ST,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$9,000,000.00  
 APPLICANT'S OPINION: \$6,000,000.00  
 TAXABLE YEAR: 2009  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL  
 STATUS: POSTPONED
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-6180  
 APPLICANT: HAL SF PROPERTIES LP  
 PARCEL NO.: 0739 009  
 PARCEL ADDRESS: 0840 VAN NESS AVE,  
 TOPIC: Base Year/Change in Ownership-Incorrect Value  
 CURRENT ASSESSMENT: \$8,000,000.00  
 APPLICANT'S OPINION: \$5,000,000.00  
 TAXABLE YEAR: 2009  
 APPEAL TYPE: Real Property  
 ROLL TYPE: SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION: 2011-6349  
APPLICANT: 601 OFARRELL, LLC  
PARCEL NO.: 0322 001  
PARCEL ADDRESS: 0601 O'FARRELL ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$11,851,377.00  
APPLICANT'S OPINION: \$851,377.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2011-6350  
APPLICANT: 621 STOCKTON LLC  
PARCEL NO.: 0256 003  
PARCEL ADDRESS: 0621 STOCKTON ST,  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$6,599,687.00  
APPLICANT'S OPINION: \$3,800,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0382  
APPLICANT: T.T. GROUP INC  
PARCEL NO.: 3703 065  
PARCEL ADDRESS: 1059 - 1061 MARKET ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,893,102.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2012  
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 [sotf@sfgov.org](mailto:sotf@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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

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