

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Admin Hearing
Room 406, City Hall
Wednesday, October 28, 2015
1:30 PM**

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:	2010-2484
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$148,217,010.00
APPLICANT'S OPINION:	\$100,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1588
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$149,333,083.00
APPLICANT'S OPINION:	\$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2012-3810 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4346 002 |
| PARCEL ADDRESS: | 2000 MARIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,751,827.00 |
| APPLICANT'S OPINION: | \$650,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2012-3811 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4347 010 |
| PARCEL ADDRESS: | 1901 CESAR CHAVEZ ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$26,052,397.00 |
| APPLICANT'S OPINION: | \$4,800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2012-3812 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4349 016 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,502,789.00 |
| APPLICANT'S OPINION: | \$550,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2013-0005 |
| APPLICANT: | GLL TERRY FRANCOIS BLVD., LLC |
| PARCEL NO.: | 8721 011 |
| PARCEL ADDRESS: | 0550 TERRY A. FRANCOIS BL, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$135,500,000.00 |
| APPLICANT'S OPINION: | \$100,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 8) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2013-2507 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4347 010 |
| PARCEL ADDRESS: | 1901 CESAR CHAVEZ ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$26,354,578.00 |
| APPLICANT'S OPINION: | \$4,500,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2013-2512 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4346 002 |
| PARCEL ADDRESS: | 2000 MARIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,826,862.00 |
| APPLICANT'S OPINION: | \$650,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2013-2513 |
| APPLICANT: | HEARST COMMUNICATIONS INC. |
| PARCEL NO.: | 4349 016 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,552,844.00 |
| APPLICANT'S OPINION: | \$550,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2013-2812 |
| APPLICANT: | LEVI STRAUSS & CO. |
| PARCEL NO.: | 0107 007 |
| PARCEL ADDRESS: | 1155 BATTERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$91,160,225.00 |
| APPLICANT'S OPINION: | \$45,400,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2013-2839 |
| APPLICANT: | HILTON WORLDWIDE |
| PARCEL NO.: | 0325 031 |
| PARCEL ADDRESS: | 0001 HILTON SQUARE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$389,594,760.00 |
| APPLICANT'S OPINION: | \$204,362,040.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------|
| APPLICATION: | 2014-0047 |
| APPLICANT: | BROADWAY PROPERTIES, LLC |
| PARCEL NO.: | 1741 026 |
| PARCEL ADDRESS: | 1280 - 1282 10TH AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,800,000.00 |
| APPLICANT'S OPINION: | \$1,600,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 14) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------------|
| APPLICATION: | 2014-0048 |
| APPLICANT: | TELEGRAPH HILL ASSOCIATES, LLC |
| PARCEL NO.: | 0489 034 |
| PARCEL ADDRESS: | 2241 - 2245 CHESTNUT ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,825,000.00 |
| APPLICANT'S OPINION: | \$2,400,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 15) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2014-0238 |
| APPLICANT: | 1108 STOCKTON ST., LLC |
| PARCEL NO.: | 0178 012 |
| PARCEL ADDRESS: | 1108 STOCKTON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,427,844.00 |
| APPLICANT'S OPINION: | \$2,500,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 16) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-------------------------------|
| APPLICATION: | 2014-0438 |
| APPLICANT: | 300 PROSPECT PROPERTIES, INC. |
| PARCEL NO.: | 0267 016 |
| PARCEL ADDRESS: | 0160 - 0180 SANSOME ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$33,007,266.00 |
| APPLICANT'S OPINION: | \$16,330,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2014-0685 |
| APPLICANT: | PPF OFF 150 CALIFORNIA, LP |
| PARCEL NO.: | 0236 019 |
| PARCEL ADDRESS: | 0150 CALIFORNIA, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$121,643,960.00 |
| APPLICANT'S OPINION: | \$100,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------------|
| APPLICATION: | 2014-0686 |
| APPLICANT: | PPF OFF ONE MARITIME PLAZA, LP |
| PARCEL NO.: | 0204 021 |
| PARCEL ADDRESS: | 0300 CLAY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$369,052,270.00 |
| APPLICANT'S OPINION: | \$350,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------------|
| APPLICATION: | 2014-0687 |
| APPLICANT: | PPF OFF ONE MARITIME PLAZA, LP |
| PARCEL NO.: | 0204 019 |
| PARCEL ADDRESS: | 0444 BATTERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$6,688,774.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 20) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------------|
| APPLICATION: | 2014-0688 |
| APPLICANT: | PPF OFF ONE MARITIME PLAZA, LP |
| PARCEL NO.: | 0204 023 |
| PARCEL ADDRESS: | 0250 CLAY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$6,349,964.00 |
| APPLICANT'S OPINION: | \$5,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2014-0689 |
| APPLICANT: | HART FOUNDRY SQUARE IV LLC |
| PARCEL NO.: | 3721 119 |
| PARCEL ADDRESS: | 0500 HOWARD ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$167,703,699.00 |
| APPLICANT'S OPINION: | \$120,043,362.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
- | | |
|----------------------|-----------------------------|
| APPLICATION: | 2014-0704 |
| APPLICANT: | CEP MARKET STREET INVESTORS |
| PARCEL NO.: | 3706 062 |
| PARCEL ADDRESS: | 0725 - 0731 MARKET ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$26,653,349.00 |
| APPLICANT'S OPINION: | \$24,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------------|
| APPLICATION: | 2014-0763 |
| APPLICANT: | PRINCIPAL REAL ESTATE INVESTORS |
| PARCEL NO.: | 3717 021 |
| PARCEL ADDRESS: | 0150 SPEAR ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$152,689,821.00 |
| APPLICANT'S OPINION: | \$76,300,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 24) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2014-0773 |
| APPLICANT: | HANDLERY HOTELS, INC. |
| PARCEL NO.: | 0315 014 |
| PARCEL ADDRESS: | 0272 O'FARRELL ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,264,122.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 25) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2014-0774 |
| APPLICANT: | HANDLERY HOTELS, INC. |
| PARCEL NO.: | 0315 013 |
| PARCEL ADDRESS: | 0268 O'FARRELL ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,088,364.00 |
| APPLICANT'S OPINION: | \$1,500,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 26) Hearing, discussion, and possible action involving:
- | | |
|----------------------|--------------------------|
| APPLICATION: | 2014-0811 |
| APPLICANT: | NEW JAMESTOWN LP |
| PARCEL NO.: | 4991 277 |
| PARCEL ADDRESS: | 833 - 881 JAMESTOWN AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$36,311,400.00 |
| APPLICANT'S OPINION: | \$25,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 27) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2014-0844 |
| APPLICANT: | MHZ PROPERTIES, LLC |
| PARCEL NO.: | 0559 024A |
| PARCEL ADDRESS: | 2754 PIERCE ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,230,320.00 |
| APPLICANT'S OPINION: | \$3,401,704.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

28) Hearing, discussion, and possible action involving:
APPLICATION: 2014-1240
APPLICANT: BROWN, TIM
PARCEL NO.: 3596 113
PARCEL ADDRESS: 0883 - 0899 VALENCIA ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,822,938.00
APPLICANT'S OPINION: \$2,100,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:
APPLICATION: 2014-1269
APPLICANT: MCCATHERN PIERCE LLC
PARCEL NO.: 3754 040
PARCEL ADDRESS: 1067 FOLSOM ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,979,814.00
APPLICANT'S OPINION: \$3,200,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:
APPLICATION: 2014-1572
APPLICANT: WILLIAMS - SONOMA, INC.
PARCEL NO.: 0140 001
PARCEL ADDRESS: 777 DAVIS ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,965,518.00
APPLICANT'S OPINION: \$4,300,000.00
TAXABLE YEAR: 2014
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.

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.

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.

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 Derek Evans (415) 554-7702.

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.