

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

### **Assessment Appeals Admin Hearing**

**Room 406, City Hall**

**Friday, April 8, 2016**

**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:	2014-0067
APPLICANT:	GEARY DARLING, LP
PARCEL NO.:	0317 001
PARCEL ADDRESS:	0501 - 0507 GEARY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$64,265,607.00
APPLICANT'S OPINION:	\$30,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0068
APPLICANT:	GEARY DARLING, LP
PARCEL NO.:	0317 026
PARCEL ADDRESS:	0034 SHANNON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,040,000.00
APPLICANT'S OPINION:	\$100,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0069
  - APPLICANT: GEARY DARLING, LP
  - PARCEL NO.: 0317 001
  - PARCEL ADDRESS: 0501 - 0507 GEARY ST,
  - TOPIC: Pre-Hearing Conference
  - CURRENT ASSESSMENT: \$65,550,919.00
  - APPLICANT'S OPINION: \$30,000,000.00
  - TAXABLE YEAR: 2013
  - APPEAL TYPE: Real Property
  - ROLL TYPE: ESCAPE
  - STATUS: WITHDRAWN
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0695
  - APPLICANT: BEACON RETAIL LP
  - PARCEL NO.: 8702 609
  - PARCEL ADDRESS: 0200 - 0298 KING ST,
  - TOPIC: Pre-Hearing Conference
  - CURRENT ASSESSMENT: \$12,541,455.00
  - APPLICANT'S OPINION: \$12,000,000.00
  - TAXABLE YEAR: 2014
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0696
  - APPLICANT: BEACON RETAIL LP
  - PARCEL NO.: 8702 610
  - PARCEL ADDRESS: 0200 - 0298 KING ST,
  - TOPIC: Pre-Hearing Conference
  - CURRENT ASSESSMENT: \$11,894,857.00
  - APPLICANT'S OPINION: \$11,000,000.00
  - TAXABLE YEAR: 2014
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0697
  - APPLICANT: BEACON RETAIL LP
  - PARCEL NO.: 8702 611
  - PARCEL ADDRESS: 0200 - 0298 KING ST,
  - TOPIC: Pre-Hearing Conference
  - CURRENT ASSESSMENT: \$11,147,958.00
  - APPLICANT'S OPINION: \$10,500,000.00
  - TAXABLE YEAR: 2014
  - APPEAL TYPE: Real Property
  - ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2014-0698              |
| APPLICANT:           | BEACON RETAIL LP       |
| PARCEL NO.:          | 8702 612               |
| PARCEL ADDRESS:      | 0200 - 0298 KING ST,   |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$12,541,455.00        |
| APPLICANT'S OPINION: | \$12,000,000.00        |
| TAXABLE YEAR:        | 2014                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 9) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2014-1178                 |
| APPLICANT:           | SIKAND, RENU              |
| PARCEL NO.:          | 0331 006                  |
| PARCEL ADDRESS:      | 0111 MASON ST,            |
| TOPIC:               | Pre-Hearing Conference    |
| CURRENT ASSESSMENT:  | \$9,234,729.00            |
| APPLICANT'S OPINION: | \$5,891,523.00            |
| TAXABLE YEAR:        | 2014                      |
| APPEAL TYPE:         | Both Real & Personal Prty |
| ROLL TYPE:           | REGULAR                   |
- 10) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2014-1254              |
| APPLICANT:           | WILLS, CIARAN          |
| PARCEL NO.:          | 1252 033               |
| PARCEL ADDRESS:      | 0762 - 0764 COLE ST,   |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$3,200,511.00         |
| APPLICANT'S OPINION: | \$3,045,000.00         |
| TAXABLE YEAR:        | 2014                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 11) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2014-1511                    |
| APPLICANT:           | S-FER INTERNATIONAL          |
| PARCEL NO.:          | 2014222920                   |
| PARCEL ADDRESS:      | 233 GEARY ST,                |
| TOPIC:               | Personal Property / Fixtures |
| CURRENT ASSESSMENT:  | \$8,317,344.00               |
| APPLICANT'S OPINION: | \$6,700,000.00               |
| TAXABLE YEAR:        | 2014                         |
| APPEAL TYPE:         | Personal Property            |
| ROLL TYPE:           | REGULAR                      |
| STATUS:              | WITHDRAWN                    |

- 12) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2014-2642                     |
| APPLICANT:           | GRACE INTERNATIONAL CONSORTIA |
| PARCEL NO.:          | 0254 024                      |
| PARCEL ADDRESS:      | 1075 CALIFORNIA ST,           |
| TOPIC:               | Pre-Hearing Conference        |
| CURRENT ASSESSMENT:  | \$42,099,000.00               |
| APPLICANT'S OPINION: | \$26,000,000.00               |
| TAXABLE YEAR:        | 2011                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | SUPPLEMENTAL                  |
- 13) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2014-2643                     |
| APPLICANT:           | GRACE INTERNATIONAL CONSORTIA |
| PARCEL NO.:          | 0254 024                      |
| PARCEL ADDRESS:      | 1075 CALIFORNIA ST,           |
| TOPIC:               | Pre-Hearing Conference        |
| CURRENT ASSESSMENT:  | \$42,099,000.00               |
| APPLICANT'S OPINION: | \$20,000,000.00               |
| TAXABLE YEAR:        | 2012                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | ESCAPE                        |
- 14) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2014-2644                     |
| APPLICANT:           | GRACE INTERNATIONAL CONSORTIA |
| PARCEL NO.:          | 0254 024                      |
| PARCEL ADDRESS:      | 1075 CALIFORNIA ST,           |
| TOPIC:               | Pre-Hearing Conference        |
| CURRENT ASSESSMENT:  | \$42,940,980.00               |
| APPLICANT'S OPINION: | \$20,400,000.00               |
| TAXABLE YEAR:        | 2013                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | ESCAPE                        |
- 15) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2014-2645                     |
| APPLICANT:           | GRACE INTERNATIONAL CONSORTIA |
| PARCEL NO.:          | 0254 024                      |
| PARCEL ADDRESS:      | 1075 CALIFORNIA ST,           |
| TOPIC:               | Pre-Hearing Conference        |
| CURRENT ASSESSMENT:  | \$43,135,932.00               |
| APPLICANT'S OPINION: | \$20,492,616.00               |
| TAXABLE YEAR:        | 2014                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | ESCAPE                        |

- 16) Hearing, discussion, and possible action involving:
- |                      |                              |
|----------------------|------------------------------|
| APPLICATION:         | 2015-0165                    |
| APPLICANT:           | AL JAZEERA AMERICA LLC       |
| PARCEL NO.:          | 2015203759                   |
| PARCEL ADDRESS:      | 0118 KING ST,                |
| TOPIC:               | Personal Property / Fixtures |
| CURRENT ASSESSMENT:  | \$6,802,245.00               |
| APPLICANT'S OPINION: | \$2,197,286.00               |
| TAXABLE YEAR:        | 2015                         |
| APPEAL TYPE:         | Personal Property            |
| ROLL TYPE:           | REGULAR                      |
- 17) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0275              |
| APPLICANT:           | IHMS SF, LLC           |
| PARCEL NO.:          | 0294 013               |
| PARCEL ADDRESS:      | 0340 STOCKTON ST,      |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$55,584,301.00        |
| APPLICANT'S OPINION: | \$31,621,185.00        |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
| STATUS:              | POSTPONED              |
- 18) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2015-0340                  |
| APPLICANT:           | WHOLE FOODS MARKET, LESSEE |
| PARCEL NO.:          | 3535 041                   |
| PARCEL ADDRESS:      | 2001 MARKET ST,            |
| TOPIC:               | Pre-Hearing Conference     |
| CURRENT ASSESSMENT:  | \$18,595,658.00            |
| APPLICANT'S OPINION: | \$9,300,000.00             |
| TAXABLE YEAR:        | 2015                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | REGULAR                    |
- 19) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0508              |
| APPLICANT:           | NORTHWEST DEALER CO.   |
| PARCEL NO.:          | 1444 023               |
| PARCEL ADDRESS:      | 4856 GEARY BLVD,       |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$1,350,000.00         |
| APPLICANT'S OPINION: | \$1,000,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | BASE YEAR              |
| STATUS:              | WITHDRAWN              |

- 20) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2015-0509                 |
| APPLICANT:           | NORTHWEST DEALER CO.      |
| PARCEL NO.:          | 1444 023                  |
| PARCEL ADDRESS:      | 4856 GEARY BLVD,          |
| TOPIC:               | Pre-Hearing Conference    |
| CURRENT ASSESSMENT:  | \$1,563,720.00            |
| APPLICANT'S OPINION: | \$1,000,000.00            |
| TAXABLE YEAR:        | 2015                      |
| APPEAL TYPE:         | Both Real & Personal Prty |
| ROLL TYPE:           | REGULAR                   |
| STATUS:              | WITHDRAWN                 |
- 21) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0671              |
| APPLICANT:           | FRESH & EASY, LLC      |
| PARCEL NO.:          | 1401 002               |
| PARCEL ADDRESS:      | 3132 CLEMENT ST,       |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$24,636,873.00        |
| APPLICANT'S OPINION: | \$20,000,000.00        |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 22) Hearing, discussion, and possible action involving:
- |                      |                                      |
|----------------------|--------------------------------------|
| APPLICATION:         | 2015-0686                            |
| APPLICANT:           | TRANSAMERICA REALTY INVESTMENT PROP. |
| PARCEL NO.:          | 0207 035                             |
| PARCEL ADDRESS:      | 0545 SANSOME ST,                     |
| TOPIC:               | Pre-Hearing Conference               |
| CURRENT ASSESSMENT:  | \$11,400,986.00                      |
| APPLICANT'S OPINION: | \$7,000,000.00                       |
| TAXABLE YEAR:        | 2015                                 |
| APPEAL TYPE:         | Real Property                        |
| ROLL TYPE:           | REGULAR                              |
- 23) Hearing, discussion, and possible action involving:
- |                      |                                      |
|----------------------|--------------------------------------|
| APPLICATION:         | 2015-0687                            |
| APPLICANT:           | TRANSAMERICA REALTY INVESTMENT PROP. |
| PARCEL NO.:          | 0207 036                             |
| PARCEL ADDRESS:      | 0517 WASHINGTON ST,                  |
| TOPIC:               | Pre-Hearing Conference               |
| CURRENT ASSESSMENT:  | \$6,624,838.00                       |
| APPLICANT'S OPINION: | \$2,500,000.00                       |
| TAXABLE YEAR:        | 2015                                 |
| APPEAL TYPE:         | Real Property                        |
| ROLL TYPE:           | REGULAR                              |

- 24) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0712              |
| APPLICANT:           | ESSEX SF OWNER LP      |
| PARCEL NO.:          | 3732 150               |
| PARCEL ADDRESS:      | 0240V 05TH ST,         |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$26,745,822.00        |
| APPLICANT'S OPINION: | \$13,400,000.00        |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 25) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2015-0715                        |
| APPLICANT:           | PRUDENTIAL REAL ESTATE INVESTORS |
| PARCEL NO.:          | 0690 018                         |
| PARCEL ADDRESS:      | 0001 DANIEL BURNHAM CT, #2       |
| TOPIC:               | Pre-Hearing Conference           |
| CURRENT ASSESSMENT:  | \$17,431,268.00                  |
| APPLICANT'S OPINION: | \$8,700,000.00                   |
| TAXABLE YEAR:        | 2015                             |
| APPEAL TYPE:         | Real Property                    |
| ROLL TYPE:           | REGULAR                          |
- 26) Hearing, discussion, and possible action involving:
- |                      |                                  |
|----------------------|----------------------------------|
| APPLICATION:         | 2015-0716                        |
| APPLICANT:           | PRUDENTIAL REAL ESTATE INVESTORS |
| PARCEL NO.:          | 0690 017                         |
| PARCEL ADDRESS:      | 1000 DANIEL BURNHAM CT, #1       |
| TOPIC:               | Pre-Hearing Conference           |
| CURRENT ASSESSMENT:  | \$4,264,798.00                   |
| APPLICANT'S OPINION: | \$2,150,000.00                   |
| TAXABLE YEAR:        | 2015                             |
| APPEAL TYPE:         | Real Property                    |
| ROLL TYPE:           | REGULAR                          |
- 27) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0768              |
| APPLICANT:           | SOMAR PROPERTIES       |
| PARCEL NO.:          | 5230 011               |
| PARCEL ADDRESS:      | 2142 JERROLD AVE,      |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$3,535,899.00         |
| APPLICANT'S OPINION: | \$2,145,000.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
| STATUS:              | POSTPONED              |

28) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0769  
APPLICANT: BIGELOW HOLDINGS, LLC  
PARCEL NO.: 5237 033  
PARCEL ADDRESS: 1275 EVANS AVE,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,770,536.00  
APPLICANT'S OPINION: \$1,765,572.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

29) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0843  
APPLICANT: NORTHWEST DEALER CO.  
PARCEL NO.: 2397 035  
PARCEL ADDRESS: 1855 TARAVAL ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,566,160.00  
APPLICANT'S OPINION: \$1,230,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0844  
APPLICANT: NORTHWEST DEALER CO.  
PARCEL NO.: 2025 003  
PARCEL ADDRESS: 1700 NORIEGA ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,999,443.00  
APPLICANT'S OPINION: \$1,554,076.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0925  
APPLICANT: GOODVIEW LUMBER  
PARCEL NO.: 4353 010  
PARCEL ADDRESS: 1320 MARIN STREET ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$3,678,971.00  
APPLICANT'S OPINION: \$2,464,585.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: ROLL CORRECTION



32) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0969  
APPLICANT: FERREY, GILBERT  
PARCEL NO.: 3760 055  
PARCEL ADDRESS: 971 HARRISON ST,  
TOPIC:  
CURRENT ASSESSMENT: \$1,584,205.00  
APPLICANT'S OPINION: \$1,454,361.00  
TAXABLE YEAR: 2014  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

**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](mailto: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](http://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.