

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Friday, April 8, 2016

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:	2013-1359
APPLICANT:	300 PROSPECT PROPERTIES, INC.
PARCEL NO.:	0267 016
PARCEL ADDRESS:	0160 - 0180 SANSOME ST,
TOPIC:	Request to amend application
CURRENT ASSESSMENT:	\$32,608,590.00
APPLICANT'S OPINION:	\$18,029,419.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-3726
APPLICANT:	LET IT FLHO, LP
PARCEL NO.:	0315 003
PARCEL ADDRESS:	0201 POWELL ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	\$35,000,000.00
APPLICANT'S OPINION:	\$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3727 |
| APPLICANT: | LET IT FLHO, LP |
| PARCEL NO.: | 0315 006 |
| PARCEL ADDRESS: | 0221 - 0225 POWELL ST, |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$13,500,000.00 |
| APPLICANT'S OPINION: | \$9,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3728 |
| APPLICANT: | LET IT FLHO, LP |
| PARCEL NO.: | 0315 007 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$5,100,000.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3729 |
| APPLICANT: | LET IT FLHO, LP |
| PARCEL NO.: | 0315 008 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$5,104,000.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3730 |
| APPLICANT: | LET IT FLHO, LP |
| PARCEL NO.: | 0315 009 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$5,100,000.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-5034
 APPLICANT: HUSKIES OWNER LLC
 PARCEL NO.: 0295 008
 PARCEL ADDRESS: 0432 - 0462 POWELL ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$92,223,494.00
 APPLICANT'S OPINION: \$68,456,664.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0935
 APPLICANT: GLAUBACH, SHULAMIT
 PARCEL NO.: 0649 006
 PARCEL ADDRESS: 1701 GOUGH ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$2,351,527.00
 APPLICANT'S OPINION: \$2,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1354
 APPLICANT: SUNSTONE EC5, LLC
 PARCEL NO.: 0234 017
 PARCEL ADDRESS: 0005 THE EMBARCADERO,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$215,001,759.00
 APPLICANT'S OPINION: \$155,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2210
 APPLICANT: HUANG, YONG HUA
 PARCEL NO.: 7114 043
 PARCEL ADDRESS: 233 BROAD ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$475,000.00
 APPLICANT'S OPINION: \$300,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2422
 - APPLICANT: ICHI NUTS, LLC
 - PARCEL NO.: 0161 037
 - PARCEL ADDRESS: 3 - 7 STARK ST,
 - TOPIC: Request to amend application
 - CURRENT ASSESSMENT: \$1,908,625.00
 - APPLICANT'S OPINION: \$892,244.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2423
 - APPLICANT: SF AFFORDABLE HOUSING LLC
 - PARCEL NO.: 0161 011
 - PARCEL ADDRESS: 0001V PELTON PL,
 - TOPIC: Request to amend application
 - CURRENT ASSESSMENT: \$1,004,540.00
 - APPLICANT'S OPINION: \$121,373.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2565
 - APPLICANT: MCEACHERN FAMILY LP
 - PARCEL NO.: 0101 044
 - PARCEL ADDRESS: 733 FILBERT, #6
 - TOPIC: Request to amend application
 - CURRENT ASSESSMENT: \$525,000.00
 - APPLICANT'S OPINION: \$425,000.00
 - TAXABLE YEAR: 2000
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2615
 - APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
 - PARCEL NO.: 3735 012
 - PARCEL ADDRESS: 0095 HAWTHORNE ST,
 - TOPIC: Request to reinstate application
 - CURRENT ASSESSMENT: \$24,102,000.00
 - APPLICANT'S OPINION: \$19,800,000.00
 - TAXABLE YEAR: 2011
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2616
APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.: 3735 062
PARCEL ADDRESS: 0075 HAWTHORNE ST,
TOPIC: Request to reinstate application
CURRENT ASSESSMENT: \$109,798,000.00
APPLICANT'S OPINION: \$90,200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2617
APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.: 3735 012
PARCEL ADDRESS: 0095 HAWTHORNE ST,
TOPIC: Request to reinstate application
CURRENT ASSESSMENT: \$24,102,000.00
APPLICANT'S OPINION: \$19,800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

18) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2618
APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.: 3735 062
PARCEL ADDRESS: 0075 HAWTHORNE ST,
TOPIC: Request to reinstate application
CURRENT ASSESSMENT: \$109,798,000.00
APPLICANT'S OPINION: \$90,200,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

19) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2619
APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.: 3735 012
PARCEL ADDRESS: 0095 HAWTHORNE ST,
TOPIC: Request to reinstate application
CURRENT ASSESSMENT: \$24,584,040.00
APPLICANT'S OPINION: \$19,800,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

- 20) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2620
 APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
 PARCEL NO.: 3735 062
 PARCEL ADDRESS: 0075 HAWTHORNE ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$111,993,960.00
 APPLICANT'S OPINION: \$90,200,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION
- 21) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2621
 APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
 PARCEL NO.: 3735 012
 PARCEL ADDRESS: 0095 HAWTHORNE ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$24,695,651.00
 APPLICANT'S OPINION: \$19,800,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION
- 22) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2622
 APPLICANT: JOHN HANCOCK LIFE INSURANCE CO.
 PARCEL NO.: 3735 062
 PARCEL ADDRESS: 0075 HAWTHORNE ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$112,502,411.00
 APPLICANT'S OPINION: \$90,200,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION
- 23) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2661
 APPLICANT: SF HOTEL INVESTORS LLC
 PARCEL NO.: 0351 001
 PARCEL ADDRESS: 1100 - 1112 MARKET ST,
 TOPIC: Request to reinstate application
 CURRENT ASSESSMENT: \$14,228,363.00
 APPLICANT'S OPINION: \$4,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0047 |
| APPLICANT: | LUIGI PROPERTIES LLC |
| PARCEL NO.: | 3752 425 |
| PARCEL ADDRESS: | 821 FOLSOM ST, #301 |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$477,000.00 |
| APPLICANT'S OPINION: | \$445,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0048 |
| APPLICANT: | LUIGI PROPERTIES LLC |
| PARCEL NO.: | 3752 425 |
| PARCEL ADDRESS: | 821 FOLSOM ST, #301 |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$498,512.00 |
| APPLICANT'S OPINION: | \$445,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0068 |
| APPLICANT: | CISNE, JR., KENNETH |
| PARCEL NO.: | 4807 017 |
| PARCEL ADDRESS: | 1229V UNDERWOOD AVE, |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$369,543.00 |
| APPLICANT'S OPINION: | \$125,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0076 |
| APPLICANT: | WILFERT, MARIETTE REVOCABLE TRUST |
| PARCEL NO.: | 0554 014 |
| PARCEL ADDRESS: | 1978V VALLEJO ST, |
| TOPIC: | Request to reinstate application |
| CURRENT ASSESSMENT: | \$0.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2004 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

28) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0370
APPLICANT: SARKISS-ZAREH FAMILY LIVING TRUST
PARCEL NO.: 0182 031
PARCEL ADDRESS: 1159 - 1161 PACIFIC AVE,
TOPIC: Request to amend application
CURRENT ASSESSMENT: \$1,801,170.00
APPLICANT'S OPINION: \$1,170,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0892
APPLICANT: KELISKY, GREGORY
PARCEL NO.: 1649 013
PARCEL ADDRESS: 3036 - 3040 FULTON ST,
TOPIC: To consider as timely filed
CURRENT ASSESSMENT: \$1,034,465.00
APPLICANT'S OPINION: \$864,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

30) Hearing, discussion, and possible action involving:
APPLICATION: 2015-1012
APPLICANT: GHERMAN FAMILY TRUST
PARCEL NO.: 1471 036
PARCEL ADDRESS: 0400 40TH AVE,
TOPIC: To consider as timely filed
CURRENT ASSESSMENT: \$49,800.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

31) Hearing, discussion, and possible action involving:
APPLICATION: 2015-7017
APPLICANT: BANNON, GRANT
PARCEL NO.: 0546 012F
PARCEL ADDRESS: 2516 - 2518 FRANKLIN ST,
TOPIC: Request to amend application
CURRENT ASSESSMENT: \$2,202,911.00
APPLICANT'S OPINION: \$888,218.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION: 2015-7044
APPLICANT: CHOKSUKCHALALAI, DALAD
PARCEL NO.: 7085 045
PARCEL ADDRESS: 0621 SARGENT ST,
TOPIC: Request to reinstate application
CURRENT ASSESSMENT: \$819,681.00
APPLICANT'S OPINION: \$740,000.00
TAXABLE YEAR: 2015
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.

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.