

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

### **Assessment Appeals Admin Hearing**

**Room 406, City Hall**

**Monday, April 25, 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 Pre-Hearing Conference

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:	2014-0363
APPLICANT:	HUDSON RINCON CENTER LLC
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0121 SPEAR STREET,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$202,490,000.00
APPLICANT'S OPINION:	\$86,000,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-2544
APPLICANT:	41 TEHAMA LP
PARCEL NO.:	3736 190
PARCEL ADDRESS:	0025 - 0051 TEHAMA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$50,000,000.00
APPLICANT'S OPINION:	\$35,000,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2014-2666  
APPLICANT: FIRESIDE 1990 REVOCABLE TRUST  
PARCEL NO.: 0310 013A  
PARCEL ADDRESS: 69 MAIDEN LN,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$3,810,000.00  
APPLICANT'S OPINION: \$1,500,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2014-2685  
APPLICANT: ARE-SAN FRANCISCO NO. 43 LLC  
PARCEL NO.: 3940 003  
PARCEL ADDRESS: 409 ILLINOIS ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$140,000,000.00  
APPLICANT'S OPINION: \$91,995,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2014-2686  
APPLICANT: ARE-SAN FRANCISCO NO. 43 LLC  
PARCEL NO.: 3940 004  
PARCEL ADDRESS: 499 ILLINOIS ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$130,000,000.00  
APPLICANT'S OPINION: \$85,424,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2014-2687  
APPLICANT: ARE-SAN FRANCISCO NO. 43 LLC  
PARCEL NO.: 3940 005  
PARCEL ADDRESS: 409 - 499 ILLINOIS ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$23,684,278.00  
APPLICANT'S OPINION: \$15,564,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

- 8) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2015-0253                   |
| APPLICANT:           | CLEAR CHANNEL OUTDOOR, INC. |
| PARCEL NO.:          | 2015702045                  |
| PARCEL ADDRESS:      | VARIOUS LOCATIONS,          |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$109,291,628.00            |
| APPLICANT'S OPINION: | \$30,000,000.00             |
| TAXABLE YEAR:        | 2015                        |
| APPEAL TYPE:         | Possessory Interest         |
| ROLL TYPE:           | REGULAR                     |
| STATUS:              | POSTPONED                   |
- 9) 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              |
- 10) Hearing, discussion, and possible action involving:
- |                      |                               |
|----------------------|-------------------------------|
| APPLICATION:         | 2015-0326                     |
| APPLICANT:           | BEHRINGER HARVARD ARGENTA LLC |
| PARCEL NO.:          | 0814 022                      |
| PARCEL ADDRESS:      | 0001 POLK ST,                 |
| TOPIC:               | Pre-Hearing Conference        |
| CURRENT ASSESSMENT:  | \$100,752,807.00              |
| APPLICANT'S OPINION: | \$299,123,341.00              |
| TAXABLE YEAR:        | 2015                          |
| APPEAL TYPE:         | Real Property                 |
| ROLL TYPE:           | REGULAR                       |
| STATUS:              | WITHDRAWN                     |
- 11) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0473              |
| APPLICANT:           | CONTAINER STORE        |
| PARCEL NO.:          | 3705Z003               |
| PARCEL ADDRESS:      | 0022 4TH ST,           |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$75,439,542.00        |
| APPLICANT'S OPINION: | \$37,719,772.00        |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |

- 12) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0474              |
| APPLICANT:           | CONTAINER STORE        |
| PARCEL NO.:          | 3705Z004               |
| PARCEL ADDRESS:      | V,                     |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$8,778,863.00         |
| APPLICANT'S OPINION: | \$4,389,432.00         |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 13) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0475              |
| APPLICANT:           | GAP INC.               |
| PARCEL NO.:          | 3705Z002               |
| PARCEL ADDRESS:      | 0801 MARKET ST,        |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$88,227,584.00        |
| APPLICANT'S OPINION: | \$44,113,792.00        |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 14) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2015-0529              |
| APPLICANT:           | DB 800 MARKET LLC      |
| PARCEL NO.:          | 0329 001               |
| PARCEL ADDRESS:      | 0800 - 0830 MARKET ST, |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$53,300,247.00        |
| APPLICANT'S OPINION: | \$51,000,000.00        |
| TAXABLE YEAR:        | 2015                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 15) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2015-0530                   |
| APPLICANT:           | CEP MARKET STREET INVESTORS |
| PARCEL NO.:          | 3706 062                    |
| PARCEL ADDRESS:      | 0725 - 0731 MARKET ST,      |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$21,496,402.00             |
| APPLICANT'S OPINION: | \$20,000,000.00             |
| TAXABLE YEAR:        | 2015                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | REGULAR                     |

16) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0633  
APPLICANT: MARRIOTT INTERNATIONAL  
PARCEL NO.: 0257 012  
PARCEL ADDRESS: 0600 STOCKTON ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$210,253,134.00  
APPLICANT'S OPINION: \$169,712,035.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0708  
APPLICANT: ANCHORAGE HOLDINGS LP  
PARCEL NO.: 0011 007  
PARCEL ADDRESS: 2800 LEAVENWORTH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$64,283,539.00  
APPLICANT'S OPINION: \$38,060,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0709  
APPLICANT: ANCHORAGE HOLDINGS LP  
PARCEL NO.: 0011 008  
PARCEL ADDRESS: 0500 BEACH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$47,668,244.00  
APPLICANT'S OPINION: \$30,000,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0711  
APPLICANT: 150 SPEAR STREET, LLC  
PARCEL NO.: 3717 021  
PARCEL ADDRESS: 0150 SPEAR ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$155,740,563.00  
APPLICANT'S OPINION: \$78,000,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

20) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0747  
APPLICANT: PHF RUBY, LLC  
PARCEL NO.: 0029 003  
PARCEL ADDRESS: 0590 BAY ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$35,047,337.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0949  
APPLICANT: PHF RUBY, LLC  
PARCEL NO.: 0029 003  
PARCEL ADDRESS: 0590 BAY ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$54,510,000.00  
APPLICANT'S OPINION: \$30,000,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0950  
APPLICANT: PHF RUBY, LLC  
PARCEL NO.: 0029 003  
PARCEL ADDRESS: 0590 BAY ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$54,757,475.00  
APPLICANT'S OPINION: \$30,000,000.00  
TAXABLE YEAR: 2014  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

23) Hearing, discussion, and possible action involving:  
APPLICATION: 2015-0951  
APPLICANT: PHF RUBY, LLC  
PARCEL NO.: 0029 003  
PARCEL ADDRESS: 0590 BAY ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$55,851,528.00  
APPLICANT'S OPINION: \$30,000,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0956  
APPLICANT: WOOLF HOUSE PARTNERS LP  
PARCEL NO.: 3733 171  
PARCEL ADDRESS: 0801 HOWARD ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$8,978,706.00  
APPLICANT'S OPINION: \$8,978,706.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0957  
APPLICANT: WOOLF HOUSE PARTNERS LP  
PARCEL NO.: 3733 171  
PARCEL ADDRESS: 0801 HOWARD ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$34,200,000.00  
APPLICANT'S OPINION: \$34,200,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

26) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0958  
APPLICANT: WOOLF HOUSE PARTNERS LP  
PARCEL NO.: 3733 171  
PARCEL ADDRESS: 0801 HOWARD ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$34,884,000.00  
APPLICANT'S OPINION: \$34,884,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0959  
APPLICANT: WOOLF HOUSE PARTNERS LP  
PARCEL NO.: 3733 171  
PARCEL ADDRESS: 0801 HOWARD ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$35,042,373.00  
APPLICANT'S OPINION: \$35,042,373.00  
TAXABLE YEAR: 2014  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0990  
APPLICANT: 1595 PACIFIC AVE LP  
PARCEL NO.: 0596 024  
PARCEL ADDRESS: 1946 POLK ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$31,740,000.00  
APPLICANT'S OPINION: \$18,040,000.00  
TAXABLE YEAR: 2013  
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 Pre-Hearing Conference 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 Pre-Hearing Conference 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 Pre-Hearing Conference 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.