

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, July 30, 2014
1:30 PM**

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:	2010-2014
APPLICANT:	HOWARD STREET ASSOCIATES, LLC
PARCEL NO.:	3733 079
PARCEL ADDRESS:	0881 - 0899 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$47,744,975.00
APPLICANT'S OPINION:	\$40,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5671
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$51,000,000.00
APPLICANT'S OPINION:	\$15,300,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5672 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$51,000,000.00 |
| APPLICANT'S OPINION: | \$15,300,000.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5673 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$52,020,000.00 |
| APPLICANT'S OPINION: | \$15,606,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-5674 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$51,896,712.00 |
| APPLICANT'S OPINION: | \$15,558,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-2775 |
| APPLICANT: | 274 BRANNAN JV LLC |
| PARCEL NO.: | 3774 073 |
| PARCEL ADDRESS: | 0274 BRANNAN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$52,288,154.00 |
| APPLICANT'S OPINION: | \$15,684,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3058 |
| APPLICANT: | KLA GEARY, LLC |
| PARCEL NO.: | 1094 001 |
| PARCEL ADDRESS: | 2675 GEARY BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$70,381,888.00 |
| APPLICANT'S OPINION: | \$29,963,520.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-3749 |
| APPLICANT: | HOWARD STREET ASSOCIATES |
| PARCEL NO.: | 3733 079 |
| PARCEL ADDRESS: | 0881 - 0899 HOWARD ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$48,104,494.00 |
| APPLICANT'S OPINION: | \$40,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-4990 |
| APPLICANT: | MISSION & STEUART HOTEL PARTNERS dba HOTEL VITALE |
| PARCEL NO.: | 2011980012 |
| PARCEL ADDRESS: | |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$62,015,896.00 |
| APPLICANT'S OPINION: | \$33,797,956.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5084 |
| APPLICANT: | ABF JOINT VENTURE |
| PARCEL NO.: | 2011208031 |
| PARCEL ADDRESS: | YERBA BUENA ISLAND, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$50,533,342.00 |
| APPLICANT'S OPINION: | \$25,300,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3315
APPLICANT: HOWARD STREET ASSOCIATES
PARCEL NO.: 3733 079
PARCEL ADDRESS: 0881 - 0899 HOWARD ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$49,066,582.00
APPLICANT'S OPINION: \$39,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its 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 – The hearing room is wheelchair accessible.

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