

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, June 26, 2014

9:30 AM (ALL DAY)

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:

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| APPLICATION: | 2009-3562 |
| APPLICANT: | LINCOLN ASB BUSH, LLC |
| PARCEL NO.: | 0269 028 |
| PARCEL ADDRESS: | 0445 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$63,422,483.00 |
| APPLICANT'S OPINION: | \$22,000,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

3) Hearing, discussion, and possible action involving:

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| APPLICATION: | 2010-2418 |
| APPLICANT: | LINCOLN ASB BUSH, LLC |
| PARCEL NO.: | 0269 028 |
| PARCEL ADDRESS: | 0445 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$63,272,172.00 |
| APPLICANT'S OPINION: | \$21,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-1441
 APPLICANT: LINCOLN ASB BUSH, LLC
 PARCEL NO.: 0269 028
 PARCEL ADDRESS: 0445 SITUS TO BE ASSIGNED ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$63,748,610.00
 APPLICANT'S OPINION: \$21,000,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5131
 APPLICANT: ZYNGA, INC.
 PARCEL NO.: 2011210319
 PARCEL ADDRESS: 0444 0000DE HARO ST, #132
 TOPIC: Personal Property / Fixtures
 CURRENT ASSESSMENT: \$8,647,634.00
 APPLICANT'S OPINION: \$4,250,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Personal Property
 ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2227
 APPLICANT: GRE SANSOME, LLC
 PARCEL NO.: 0267 010
 PARCEL ADDRESS: 0114 SANSOME ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$70,073,436.00
 APPLICANT'S OPINION: \$50,008,196.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-2380
 APPLICANT: CALIFORNIA PACIFIC MEDICAL CENTER
 PARCEL NO.: 0695 005
 PARCEL ADDRESS: 1255 POST ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$16,005,813.00
 APPLICANT'S OPINION: \$10,000,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2381 |
| APPLICANT: | CALIFORNIA PACIFIC MEDICAL CENTER |
| PARCEL NO.: | 0695 006 |
| PARCEL ADDRESS: | 1101 VAN NESS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$64,023,272.00 |
| APPLICANT'S OPINION: | \$50,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2607 |
| APPLICANT: | LINCOLN ASB BUSH, LLC |
| PARCEL NO.: | 0269 028 |
| PARCEL ADDRESS: | 0445 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$65,023,582.00 |
| APPLICANT'S OPINION: | \$50,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3575 |
| APPLICANT: | SF MH ACQUISITION LLC |
| PARCEL NO.: | 0255 002 |
| PARCEL ADDRESS: | 0001 NOB HILL, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$66,924,019.00 |
| APPLICANT'S OPINION: | \$20,075,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3773 |
| APPLICANT: | ZYNGA INC., |
| PARCEL NO.: | 2012207591 |
| PARCEL ADDRESS: | 0699 EIGHT ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$62,115,050.00 |
| APPLICANT'S OPINION: | \$31,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3775
APPLICANT: ZYNGA INC.,
PARCEL NO.: 2012207292
PARCEL ADDRESS: 0444 DE HARO ST, #132
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$7,958,415.00
APPLICANT'S OPINION: \$3,800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4956
APPLICANT: PONTE GADEA CALIFORNIA, LLC
PARCEL NO.: 0327 026
PARCEL ADDRESS: 0150 POWELL ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$65,599,888.00
APPLICANT'S OPINION: \$39,200,000.00
TAXABLE YEAR: 2012
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 – The hearing room is wheelchair accessible.

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