

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, July 23, 2014

9:30 AM (ALL DAY)

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:	2010-4510
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$48,002,389.00
APPLICANT'S OPINION:	\$18,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5246
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 - 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$47,940,000.00
APPLICANT'S OPINION:	\$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2011-1440 |
| APPLICANT: | TR 601 CALIFORNIA CORP |
| PARCEL NO.: | 0258 032 |
| PARCEL ADDRESS: | 0601 CALIFORNIA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$71,100,678.00 |
| APPLICANT'S OPINION: | \$35,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2011-4385 |
| APPLICANT: | AVALON GOLDEN GATE LLC |
| PARCEL NO.: | 1924 004 |
| PARCEL ADDRESS: | 1601 - 19TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$48,462,868.00 |
| APPLICANT'S OPINION: | \$28,576,355.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION: | 2011-5152 |
| APPLICANT: | LEXINGTON LION SF |
| PARCEL NO.: | 3957 003 |
| PARCEL ADDRESS: | 1950 - 17TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$39,253,266.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2012-2604 |
| APPLICANT: | TR 601 CALIFORNIA CORP |
| PARCEL NO.: | 0258 032 |
| PARCEL ADDRESS: | 0601 CALIFORNIA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$72,522,690.00 |
| APPLICANT'S OPINION: | \$55,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2949 |
| APPLICANT: | FELCOR LODGING TRUST, LESSEE |
| PARCEL NO.: | 0285 021 |
| PARCEL ADDRESS: | 0480 SUTTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$48,067,066.00 |
| APPLICANT'S OPINION: | \$24,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2950 |
| APPLICANT: | FELCOR LODGING TRUST, LESSEE |
| PARCEL NO.: | 2012202634 |
| PARCEL ADDRESS: | 0480 SUTTER ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$49,999,335.00 |
| APPLICANT'S OPINION: | \$25,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2012-3148 |
| APPLICANT: | AVALON GOLDEN GATE LLC |
| PARCEL NO.: | 1924 004 |
| PARCEL ADDRESS: | 1601 - 19TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$49,490,716.00 |
| APPLICANT'S OPINION: | \$28,640,473.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3182 |
| APPLICANT: | MACY'S RETAIL HOLDINGS, INC. |
| PARCEL NO.: | 7295 004 |
| PARCEL ADDRESS: | 3251 - 20TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$51,214,290.00 |
| APPLICANT'S OPINION: | \$23,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3448
APPLICANT: SIC 501 SECOND STREET LLC
PARCEL NO.: 3774 067
PARCEL ADDRESS: 0501 - 02ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$64,191,889.00
APPLICANT'S OPINION: \$19,256,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3562
APPLICANT: TS 222 SECOND ST LP
PARCEL NO.: 3735 063
PARCEL ADDRESS: 0222 - 02ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$47,999,919.00
APPLICANT'S OPINION: \$14,400,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3577
APPLICANT: ARDEN REALTY LP
PARCEL NO.: 0167 063
PARCEL ADDRESS: 0075 BROADWAY,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$55,424,741.00
APPLICANT'S OPINION: \$27,321,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3578
APPLICANT: ARDEN REALTY LP
PARCEL NO.: 0168 057
PARCEL ADDRESS: 0057 THE EMBARCADERO,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$50,509,716.00
APPLICANT'S OPINION: \$24,898,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3579
APPLICANT: ARDEN REALTY LP
PARCEL NO.: 0171 068
PARCEL ADDRESS: 0001 JACKSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$52,287,492.00
APPLICANT'S OPINION: \$25,774,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3759
APPLICANT: ABF JOINT VENTURE
PARCEL NO.: 2012205459
PARCEL ADDRESS: YERBA BUENA ISLAND,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$49,288,894.00
APPLICANT'S OPINION: \$21,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4013
APPLICANT: LEXINGTON LION SF
PARCEL NO.: 3957 003
PARCEL ADDRESS: 1950 - 17TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$40,038,330.00
APPLICANT'S OPINION: \$20,000,000.00
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.