

ASSESSMENT APPEALS BOARD

City Hall, Room 405 1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4697

THIS MEETING IS CANCELLED

Agenda* / Notice of Assessment Appeals Board Assessment Appeals Pre-Hearing Conference Hearing

REMOTE MEETING PUBLIC COMMENT CALL-IN 1(415) 906-4659 / Meeting ID: 847 234 36#

Thursday, December 16, 2021 09:30 AM

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) Announcements
- 2) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1163

APPLICANT: ST FRANCIS MEMORIAL HOSPITAL

PARCEL NO: 0278 020
PARCEL ADDRESS: 909 HYDE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$45,541,789.00
APPLICANT'S OPINION: \$11,385,447.00

TAXABLE YEAR: 2020



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4) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1164

APPLICANT: ST FRANCIS MEMORIAL HOSPITAL

PARCEL NO: 0280 031
PARCEL ADDRESS: 1199 BUSH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$48,584,640.00
APPLICANT'S OPINION: \$14,604,949.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1165

APPLICANT: ST FRANCIS MEMORIAL HOSPITAL

PARCEL NO: 0251 009

PARCEL ADDRESS: 1230-1240 PINE ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$8,044,000.00 APPLICANT'S OPINION: \$2,413,200.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1167

APPLICANT: ST FRANCIS MEMORIAL HOSPITAL

PARCEL NO: 0278 020 PARCEL ADDRESS: 909 HYDE ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$42,810,000.00 APPLICANT'S OPINION: \$10,702,500.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1174

APPLICANT: ST FRANCIS HOSPITAL ASSN

PARCEL NO: 0280 031 PARCEL ADDRESS: 1199 BUSH ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$47,741,294.00 APPLICANT'S OPINION: \$14.398.894.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: BASE YEAR



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8) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1175

APPLICANT: RAR2-ONE POWELL ST LLC

PARCEL NO: 0330 027

PARCEL ADDRESS: 1 POWELL ST, #C1
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,508,658.00
APPLICANT'S OPINION: \$3,000,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1176

APPLICANT: RAR2-ONE POWELL ST LLC

PARCEL NO: 0330 028

PARCEL ADDRESS: 1 POWELL ST, #C2
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$140,716,180.00
APPLICANT'S OPINION: \$32,000,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1177

APPLICANT: DCP SF COLUMBUS AVE OWNER LLC

PARCEL NO: 0022 010 PARCEL ADDRESS: 475 BEACH ST

TOPIC:

CURRENT ASSESSMENT: \$67,551,620.00 APPLICANT'S OPINION: \$33,775,810.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1178

APPLICANT: WRC HUNTINGTON LLC

PARCEL NO: 0254 024

PARCEL ADDRESS: 1075 CALIFORNIA ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$83,679,800.00 APPLICANT'S OPINION: \$41,800,000.00

TAXABLE YEAR: 2020



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12) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1179

APPLICANT: WRC HUNTINGTON LLC

PARCEL NO: 0254 024

PARCEL ADDRESS: 1075 CALIFORNIA ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$82,039,020.00 APPLICANT'S OPINION: \$41,800,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1180

APPLICANT: WILLIAMS SONOMA STORES INC

PARCEL NO: 0451 004

PARCEL ADDRESS: 3250 VAN NESS AVE TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$4,617,153.00 APPLICANT'S OPINION: \$3,462,865.00

TAXABLE YEAR: 2020

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1181

APPLICANT: WILLIAMS SONOMA STORES INC

PARCEL NO: 2020521382

PARCEL ADDRESS:

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$14,937,486.00 APPLICANT'S OPINION: \$11,203,115.00

TAXABLE YEAR: 2020

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1182

APPLICANT: WILLIAMS SONOMA STORES INC

PARCEL NO: 2020521689

PARCEL ADDRESS:

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$5,976,335.00 APPLICANT'S OPINION: \$4,482,251.00

TAXABLE YEAR: 2020



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16) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1183

APPLICANT: WILLIAMS SONOMA STORES INC

PARCEL NO: 2020201821 PARCEL ADDRESS: 340 POST ST

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$5,809,299.00 APPLICANT'S OPINION: \$4,356,975.00

TAXABLE YEAR: 2020

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1189

APPLICANT: MACK VENTURES LLC

PARCEL NO: 3757 049 PARCEL ADDRESS: 449-451 9TH ST

TOPIC:

CURRENT ASSESSMENT: \$2,003,580.00 APPLICANT'S OPINION: \$1,302,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1193

APPLICANT: DCP SF COLUMBUS AVE OWNER LLC

PARCEL NO: 0022 012 PARCEL ADDRESS: 475 BEACH ST

TOPIC:

CURRENT ASSESSMENT: \$11,603,380.00 APPLICANT'S OPINION: \$5,801,689.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1202

APPLICANT: 101 SECOND STREET INC

PARCEL NO: 3721 089 PARCEL ADDRESS: 101 2ND ST

TOPIC:

CURRENT ASSESSMENT: \$333,590,524.00 APPLICANT'S OPINION: \$166,843,228.00

TAXABLE YEAR: 2020



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20) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1203

APPLICANT: STOCKTON STREET PROPERTIES INC.

PARCEL NO: 0328 002

PARCEL ADDRESS: 2 STOCKTON ST

TOPIC:

CURRENT ASSESSMENT: \$40,756,147.00 APPLICANT'S OPINION: \$20,378,074.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1204

APPLICANT: STOCKTON STREET PROPERTIES INC.

PARCEL NO: 0328 003

PARCEL ADDRESS: 48 STOCKTON ST

TOPIC:

CURRENT ASSESSMENT: \$22,270,641.00 APPLICANT'S OPINION: \$11,135,321.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1205

APPLICANT: STOCKTON STREET PROPERTIES INC.

PARCEL NO: 0328 004

PARCEL ADDRESS: 48 STOCKTON ST

TOPIC:

CURRENT ASSESSMENT: \$40,459,222.00 APPLICANT'S OPINION: \$20,229,611.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1206

APPLICANT: STOCKTON STREET PROPERTIES INC.

PARCEL NO: 0329 001

PARCEL ADDRESS: 800-830 MARKET ST

TOPIC:

CURRENT ASSESSMENT: \$58,573,730.00 APPLICANT'S OPINION: \$29,286,866.00

TAXABLE YEAR: 2020



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24) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1207

APPLICANT: SF PIERS OWNER INC

PARCEL NO: 2020107133

PARCEL ADDRESS:

TOPIC: Decline in Value CURRENT ASSESSMENT: \$111,490,512.00 APPLICANT'S OPINION: \$55,745,256.00

TAXABLE YEAR: 2020

APPEAL TYPE: Possessory Interest

ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1208

APPLICANT: BEACON PARKING LP

PARCEL NO: 8702 606

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$8,663,675.00 APPLICANT'S OPINION: \$4,331,837.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1209

APPLICANT: BEACON PARKING LP

PARCEL NO: 8702 607

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$8,663,675.00 APPLICANT'S OPINION: \$4,331,837.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1210

APPLICANT: BEACON PARKING LP

PARCEL NO: 8702 608

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$8,663,678.00 APPLICANT'S OPINION: \$4,331,838.00

TAXABLE YEAR: 2020



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28) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1211

APPLICANT: ELM PROPERTY VENTURE LLC

PARCEL NO: 0263 011

PARCEL ADDRESS: 101 CALIFORNIA ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$1,025,109,891.00 APPLICANT'S OPINION: \$750,000,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1213
APPLICANT: SAFEWAY INC
PARCEL NO: 8702 612

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$19,011,644.00 APPLICANT'S OPINION: \$9,505,822.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1214

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 609

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$14,057,660.00 APPLICANT'S OPINION: \$7,028,830.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1215

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 610

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$13,332,885.00 APPLICANT'S OPINION: \$6,666,443.00

TAXABLE YEAR: 2020



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32) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1216

APPLICANT: CODDINGTON, GLEN

PARCEL NO: 2020400184

PARCEL ADDRESS:

TOPIC: Decline in Value CURRENT ASSESSMENT: \$84,130.00 APPLICANT'S OPINION: \$10,000.00 TAXABLE YEAR: 2020

APPEAL TYPE: Possessory Interest ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1217

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 611

PARCEL ADDRESS: 200-298 KING ST

TOPIC:

CURRENT ASSESSMENT: \$12,495,695.00 APPLICANT'S OPINION: \$6,247,848.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1218

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 613

PARCEL ADDRESS: 210 KING ST, #O-1

TOPIC:

CURRENT ASSESSMENT: \$1,785,773.00 APPLICANT'S OPINION: \$892,886.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1219

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 614

PARCEL ADDRESS: 210 KING ST, #O-2

TOPIC:

CURRENT ASSESSMENT: \$1,179,158.00 APPLICANT'S OPINION: \$589,579.00

TAXABLE YEAR: 2020



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36) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1220

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 615

PARCEL ADDRESS: 210 KING ST, #O-3

TOPIC:

CURRENT ASSESSMENT: \$1,765,991.00
APPLICANT'S OPINION: \$882,996.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1221

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 616

PARCEL ADDRESS: 210 KING ST, #O-4

TOPIC:

CURRENT ASSESSMENT: \$1,714,341.00 APPLICANT'S OPINION: \$857,171.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1222

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 617

PARCEL ADDRESS: 210 KING ST, #O-5

TOPIC:

CURRENT ASSESSMENT: \$1,738,517.00 APPLICANT'S OPINION: \$869,258.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1223

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 618

PARCEL ADDRESS: 210 KING ST, #O-6

TOPIC:

CURRENT ASSESSMENT: \$1,858,301.00
APPLICANT'S OPINION: \$929,150.00

TAXABLE YEAR: 2020



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40) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1224

APPLICANT: BEACON RETAIL LP

PARCEL NO: 8702 619

PARCEL ADDRESS: 210 KING ST, #O-7

TOPIC:

CURRENT ASSESSMENT: \$1,606,645.00
APPLICANT'S OPINION: \$803,323.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1225

APPLICANT: UPP 1000 VAN NESS LLC

PARCEL NO: 0715 015

PARCEL ADDRESS: 1000 VANNESS AVE

TOPIC: Calamity CURRENT ASSESSMENT: \$33,958,6:

CURRENT ASSESSMENT: \$33,958,656.00 APPLICANT'S OPINION: \$16,979,328.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at sotf@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at http://www.sfgov.org/sunshine/

Ethics 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.



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Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

Disability Access

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Wilson Ng or Arthur Khoo 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 Wilson Ng or Arthur Khoo at (415) 554-5184.

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

More Information: <u>English</u> | <u>中文</u> | <u>Español</u> | <u>Filipino</u>

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