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

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing
Room 406, City Hall
Friday, March 13, 2020
9:30 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 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: 2019-0043
APPLICANT: GEARY DARLING LP
PARCEL NO: 0317 001
PARCEL ADDRESS: 501-507 GEARY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$131,438,487.00
APPLICANT'S OPINION: \$65,719,243.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0044
APPLICANT: GEARY DARLING LP
PARCEL NO: 0317 026
PARCEL ADDRESS: 34 SHANNON ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,337,051.00
APPLICANT'S OPINION: \$1,168,525.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0096
APPLICANT: PEBBLEBROOK HOTEL TRUST
PARCEL NO: 2018304195
PARCEL ADDRESS: 8 MISSION ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$166,024,322.00
APPLICANT'S OPINION: \$83,012,160.00
TAXABLE YEAR: 2018
APPEAL TYPE: Possessory Interest
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0104
APPLICANT: SERENITY NOW LP
PARCEL NO: 0317 003
PARCEL ADDRESS: 401-405 TAYLOR ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$107,090,073.00
APPLICANT'S OPINION: \$75,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0105
APPLICANT: KAFAYI, SASSAN
PARCEL NO: 2019402242
PARCEL ADDRESS: 450 SUTTER ST, #2104
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$300,000.00
APPLICANT'S OPINION: \$500.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0118
APPLICANT: PACIFIC MSO LLC
PARCEL NO: 2019210746
PARCEL ADDRESS: 55 FRANCISCO ST, #500
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,161,684.00
APPLICANT'S OPINION: \$646,875.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0172
APPLICANT: THE MARK COMPANY INC.
PARCEL NO: 2019403928
PARCEL ADDRESS: 1557 PINE ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$80,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0173
APPLICANT: LET IT FLHO LP
PARCEL NO: 0315 003
PARCEL ADDRESS: 201 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$104,125,475.00
APPLICANT'S OPINION: \$60,203,821.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0174
APPLICANT: LET IT FLHO LP
PARCEL NO: 0315 006
PARCEL ADDRESS: 221-225 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$20,049,552.00
APPLICANT'S OPINION: \$11,592,357.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0175
APPLICANT: LET IT FLHO LP
PARCEL NO: 0315 007
PARCEL ADDRESS: 201 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$16,259,967.00
APPLICANT'S OPINION: \$9,401,274.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0176
APPLICANT: LET IT FLHO LP
PARCEL NO: 0315 008
PARCEL ADDRESS: 201 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$16,645,535.00
APPLICANT'S OPINION: \$9,624,204.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0177
APPLICANT: LET IT FLHO LP
PARCEL NO: 0315 009
PARCEL ADDRESS: 0201 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$15,874,398.00
APPLICANT'S OPINION: \$9,178,344.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0188
APPLICANT: EQUINOX FITNESS SC SAN FRANCISCO
PARCEL NO: 2019206878
PARCEL ADDRESS: 747 MARKET ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$23,239,419.00
APPLICANT'S OPINION: \$5,800,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0189
APPLICANT: EQUINOX FITNESS UNION ST., INC.
PARCEL NO: 2019206779
PARCEL ADDRESS: 2055 UNION ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,013,667.00
APPLICANT'S OPINION: \$3,100,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0190
APPLICANT: HPT GEARY PROPERTIES
PARCEL NO: 0316 013
PARCEL ADDRESS: 491-499 GEARY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$98,764,567.00
APPLICANT'S OPINION: \$49,382,284.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0209
APPLICANT: TWILIO INC.
PARCEL NO: 2015209810
PARCEL ADDRESS: 645 HARRISON ST, 3RD FL
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,160,496.00
APPLICANT'S OPINION: \$580,248.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: ROLL CORRECTION

18) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0210
APPLICANT: TWILIO INC.
PARCEL NO: 2017212058
PARCEL ADDRESS: 375 BEALE ST, #300
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$14,349,492.00
APPLICANT'S OPINION: \$7,174,746.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: ROLL CORRECTION

19) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0211
APPLICANT: TWILIO INC.
PARCEL NO: 2018209937
PARCEL ADDRESS: 375 BEALE ST, #300
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,634,504.00
APPLICANT'S OPINION: \$6,317,252.00
TAXABLE YEAR: 2018
APPEAL TYPE: Personal Property
ROLL TYPE: ROLL CORRECTION

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0212
APPLICANT: TWILIO INC.
PARCEL NO: 2018304175
PARCEL ADDRESS: SUITE 510 0
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$807,638.00
APPLICANT'S OPINION: \$403,818.00
TAXABLE YEAR: 2018
APPEAL TYPE: Possessory Interest
ROLL TYPE: SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0217
APPLICANT: 431 SUTTER LLC
PARCEL NO: 0295 013
PARCEL ADDRESS: 431-437 SUTTER ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$15,000,000.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0247
APPLICANT: MICROSOFT CORPORATION - YAMMER
PARCEL NO: 2019206449
PARCEL ADDRESS: 1355 MARKET ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$18,394,154.00
APPLICANT'S OPINION: \$4,409,962.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

23) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0248
APPLICANT: MICROSOFT CORPORATION
PARCEL NO: 2019206447
PARCEL ADDRESS: 845 MARKET ST, SPC 257
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$7,784,600.00
APPLICANT'S OPINION: \$3,892,300.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0252
APPLICANT: JPMORGAN CHASE BANK NA
PARCEL NO: 0486A026
PARCEL ADDRESS: 2166 CHESTNUT ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,999,460.00
APPLICANT'S OPINION: \$8,160,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0282
APPLICANT: LOGITECH, INC.
PARCEL NO: 2019210571
PARCEL ADDRESS: 340 BRYANT ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,592,733.00
APPLICANT'S OPINION: \$477,820.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

26) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0283
APPLICANT: CLYDE & CO US LLP
PARCEL NO: 2019401144
PARCEL ADDRESS: 101 2ND ST, #2400
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,704,298.00
APPLICANT'S OPINION: \$1,193,748.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0285
APPLICANT: 750 HARRISON LLC
PARCEL NO: 3751 029
PARCEL ADDRESS: 750 HARRISON ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$32,133,107.00
APPLICANT'S OPINION: \$19,848,107.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0286
APPLICANT: 750 HARRISON LLC
PARCEL NO: 3751 029
PARCEL ADDRESS: 750 HARRISON ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$23,150,000.00
APPLICANT'S OPINION: \$10,865,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0287
APPLICANT: 1335 FOLSOM LLC
PARCEL NO: 3519 105
PARCEL ADDRESS: 1335-1339 SITUS TO BE ASSIGNED ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$23,616,998.00
APPLICANT'S OPINION: \$13,701,998.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0291
APPLICANT: AXIS FEE OWNER LLC
PARCEL NO: 5431a041
PARCEL ADDRESS: 5830-5880 3RD ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$69,525,196.00
APPLICANT'S OPINION: \$53,607,885.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

31) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0298
APPLICANT: IHMS SF, LLC
PARCEL NO: 0294 013
PARCEL ADDRESS: 340 STOCKTON ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$59,373,422.00
APPLICANT'S OPINION: \$47,689,473.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0328
APPLICANT: TWITCH INTERACTIVE INC
PARCEL NO: 2019206380
PARCEL ADDRESS: 225 BUSH ST, #600
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$29,286,924.00
APPLICANT'S OPINION: \$21,252,970.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0329
APPLICANT: TWITCH INTERACTIVE INC
PARCEL NO: 2019209601
PARCEL ADDRESS: 475 SANSOME ST, SFO10
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$491,340.00
APPLICANT'S OPINION: \$365,807.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0331
APPLICANT: CDC SAN FRANCISCO, LLC
PARCEL NO: 3724 072
PARCEL ADDRESS: 888 HOWARD ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$232,942,031.00
APPLICANT'S OPINION: \$174,706,524.00
TAXABLE YEAR: 2019
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0348
APPLICANT: MARRIOTT INTERNATIONAL INC.
PARCEL NO: 3736 027
PARCEL ADDRESS: 299 2ND ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$81,319,905.00
APPLICANT'S OPINION: \$60,989,929.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0349
APPLICANT: MARRIOTT INTERNATIONAL INC.
PARCEL NO: 3736 029
PARCEL ADDRESS: 299 2ND ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$73,187,914.00
APPLICANT'S OPINION: \$54,890,936.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0367
APPLICANT: MARRIOTT INTERNATIONAL INC.
PARCEL NO: 3736 035
PARCEL ADDRESS: 2990 2ND ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,131,985.00
APPLICANT'S OPINION: \$6,098,989.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0381
APPLICANT: 440 GEARY OWNER LP
PARCEL NO: 0306 007
PARCEL ADDRESS: 436 - 440 GEARY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$51,076,678.00
APPLICANT'S OPINION: \$38,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

39) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0386
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2019207200
PARCEL ADDRESS: 601 16TH ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,836,412.00
APPLICANT'S OPINION: \$1,329,591.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0387
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2019207199
PARCEL ADDRESS: 1 MONTGOMERY ST, #450
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,715,916.00
APPLICANT'S OPINION: \$498,171.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0388
APPLICANT: FUN TO STAY, LESSEE
PARCEL NO: 2019206146
PARCEL ADDRESS: 165 STEUART ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,720,743.00
APPLICANT'S OPINION: \$2,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0389
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2019204794
PARCEL ADDRESS: 865 MARKET ST, BOX/A
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,097,315.00
APPLICANT'S OPINION: \$620,819.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0390
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2019204793
PARCEL ADDRESS: 3251 20TH AVE, #300
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,076,985.00
APPLICANT'S OPINION: \$246,926.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0391
APPLICANT: ATC INDOOR DAS, LLC
PARCEL NO: 2019206511
PARCEL ADDRESS: 460 DAVIS CT
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,094,299.00
APPLICANT'S OPINION: \$434,338.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0401
APPLICANT: 601 OFARRELL LLC
PARCEL NO: 2019520817
PARCEL ADDRESS: 601 OFARRELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$451,769.00
APPLICANT'S OPINION: \$101,363.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0402
APPLICANT: FEL PROPERTIES B14 DE LLC
PARCEL NO: 2019508024
PARCEL ADDRESS: 2073 MARKET ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$46,327.00
APPLICANT'S OPINION: \$5,151.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0403
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 2019520842
PARCEL ADDRESS: 1401 JONES ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$147,770.00
APPLICANT'S OPINION: \$41,088.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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48) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0404
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 2019520839
PARCEL ADDRESS: 1340 TAYLOR ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$176,934.00
APPLICANT'S OPINION: \$81,313.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0405
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 0190 016
PARCEL ADDRESS: 1360 TAYLOR ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,446,050.00
APPLICANT'S OPINION: \$12,445,676.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0406
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 2019520819
PARCEL ADDRESS: 645 STOCKTON ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$618,979.00
APPLICANT'S OPINION: \$212,547.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0407
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 2019520865
PARCEL ADDRESS: 2677 LARKIN ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$209,845.00
APPLICANT'S OPINION: \$72,878.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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52) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0408
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 2019520855
PARCEL ADDRESS: 1870 PACIFIC AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$179,161.00
APPLICANT'S OPINION: \$87,357.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0409
APPLICANT: LSL PROPERTIES B14 DE LLC
PARCEL NO: 2019520797
PARCEL ADDRESS: 78 BUCHANAN ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$336,109.00
APPLICANT'S OPINION: \$9,156.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0410
APPLICANT: DOWNTOWN PROPERTIES VI LLC
PARCEL NO: 0309 019
PARCEL ADDRESS: 140 MAIDEN LN
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$11,420,347.00
APPLICANT'S OPINION: \$7,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

55) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0422
APPLICANT: UPGRADE, INC.
PARCEL NO: 2019210917
PARCEL ADDRESS: 275 S BATTERY ST, #2300
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$7,237,462.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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56) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0423
APPLICANT: CAPITAL ONE N.A.
PARCEL NO: 2019205880
PARCEL ADDRESS: 101 POST ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,477,473.00
APPLICANT'S OPINION: \$1,738,736.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

57) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0432
APPLICANT: ASB/BLATTEIS POWELL STREET LLC
PARCEL NO: 0314 007
PARCEL ADDRESS: 200-216 POWELL ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$15,435,864.00
APPLICANT'S OPINION: \$6,650,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

58) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0433
APPLICANT: SCG 1285 SUTTER STREET LLC
PARCEL NO: 0691 021
PARCEL ADDRESS: 1285 SUTTER ST, #A
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$101,749,507.00
APPLICANT'S OPINION: \$83,400,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0434
APPLICANT: SCG 1285 SUTTER STREET LLC
PARCEL NO: 0691 023
PARCEL ADDRESS: 1285 SUTTER ST, #C
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,381,566.00
APPLICANT'S OPINION: \$4,100,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0436
APPLICANT: ZHAO, JIN YUAN
PARCEL NO: 0575 003
PARCEL ADDRESS: 2101-2115 VAN NESS AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$23,248,061.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR
STATUS: POST/TP

61) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0444
APPLICANT: EDEN VILLA PROPERTY LLC
PARCEL NO: 1070 001a
PARCEL ADDRESS: 2750 GEARY BLVD
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$21,355,535.00
APPLICANT'S OPINION: \$15,100,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

62) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0445
APPLICANT: PRESIDIO SURGERY CENTER, LLC
PARCEL NO: 2019203146
PARCEL ADDRESS: 1635 DIVISADERO ST, #200
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,858,800.00
APPLICANT'S OPINION: \$3,623,164.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0452
APPLICANT: 330 TOWNSEND SF OWNER LLC
PARCEL NO: 3786 014
PARCEL ADDRESS: 330-0332 TOWNSEND ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$33,945,132.00
APPLICANT'S OPINION: \$16,973,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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64) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0481
APPLICANT: SITE CENTERS CORP
PARCEL NO: 0715 014
PARCEL ADDRESS: 1000 VAN NESS AVE
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$26,486,497.00
APPLICANT'S OPINION: \$13,243,249.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0482
APPLICANT: 146 GEARY LLC
PARCEL NO: 0309 007
PARCEL ADDRESS: 146 GEARY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$40,325,904.00
APPLICANT'S OPINION: \$17,000,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0484
APPLICANT: S-FER INTERNATIONAL INC
PARCEL NO: 2019202118
PARCEL ADDRESS: 236 POST ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$6,228,509.00
APPLICANT'S OPINION: \$3,700,000.00
TAXABLE YEAR: 2019
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

67) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0490
APPLICANT: CWI 2 SAN FRANCISCO HOTEL LP
PARCEL NO: 0257 012
PARCEL ADDRESS: 600 STOCKTON ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$237,003,120.00
APPLICANT'S OPINION: \$118,501,560.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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68) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0491
APPLICANT: HPT GEARY PROPERTIES
PARCEL NO: 0316 013
PARCEL ADDRESS: 0491-0499 GEARY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$100,739,857.00
APPLICANT'S OPINION: \$50,369,929.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0492
APPLICANT: BPREP ONE POST LLC
PARCEL NO: 0311 015
PARCEL ADDRESS: 1 POST ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$325,645,200.00
APPLICANT'S OPINION: \$162,822,600.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

70) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0493
APPLICANT: LEADWELL GLOBAL PROPERTY LLC
PARCEL NO: 0255 002
PARCEL ADDRESS: 1 NOB HILL 0
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$178,532,640.00
APPLICANT'S OPINION: \$89,266,320.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

71) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0494
APPLICANT: KHP III SF SUTTER LLC
PARCEL NO: 0676 072
PARCEL ADDRESS: 1800 SUTTER ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$51,147,531.00
APPLICANT'S OPINION: \$27,025,988.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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72) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0497
APPLICANT: 1231 MARKET ST OWNER LP
PARCEL NO: 3701 059
PARCEL ADDRESS: 1215-1231 MARKET ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$134,521,559.00
APPLICANT'S OPINION: \$108,356,559.00
TAXABLE YEAR: 2019
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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 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 (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 sof@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.

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

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 (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485. There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

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In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that Pre-Hearing Conference attendees may be sensitive to perfumes and various Pre-Hearing Conference chemical-based scented products. Please help the City to accommodate these individuals.

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 Pre-Hearing Conference 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 (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame (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

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