

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 15, 2019 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 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: APPLICANT:	2018-0100 REGENCY CENTERS LP
PARCEL NO:	3931A001
PARCEL ADDRESS:	0200 POTRERO AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$8,200,000.00
APPLICANT'S OPINION:	\$4,100,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

APPLICATION:	2018-0101
APPLICANT:	REGENCY CENTERS LP
PARCEL NO:	3931A002
PARCEL ADDRESS:	0226 POTRERO AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,800,000.00
APPLICANT'S OPINION:	\$900,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL



ASSESSMENT APPEALS BOARD

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

4) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0315
APPLICANT:	MACYS WEST STORES, INC.
PARCEL NO:	2018200124
PARCEL ADDRESS:	3251 20TH AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,405,247.00
APPLICANT'S OPINION:	\$1,127,400.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE: ROLL TYPE:	2018-0316 MACY'S INC. 2018200229 170 OFARRELL ST, Pre-Hearing Conference \$16,522,379.00 \$7,763,500.00 2018 Personal Property REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0317
APPLICANT:	MACY'S.COM
PARCEL NO:	2018206279
PARCEL ADDRESS:	680 FOLSOM ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,546,642.00
APPLICANT'S OPINION:	\$3,695,300.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

APPLICATION:	2018-0318
APPLICANT:	BLOOMINGDALES, INC. / TAX DEPT.
PARCEL NO:	2018202956
PARCEL ADDRESS:	845 MARKET ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$6,967,962.00
APPLICANT'S OPINION:	\$2,958,100.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN



ASSESSMENT APPEALS BOARD

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

8) Hearing, discussion, and possible action involving:

9) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0405
APPLICANT:	RENTAL CENTER PROPERTIES
PARCEL NO:	3552 021A
PARCEL ADDRESS:	0449V SOUTH VAN NESS AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$276,787.00
APPLICANT'S OPINION:	\$138,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

2018 0406
2018-0406
RENTAL CENTER PROPERTIES
3552 022
0435 - 0445 SOUTH VAN NESS AVE
Pre-Hearing Conference
\$553,582.00
\$277,000.00
2018
Real Property
REGULAR

2018-0407
RENTAL CENTER PROPERTIES
3552 032
0132 SHOTWELL ST
Pre-Hearing Conference
\$328,441.00
\$164,000.00
2018
Real Property
REGULAR



ASSESSMENT APPEALS BOARD

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

12) Hearing, discussion, and possible action involving:

TOPIC:Pre-Hearing ConferenceCURRENT ASSESSMENT:\$265,714.00APPLICANT'S OPINION:\$133,000.00TAXABLE YEAR:2018APPEAL TYPE:Real Property	CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE:	\$265,714.00 \$133,000.00 2018 Real Property
ROLL TYPE: REGULAR	ROLL TYPE:	1 2

13) Hearing, discussion, and possible action involving:

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS:	2018-0409 RENTAL CENTER PROPERTIES 3552 034 0144 SHOTWELL ST
TOPIC: CURRENT ASSESSMENT:	Pre-Hearing Conference \$184,520.00
APPLICANT'S OPINION:	\$92,000.00 2018
TAXABLE YEAR: APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0410
APPLICANT:	RENTAL CENTER PROPERTIES
PARCEL NO:	3552 035
PARCEL ADDRESS:	0152V SHOTWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$206,664.00
APPLICANT'S OPINION:	\$103,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

2018-0411
RENTAL CENTER PROPERTIES
3552 040
0135 SHOTWELL ST
Pre-Hearing Conference
\$974,311.00
\$488,000.00
2018
Real Property
REGULAR



ASSESSMENT APPEALS BOARD

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

16) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0421
APPLICANT:	DONS HOTEL OWNER LP
PARCEL NO:	0014 001
PARCEL ADDRESS:	
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$207,262,563.00
APPLICANT'S OPINION:	\$122,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0441
APPLICANT:	BPREP ONE POST LLC
PARCEL NO:	0311 015
PARCEL ADDRESS:	1 POST ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$249,900,000.00
APPLICANT'S OPINION:	\$124,950,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0458
APPLICANT:	CAPITAL RESEARCH COMPANY
PARCEL NO:	2018200580
PARCEL ADDRESS:	1 MARKET STEUART TOWER, #1800
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$19,526,862.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

APPLICATION:	2018-0459
APPLICANT:	CAPITAL GUARDIAN TRUST CO.
PARCEL NO:	2018200871
PARCEL ADDRESS:	1 MARKET STEUART TOWER, #1800
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$624,640.00
APPLICANT'S OPINION:	\$10.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR



ASSESSMENT APPEALS BOARD City Hall, Room 405

1 Dr. Carlton B. Goodlett Place San Francisco, CA 94102-4697

20) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0460
APPLICANT:	CAPITAL RESEARCH & MANAGEMENT
PARCEL NO:	2018200890
PARCEL ADDRESS:	1 MARKET STEUART TOWER, #1800
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,790,474.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR:	2018-0512 AU ENERGY LLC 0655 071 2501 - 2505 CALIFORNIA ST Pre-Hearing Conference \$4,261,275.00 \$2,370,344.00 2018
TAXABLE YEAR:	2018
APPEAL TYPE: ROLL TYPE:	Both Real & Personal Prty REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0513
APPLICANT:	AU ENERGY LLC
PARCEL NO:	3757 001
PARCEL ADDRESS:	1201 HARRISON ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,499,025.00
APPLICANT'S OPINION:	\$1,559,565.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

APPLICATION:	2018-0514
APPLICANT:	AU ENERGY LLC
PARCEL NO:	4246 003
PARCEL ADDRESS:	2890 3RD ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,895,116.00
APPLICANT'S OPINION:	\$2,302,441.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR



ASSESSMENT APPEALS BOARD

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

24) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0516
APPLICANT:	AU ENERGY LLC
PARCEL NO:	0494 005
PARCEL ADDRESS:	1802 LOMBARD ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,917,770.00
APPLICANT'S OPINION:	\$1,076,767.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0517
APPLICANT:	AU ENERGY LLC
PARCEL NO:	6660 058
PARCEL ADDRESS:	3550 MISSION ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,669,197.00
APPLICANT'S OPINION:	\$835,113.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: APPLICANT:	2018-0518 AU ENERGY LLC
PARCEL NO:	3775 025
PARCEL ADDRESS:	0561V 3RD ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,493,839.00
APPLICANT'S OPINION:	\$1,549,271.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE:	2018-0519 AU ENERGY LLC 1743 050 0601 LINCOLN WAY Pre-Hearing Conference \$1,522,386.00 \$993,384.00 2018 Both Real & Personal Prty PECUL AR
ROLL TYPE:	REGULAR



ASSESSMENT APPEALS BOARD

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

28) Hearing, discussion, and possible action involving:

29) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0521
APPLICANT:	AU ENERGY LLC
PARCEL NO:	2018204318
PARCEL ADDRESS:	2200 ALEMANY BLVD
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$553,787.00
APPLICANT'S OPINION:	\$282,150.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

CURRENT ASSESSMENT:\$201,992.00APPLICANT'S OPINION:\$164,852.00TAXABLE YEAR:2018APPEAL TYPE:Personal Property	APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC:	2018-0522 AU ENERGY LLC 2018204316 2399 19TH AVE Pre-Hearing Conference
ROLL TYPE: REGULAR	APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE:	\$164,852.00 2018 Personal Property

APPLICATION:	2018-0523
APPLICANT:	AU ENERGY LLC
PARCEL NO:	2018204317
PARCEL ADDRESS:	800 TURK ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$615,826.00
APPLICANT'S OPINION:	\$152,008.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR



ASSESSMENT APPEALS BOARD

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

32) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0594
APPLICANT:	J. JILL ACQUISITIONS LLC
PARCEL NO:	2018202366
PARCEL ADDRESS:	3251 20TH AVE, #132
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,319,769.00
APPLICANT'S OPINION:	\$212,156.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

33) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0595
APPLICANT:	BURBERRY LIMITED
PARCEL NO:	0309 027
PARCEL ADDRESS:	0225 POST ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$47,179,099.00
APPLICANT'S OPINION:	\$34,176,689.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
ROLL TYPE:	REGULAR
STATUS:	POST/TP

34) Hearing, discussion, and possible action involving:

2018-0614 NEWCO 2017 LLC
3776 455
0424 BRANNAN ST
Pre-Hearing Conference
\$22,000,000.00
\$254,801.00
2017
Real Property
SUPPLEMENTAL

APPLICATION:	2018-0643
APPLICANT:	GIANGRAVE, MICHAEL
PARCEL NO:	1864 002
PARCEL ADDRESS:	1539 18TH AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,710,001.00
APPLICANT'S OPINION:	\$1,450,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL



ASSESSMENT APPEALS BOARD

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

36) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0655
APPLICANT:	JUNG, HANNA
PARCEL NO:	6080 035
PARCEL ADDRESS:	0347 LISBON ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,888,000.00
APPLICANT'S OPINION:	\$1,750,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

37) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0704
APPLICANT:	CO-TRUSTEE OF LORRAINE GOGNA SURVIVOR'S TRUST
PARCEL NO:	0163 008
PARCEL ADDRESS:	0542 - 0550 PACIFIC AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,875,058.00
APPLICANT'S OPINION:	\$1,185,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

38) Hearing, discussion, and possible action involving:

2018-0705
39 STOCKTON STRATEGIC VENTURE LLC
0327 004
0039 STOCKTON ST
Pre-Hearing Conference
\$27,500,000.00
\$0.00
2016
Real Property
SUPPLEMENTAL
WD/PHC

APPLICATION:	2018-7022
APPLICANT:	WEBB, ROBERT
PARCEL NO:	2612 094
PARCEL ADDRESS:	0264 HENRY ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,510,000.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



ASSESSMENT APPEALS BOARD

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

40) Hearing, discussion, and possible action involving:

APPLICATION:	2018-7030
APPLICANT:	JESITA, INC
PARCEL NO:	2018401041
PARCEL ADDRESS:	2162 MARKET ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$169,100.00
APPLICANT'S OPINION:	\$42,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: APPLICANT:	2018-7070 136 9TH LLC
PARCEL NO:	1368 036
PARCEL ADDRESS: TOPIC:	0136 9TH AVE Pre-Hearing Conference
CURRENT ASSESSMENT:	\$6,003,192.00
APPLICANT'S OPINION:	\$2,800,000.00
TAXABLE YEAR: APPEAL TYPE:	2018 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 <u>sotf@sfgov.org</u>.

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

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

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 other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. 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.



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

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 other accommodations, please contact Wilson Ng at (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 Peggy Nevin 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 a Peggy Nevin 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

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