## Agenda\* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing Room 406, City Hall Friday, March 30, 2018 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: 2017-0049

APPLICANT: LUDEMAN, HEATHER

PARCEL NO.: 5633 016

PARCEL ADDRESS: 0029 BRADFORD ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$208,580.00 APPLICANT'S OPINION: \$117,313.00 TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0268

APPLICANT: HARRISON FREMONT LLC/EMERALD FUND, INC.

PARCEL NO.: 3766 262

PARCEL ADDRESS: 0333 HARRISON ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$105,301,490.00 APPLICANT'S OPINION: \$87,200,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

APPLICATION: 2017-0269

APPLICANT: HARRISON FREMONT LLC/EMERALD FUND, INC.

PARCEL NO.: 3766 263

PARCEL ADDRESS: 0333 HARRISON ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$1,324,686.00 APPLICANT'S OPINION: \$100,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0471

APPLICANT: BOP 685 MARKET LLC

PARCEL NO.: 3707 051

PARCEL ADDRESS: 0685 MARKET ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$105,624,536.00 APPLICANT'S OPINION: \$80,000,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0736

APPLICANT: MISSION PIERS DEVELOPMENT LLC

PARCEL NO.: 4045 041

PARCEL ADDRESS: SITUS TO BE ASSIGNED, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$64,327,920.00 APPLICANT'S OPINION: \$32,250,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0794

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 003

PARCEL ADDRESS: 0038 - 0040 1ST ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$17,985,517.00 APPLICANT'S OPINION: \$13,500,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

APPLICATION: 2017-0795

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 006 PARCEL ADDRESS: 0062 1ST ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$66,416,354.00 APPLICANT'S OPINION: \$49,800,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0796

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 007

PARCEL ADDRESS: 0076 - 0080 1ST ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$15,175,020.00 APPLICANT'S OPINION: \$11,400,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0797

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 009 PARCEL ADDRESS: 0088 1ST ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$18,546,789.00 APPLICANT'S OPINION: \$13,900,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0798

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 010

PARCEL ADDRESS: 0512 MISSION ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$7,823,617.00 APPLICANT'S OPINION: \$5,900,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

APPLICATION: 2017-0799

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 011

PARCEL ADDRESS: 0516 MISSION ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$26,842,620.00 APPLICANT'S OPINION: \$20,100,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0800

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 012

PARCEL ADDRESS: 0526 MISSION ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$52,567,877.00 APPLICANT'S OPINION: \$39,400,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0801

APPLICANT: OCEANWIDE CENTER LLC

PARCEL NO.: 3708 055 PARCEL ADDRESS: 0050 1ST ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$101,166,472.00 APPLICANT'S OPINION: \$75,900,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0860

APPLICANT: BAKER BOTTS LLP

PARCEL NO.: 2017210515

PARCEL ADDRESS: 101 CALIFORNIA ST, #3070 TOPIC: Pre-Hearing conference

TOPIC: Pre-Hearing co CURRENT ASSESSMENT: \$922,471.00

APPLICANT'S OPINION: \$301,668.00

TAXABLE YEAR: 2017

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

APPLICATION: 2017-0861

APPLICANT: IL FORNAIO AMERICA CORPORATION

PARCEL NO.: 2017201174

PARCEL ADDRESS: 1265 0000BATTERY ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$1,666,995.00 APPLICANT'S OPINION: \$588,163.00

TAXABLE YEAR: 2017

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0880

APPLICANT: ESSEX PORTFOLIO LP

PARCEL NO.: 8710 009

PARCEL ADDRESS: 701 CHINA BASIN, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$103,102,306.00 APPLICANT'S OPINION: \$98,318,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0883

APPLICANT: BLOCK 9 RESIDENTIAL LLC

PARCEL NO.: 3736 120

PARCEL ADDRESS:

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$112,551,093.00 APPLICANT'S OPINION: \$90,867,810.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0967

APPLICANT: DOLBY LABORATORIES, INC.

PARCEL NO.: 3701 065

PARCEL ADDRESS: 1275 MARKET ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$199,888,133.00 APPLICANT'S OPINION: \$135,380,821.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

APPLICATION: 2017-1012

APPLICANT: UNIVERSITY OF PACIFIC

PARCEL NO.: 3724 071 PARCEL ADDRESS: 0155 5TH ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$63,530,000.00 APPLICANT'S OPINION: \$53,145,331.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1013

APPLICANT: UNIVERSITY OF PACIFIC

PARCEL NO.: 3724 071 PARCEL ADDRESS: 0155 5TH ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$63,530,000.00 APPLICANT'S OPINION: \$53,145,331.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1014

APPLICANT: UNIVERSITY OF PACIFIC

PARCEL NO.: 3724 071 PARCEL ADDRESS: 0155 5TH ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$127,060,000.00 APPLICANT'S OPINION: \$54,208,238.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1015

APPLICANT: UNIVERSITY OF PACIFIC

PARCEL NO.: 3724 071 PARCEL ADDRESS: 0155 5TH ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$178,195,942.00 APPLICANT'S OPINION: \$55,292,402.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

APPLICATION: 2017-1016

APPLICANT: UNIVERSITY OF PACIFIC

PARCEL NO.: 3724 071 PARCEL ADDRESS: 0155 5TH ST,

TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$180,913,428.00 APPLICANT'S OPINION: \$56,398,250.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1040

APPLICANT: LPF YERBA BUENA, INC.

PARCEL NO.: 3751 415

PARCEL ADDRESS: 0788 HARRISON ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$180,000.00 APPLICANT'S OPINION: \$0.00 TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1042

APPLICANT: BOP 685 MARKET LLC

PARCEL NO.: 3707 051

PARCEL ADDRESS: 0685 MARKET ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$106,603,736.00 APPLICANT'S OPINION: \$80,000,000.00

TAXABLE YEAR: 2017

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1045

APPLICANT: POLK STREET GROUP, LLC

PARCEL NO.: 0691 002

PARCEL ADDRESS: 1101 - 1127 POLK ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$7,590,000.00 APPLICANT'S OPINION: \$4,554,000.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

APPLICATION: 2017-1059

APPLICANT: 140 GEARY G2, LLC

PARCEL NO.: 0309 006

PARCEL ADDRESS: 0132 - 0140 GEARY ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$40,474,843.00 APPLICANT'S OPINION: \$18,500,000.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

STATUS: WD/PHC

29) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1060

APPLICANT: 1145 MARKET G2, LLC

PARCEL NO.: 3702 044

PARCEL ADDRESS: 1145 MARKET ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$26,139,719.00 APPLICANT'S OPINION: \$12,750.500.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

STATUS: WD/PHC

30) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1061

APPLICANT: 1145 MARKET G2, LLC

PARCEL NO.: 3702 044A

PARCEL ADDRESS: 1141 MARKET ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$26,139,719.00 APPLICANT'S OPINION: \$12,750,500.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

STATUS: WD/PHC

31) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1062

APPLICANT: 1059 UNION G2, LLC

PARCEL NO.: 0121 032
PARCEL ADDRESS: 1059 UNION ST,
TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$8,075,913.00 APPLICANT'S OPINION: \$9,950,000.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

APPLICATION: 2017-1063

APPLICANT: 350 UNION G2, LLC

PARCEL NO.: 0105 019
PARCEL ADDRESS: 350 UNION ST,
TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$21,107,206.00 APPLICANT'S OPINION: \$9,529,592.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

33) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1064

APPLICANT: 1000 CHESTNUT G2, LLC

PARCEL NO.: 0047 002B

PARCEL ADDRESS: 1000 CHESTNUT ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$29,658,434.00 APPLICANT'S OPINION: \$13,751,200.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

34) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1065

APPLICANT: 2130 STOCKTON G2, LLC

PARCEL NO.: 0039 020

PARCEL ADDRESS: 2130 STOCKTON ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$9,343,073.00 APPLICANT'S OPINION: \$4,558,572.00

TAXABLE YEAR: 2016

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

35) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1167

APPLICANT: ERIKSSON, MARK

PARCEL NO.: 0094 007

PARCEL ADDRESS: 1130 FILBERT ST, TOPIC: Pre-Hearing conference

CURRENT ASSESSMENT: \$2,330,000.00 APPLICANT'S OPINION: \$1,870,475.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

STATUS: WD/PHC

#### 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 <a href="mailto:sotf@sfgov.org">sotf@sfgov.org</a>.

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

### **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.

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.