

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Board Admin Hearing
Room 406, City Hall
Friday, August 28, 2015
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:	2009-4312
APPLICANT:	T-LINES, LLC
PARCEL NO.:	4317 015
PARCEL ADDRESS:	1051 26TH ST,
TOPIC:	Request to amend application.
CURRENT ASSESSMENT:	\$1,200,000.00
APPLICANT'S OPINION:	\$716,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4911
APPLICANT:	ELSINEITTI, JOSEPH
PARCEL NO.:	1834 037
PARCEL ADDRESS:	1401 19TH AVE,
TOPIC:	Request to reopen application.
CURRENT ASSESSMENT:	\$1,629,643.00
APPLICANT'S OPINION:	\$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-6395 |
| APPLICANT: | ELSINEITTI, JOSEPH |
| PARCEL NO.: | 1834 037 |
| PARCEL ADDRESS: | 1401 19TH AVE, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$1,999,091.00 |
| APPLICANT'S OPINION: | \$1,162,096.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3794 |
| APPLICANT: | ELSINEITTI, JOSEPH |
| PARCEL NO.: | 1834 037 |
| PARCEL ADDRESS: | 1401 19TH AVE, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$2,098,875.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4797 |
| APPLICANT: | KLA GEARY, LLC |
| PARCEL NO.: | 1094 001 |
| PARCEL ADDRESS: | 2675 GEARY BLVD, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$71,789,523.00 |
| APPLICANT'S OPINION: | \$40,880,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5156 |
| APPLICANT: | ELSINEITTI, JOSEPH |
| PARCEL NO.: | 1834 037 |
| PARCEL ADDRESS: | 1401 19TH AVE, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$1,750,073.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1624 |
| APPLICANT: | ECI THREE HOWARD, LLC |
| PARCEL NO.: | 3738 011 |
| PARCEL ADDRESS: | 0301 HOWARD ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$139,481,363.00 |
| APPLICANT'S OPINION: | \$76,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2778 |
| APPLICANT: | MITCHELL, JOHN |
| PARCEL NO.: | 0216 024 |
| PARCEL ADDRESS: | 1465 WASHINGTON ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$1,443,622.00 |
| APPLICANT'S OPINION: | \$1,000,948.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2818 |
| APPLICANT: | ELSINEITTI, JOSEPH |
| PARCEL NO.: | 1834 037 |
| PARCEL ADDRESS: | 1401 19TH AVE, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$2,098,041.00 |
| APPLICANT'S OPINION: | \$1,177,266.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3214 |
| APPLICANT: | TG & FAMILY ASSOCIATES LLC |
| PARCEL NO.: | 0804 005 |
| PARCEL ADDRESS: | 0800 - 0802 HAYES ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$1,248,000.00 |
| APPLICANT'S OPINION: | \$750,000.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2013-3215
APPLICANT: TG & FAMILY ASSOCIATES LLC
PARCEL NO.: 0804 005
PARCEL ADDRESS: 0800 - 0802 HAYES ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$1,248,200.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:
APPLICATION: 2013-3216
APPLICANT: TG & FAMILY ASSOCIATES LLC
PARCEL NO.: 0804 005
PARCEL ADDRESS: 0800 - 0802 HAYES ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$1,272,960.00
APPLICANT'S OPINION: \$750,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:
APPLICATION: 2013-4985
APPLICANT: ECI THREE HOWARD, LLC
PARCEL NO.: 3738 011
PARCEL ADDRESS: 0301 HOWARD ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$103,000,000.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:
APPLICATION: 2013-4986
APPLICANT: ECI THREE HOWARD, LLC
PARCEL NO.: 3738 011
PARCEL ADDRESS: 0301 HOWARD ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$105,060,000.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

16) Hearing, discussion, and possible action involving:
APPLICATION: 2013-4987
APPLICANT: ECI THREE HOWARD, LLC
PARCEL NO.: 3738 011
PARCEL ADDRESS: 0301 HOWARD ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$107,161,200.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

17) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0539
APPLICANT: PIONEER 74 LOTS LLC
PARCEL NO.: 0119 011
PARCEL ADDRESS: 0818 - 0820 GREEN ST,
TOPIC: Request to amend application.
CURRENT ASSESSMENT: \$1,672,186.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0767
APPLICANT: BROWN, VAUGHN
PARCEL NO.: 1517 013
PARCEL ADDRESS: 0595 - 0597 27TH AVE,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$1,540,375.00
APPLICANT'S OPINION: \$1,100,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0816
APPLICANT: CHUNG, ERIC
PARCEL NO.: 0310 024
PARCEL ADDRESS: 0046 - 0054 GEARY ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$5,488,569.00
APPLICANT'S OPINION: \$2,700,000.00
TAXABLE YEAR: 2006
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

- 20) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------------|
| APPLICATION: | 2014-0817 |
| APPLICANT: | CHUNG, ERIC |
| PARCEL NO.: | 0310 024 |
| PARCEL ADDRESS: | 0046 - 0054 GEARY ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$5,598,340.00 |
| APPLICANT'S OPINION: | \$2,700,000.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0818 |
| APPLICANT: | CHUNG, ERIC |
| PARCEL NO.: | 0310 024 |
| PARCEL ADDRESS: | 0046 - 0054 GEARY ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$0.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0819 |
| APPLICANT: | CHUNG, ERIC |
| PARCEL NO.: | 0310 024 |
| PARCEL ADDRESS: | 0046 - 0054 GEARY ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$0.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0820 |
| APPLICANT: | CHUNG, ERIC |
| PARCEL NO.: | 0310 024 |
| PARCEL ADDRESS: | 0046 - 0054 GEARY ST, |
| TOPIC: | Request to reopen application. |
| CURRENT ASSESSMENT: | \$0.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0821
 APPLICANT: CHUNG, ERIC
 PARCEL NO.: 0310 024
 PARCEL ADDRESS: 0046 - 0054 GEARY ST,
 TOPIC: Request to reopen application.
 CURRENT ASSESSMENT: \$0.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: 2ND ESCAPE
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0823
 APPLICANT: CHUNG, ERIC
 PARCEL NO.: 0310 024
 PARCEL ADDRESS: 0046 - 0054 GEARY ST,
 TOPIC: Request to reopen application.
 CURRENT ASSESSMENT: \$0.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2007
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0824
 APPLICANT: CHUNG, ERIC
 PARCEL NO.: 0310 024
 PARCEL ADDRESS: 0046 - 0054 GEARY ST,
 TOPIC: Request to reopen application.
 CURRENT ASSESSMENT: \$0.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2008
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 27) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0825
 APPLICANT: CHUNG, ERIC
 PARCEL NO.: 0310 024
 PARCEL ADDRESS: 0046 - 0054 GEARY ST,
 TOPIC: Request to reopen application.
 CURRENT ASSESSMENT: \$0.00
 APPLICANT'S OPINION: \$0.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

28) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0826
APPLICANT: CHUNG, ERIC
PARCEL NO.: 0310 024
PARCEL ADDRESS: 0046 - 0054 GEARY ST,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$0.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

29) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0902
APPLICANT: CHOULI, SAM
PARCEL NO.: 6272 050
PARCEL ADDRESS: 4815 MISSION ST, #103
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$500,000.00
APPLICANT'S OPINION: \$43,548.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

30) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0995
APPLICANT: DOHERTY, PATRICK
PARCEL NO.: 5340 024
PARCEL ADDRESS: 1506 REVERE AVE,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$907,982.00
APPLICANT'S OPINION: \$450,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:
APPLICATION: 2014-1123
APPLICANT: D & C LEE THIRD, LP
PARCEL NO.: 1546 021
PARCEL ADDRESS: 0582 - 0584 4TH AVE,
TOPIC: Request to reopen application.
CURRENT ASSESSMENT: \$1,341,761.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 32) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1318
 - APPLICANT: NORRIS, C. TODD
 - PARCEL NO.: 2646 007
 - PARCEL ADDRESS: 4330 - 4332 17TH ST,
 - TOPIC: Request to reopen application.
 - CURRENT ASSESSMENT: \$2,049,033.00
 - APPLICANT'S OPINION: \$1,600,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 33) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2462
 - APPLICANT: MUKHOPADHYAY, JOSH
 - PARCEL NO.: 6760 022
 - PARCEL ADDRESS: 143 BURNSIDE AVE,
 - TOPIC: Request to accept as a timely filed or valid appeal.
 - CURRENT ASSESSMENT: \$791,000.00
 - APPLICANT'S OPINION: \$781,100.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL
- 34) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2475
 - APPLICANT: DANG, KYLE
 - PARCEL NO.: 7110A009
 - PARCEL ADDRESS: 126 LAURA ST,
 - TOPIC: Request to amend application.
 - CURRENT ASSESSMENT: \$375,000.00
 - APPLICANT'S OPINION: \$364,326.00
 - TAXABLE YEAR: 2011
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL
- 35) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2669
 - APPLICANT: BULOTTI, JOANN
 - PARCEL NO.: 2646 035
 - PARCEL ADDRESS: 77 SATURN ST,
 - TOPIC: Request to accept as a timely filed or valid appeal.
 - CURRENT ASSESSMENT: \$1,130,000.00
 - APPLICANT'S OPINION: \$825,000.00
 - TAXABLE YEAR: 2012
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL

36) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2670
APPLICANT: BULOTTI, JOANN
PARCEL NO.: 2627 011
PARCEL ADDRESS: 0080 SATURN ST,
TOPIC: Request to accept as a timely filed or valid appeal.
CURRENT ASSESSMENT: \$1,000,000.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's 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

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.

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.

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 Derek Evans (415) 554-7702.

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.