

**Agenda\* / Notice of Assessment Appeals Board**

**Assessment Appeals Board 1 Hearing**

**Room 406, City Hall**

**Wednesday, February 19, 2014**

**1:30 PM**

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:	2012-1416
APPLICANT:	JOHN HANCOCK LIFE INSURANCE CO.
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$35,043,192.00
APPLICANT'S OPINION:	\$19,831,488.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1564
APPLICANT:	GOLDEN GATEWAY CENTER
PARCEL NO.:	0200 014
PARCEL ADDRESS:	0100 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$35,015,204.00
APPLICANT'S OPINION:	\$25,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1565  
APPLICANT: CEP MARKET STREET INVESTORS  
PARCEL NO.: 3706 062  
PARCEL ADDRESS: 0725 - 0731 MARKET ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$26,655,952.00  
APPLICANT'S OPINION: \$20,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-1566  
APPLICANT: DB 800 MARKET LLC  
PARCEL NO.: 0329 001  
PARCEL ADDRESS: 0800 - 0830 MARKET ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$36,535,112.00  
APPLICANT'S OPINION: \$28,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2554  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 008  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,919,988.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-2555  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 009  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,493,319.00  
APPLICANT'S OPINION: \$800,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION:         | 2012-2556         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 010          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$2,719,986.00    |
| APPLICANT'S OPINION: | \$1,300,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
- 9) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION:         | 2012-2557         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 011          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$4,479,983.00    |
| APPLICANT'S OPINION: | \$2,600,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION:         | 2012-2558         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 011A         |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$3,199,986.00    |
| APPLICANT'S OPINION: | \$1,400,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |
- 11) Hearing, discussion, and possible action involving:
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|----------------------|-------------------|
| APPLICATION:         | 2012-2559         |
| APPLICANT:           | DMP CP PLAZA, LLC |
| PARCEL NO.:          | 0030 012          |
| PARCEL ADDRESS:      | 2552 TAYLOR ST,   |
| TOPIC:               | Decline in Value  |
| CURRENT ASSESSMENT:  | \$5,386,647.00    |
| APPLICANT'S OPINION: | \$3,000,000.00    |
| TAXABLE YEAR:        | 2012              |
| APPEAL TYPE:         | Real Property     |
| ROLL TYPE:           | REGULAR           |

12) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2560  
APPLICANT: DMP CP PLAZA, LLC  
PARCEL NO.: 0030 013  
PARCEL ADDRESS: 2552 TAYLOR ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,733,305.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-2617  
APPLICANT: GLL US OFFICE LP  
PARCEL NO.: 3710 017  
PARCEL ADDRESS: 0350 MISSION ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$27,743,950.00  
APPLICANT'S OPINION: \$21,010,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3075  
APPLICANT: WESTINGHOUSE BROADCASTING CO, INC  
PARCEL NO.: 0142 001  
PARCEL ADDRESS: 0815 BATTERY ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$37,532,339.00  
APPLICANT'S OPINION: \$21,263,729.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3116  
APPLICANT: ORCHARD GARDEN INC.  
PARCEL NO.: 0270 042  
PARCEL ADDRESS: 0466 BUSH ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$27,932,632.00  
APPLICANT'S OPINION: \$20,030,989.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

### **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](mailto: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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

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