

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Wednesday, July 6, 2016

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: | 2013-1359 |
| APPLICANT: | 300 PROSPECT PROPERTIES, INC. |
| PARCEL NO.: | 0267 016 |
| PARCEL ADDRESS: | 0160 - 0180 SANSOME ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$32,608,590.00 |
| APPLICANT'S OPINION: | \$14,679,175.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |

3) Hearing, discussion, and possible action involving:

| | |
|----------------------|------------------------|
| APPLICATION: | 2015-0275 |
| APPLICANT: | IHMS SF, LLC |
| PARCEL NO.: | 0294 013 |
| PARCEL ADDRESS: | 0340 STOCKTON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$55,584,301.00 |
| APPLICANT'S OPINION: | \$31,621,185.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 4) Hearing, discussion, and possible action involving:
- | | |
|----------------------|----------------------------|
| APPLICATION: | 2015-0331 |
| APPLICANT: | TENTH & MARKET, LLC |
| PARCEL NO.: | 3507 041 |
| PARCEL ADDRESS: | 1401 - 1401 MARKET STREET, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$207,142,964.00 |
| APPLICANT'S OPINION: | \$89,451,407.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN/PHC |
- 5) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2015-0476 |
| APPLICANT: | GAP, INC. (LESSEE) |
| PARCEL NO.: | 8721 030 |
| PARCEL ADDRESS: | 0450 SOUTH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$56,276,894.00 |
| APPLICANT'S OPINION: | \$28,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2015-0749 |
| APPLICANT: | GARFIELD BEACH CVS LLC |
| PARCEL NO.: | 2901C001 |
| PARCEL ADDRESS: | 0701 PORTOLA DR, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$7,297,276.00 |
| APPLICANT'S OPINION: | \$6,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------------|
| APPLICATION: | 2015-0819 |
| APPLICANT: | FEDERAL DEPOSIT INSURANCE CORP. |
| PARCEL NO.: | 3708 097 |
| PARCEL ADDRESS: | 0025 JESSIE ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$47,262,108.00 |
| APPLICANT'S OPINION: | \$35,446,581.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0854
 APPLICANT: AU ENERGY LLC
 PARCEL NO.: 0655 002
 PARCEL ADDRESS: 2035 STEINER ST,
 TOPIC: Pre-Hearing Conference
 CURRENT ASSESSMENT: \$985,000.00
 APPLICANT'S OPINION: \$300,000.00
 TAXABLE YEAR: 2015
 APPEAL TYPE: Real Property
 ROLL TYPE: BASE YEAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0856
 APPLICANT: AU ENERGY LLC
 PARCEL NO.: 0655 001
 PARCEL ADDRESS: 2501 CALIFORNIA ST,
 TOPIC: Pre-Hearing Conference
 CURRENT ASSESSMENT: \$1,714,468.00
 APPLICANT'S OPINION: \$1,002,368.00
 TAXABLE YEAR: 2015
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: BASE YEAR
 STATUS: WITHDRAWN/PHC
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0858
 APPLICANT: AU ENERGY LLC
 PARCEL NO.: 0494 005
 PARCEL ADDRESS: 1802 LOMBARD ST,
 TOPIC: Pre-Hearing Conference
 CURRENT ASSESSMENT: \$1,655,301.00
 APPLICANT'S OPINION: \$902,323.00
 TAXABLE YEAR: 2015
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: BASE YEAR
 STATUS: WITHDRAWN/PHC
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0861
 APPLICANT: AU ENERGY LLC
 PARCEL NO.: 4246 003
 PARCEL ADDRESS: 2890 03RD ST,
 TOPIC: Pre-Hearing Conference
 CURRENT ASSESSMENT: \$2,210,029.00
 APPLICANT'S OPINION: \$1,852,283.00
 TAXABLE YEAR: 2015
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: BASE YEAR
 STATUS: WITHDRAWN/PHC

12) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0863
APPLICANT: AU ENERGY LLC
PARCEL NO.: 6660 058
PARCEL ADDRESS: 3550 MISSION ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,237,895.00
APPLICANT'S OPINION: \$857,158.00
TAXABLE YEAR: 2015
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: BASE YEAR
STATUS: WITHDRAWN/PHC

13) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0865
APPLICANT: NAKASH ENTERPRISES LLC
PARCEL NO.: 3753 148
PARCEL ADDRESS: 0377 06TH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,900,000.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

14) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0910
APPLICANT: AU ENERGY LLC
PARCEL NO.: 1732 041
PARCEL ADDRESS: 1220V 19TH AVE,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$300,000.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0911
APPLICANT: AU ENERGY LLC
PARCEL NO.: 1732 042
PARCEL ADDRESS: V,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$300,000.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

- 16) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2015-0912 |
| APPLICANT: | AU ENERGY LLC |
| PARCEL NO.: | 1732 043 |
| PARCEL ADDRESS: | 1759 LINCOLN WAY, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,225,000.00 |
| APPLICANT'S OPINION: | \$900,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 17) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2015-0999 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 003 |
| PARCEL ADDRESS: | 0038 - 0040 01ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,368,000.00 |
| APPLICANT'S OPINION: | \$13,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 18) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2015-1000 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 006 |
| PARCEL ADDRESS: | 0062 01ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$64,136,000.00 |
| APPLICANT'S OPINION: | \$48,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 19) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2015-1001 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 007 |
| PARCEL ADDRESS: | 0076 - 0080 01ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,686,179.00 |
| APPLICANT'S OPINION: | \$11,032,179.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |

20) Hearing, discussion, and possible action involving:
APPLICATION: 2015-1002
APPLICANT: OCEANWIDE CENTER LLC
PARCEL NO.: 3708 009
PARCEL ADDRESS: 0088 01ST ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$17,910,000.00
APPLICANT'S OPINION: \$13,400,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

21) Hearing, discussion, and possible action involving:
APPLICATION: 2015-1003
APPLICANT: OCEANWIDE CENTER LLC
PARCEL NO.: 3708 010
PARCEL ADDRESS: 0512 MISSION ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$7,555,000.00
APPLICANT'S OPINION: \$5,700,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

22) Hearing, discussion, and possible action involving:
APPLICATION: 2015-1004
APPLICANT: OCEANWIDE CENTER LLC
PARCEL NO.: 3708 011
PARCEL ADDRESS: 0516 MISSION ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$25,921,000.00
APPLICANT'S OPINION: \$19,400,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

23) Hearing, discussion, and possible action involving:
APPLICATION: 2015-1005
APPLICANT: OCEANWIDE CENTER LLC
PARCEL NO.: 3708 012
PARCEL ADDRESS: 0526 MISSION ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$50,763,000.00
APPLICANT'S OPINION: \$38,100,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

24) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1006
APPLICANT: OCEANWIDE CENTER LLC
PARCEL NO.: 3708 055
PARCEL ADDRESS: 0050 01ST ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$97,693,000.00
APPLICANT'S OPINION: \$73,300,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
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 sof@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. 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.

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.