

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, March 11, 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:	2013-1624
APPLICANT:	ECI THREE HOWARD, LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$139,481,363.00
APPLICANT'S OPINION:	\$76,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2013-4986
APPLICANT:	ECI THREE HOWARD, LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$105,060,000.00
APPLICANT'S OPINION:	\$80,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-4987 |
| APPLICANT: | ECI THREE HOWARD, LLC |
| PARCEL NO.: | 3738 011 |
| PARCEL ADDRESS: | 0301 HOWARD ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$107,161,200.00 |
| APPLICANT'S OPINION: | \$80,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
| STATUS: | WITHDRAWN |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0764 |
| APPLICANT: | LAVI SECURITIES LLC |
| PARCEL NO.: | 0598 009 |
| PARCEL ADDRESS: | 1900 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$9,035,836.00 |
| APPLICANT'S OPINION: | \$4,550,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0807 |
| APPLICANT: | ECI THREE HOWARD, LLC |
| PARCEL NO.: | 3738 011 |
| PARCEL ADDRESS: | 0301 HOWARD ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$107,647,711.00 |
| APPLICANT'S OPINION: | \$76,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-1061 |
| APPLICANT: | WILLIAMS - SONOMA, INC. |
| PARCEL NO.: | 0112 001 |
| PARCEL ADDRESS: | 1051 BATTERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$34,498,918.00 |
| APPLICANT'S OPINION: | \$19,407,610.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-1062 |
| APPLICANT: | WILLIAMS - SONOMA, INC. |
| PARCEL NO.: | 0112 009 |
| PARCEL ADDRESS: | 1150 SANSOME ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$63,944,037.00 |
| APPLICANT'S OPINION: | \$31,950,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-1329 |
| APPLICANT: | 152 GEARY STREET LLC |
| PARCEL NO.: | 0309 008 |
| PARCEL ADDRESS: | 0152 GEARY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$11,257,253.00 |
| APPLICANT'S OPINION: | \$8,442,940.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-1528 |
| APPLICANT: | WORLDMARK THE CLUB |
| PARCEL NO.: | 0271 015 |
| PARCEL ADDRESS: | 0586 BUSH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,698,565.00 |
| APPLICANT'S OPINION: | \$9,030,081.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-1577 |
| APPLICANT: | 7-ELEVEN, INC. |
| PARCEL NO.: | 7156 001 |
| PARCEL ADDRESS: | 3080 SAN JOSE AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,384,788.00 |
| APPLICANT'S OPINION: | \$919,258.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2296
APPLICANT: TAYLOR, DAVID
PARCEL NO.: 0085 026A
PARCEL ADDRESS: 1460 MONTGOMERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,286,791.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2297
APPLICANT: TAYLOR, DAVID
PARCEL NO.: 0085 026A
PARCEL ADDRESS: 1460 MONTGOMERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,311,539.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

14) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2298
APPLICANT: TAYLOR, DAVID
PARCEL NO.: 0085 026A
PARCEL ADDRESS: 1460 MONTGOMERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,377,769.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

15) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2299
APPLICANT: TAYLOR, DAVID
PARCEL NO.: 0085 026A
PARCEL ADDRESS: 1460 MONTGOMERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,445,323.00
APPLICANT'S OPINION: \$2,500,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

16) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2461
APPLICANT: 152 GEARY STREET LLC
PARCEL NO.: 0309 008
PARCEL ADDRESS: 0152 GEARY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$20,000,000.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2560
APPLICANT: 250 POST STREET LP
PARCEL NO.: 0294 009
PARCEL ADDRESS: 246 - 268 POST ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$21,829,621.00
APPLICANT'S OPINION: \$19,806,255.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2561
APPLICANT: 250 POST STREET LP
PARCEL NO.: 0294 009
PARCEL ADDRESS: 246 - 268 POST ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$27,850,741.00
APPLICANT'S OPINION: \$23,463,029.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2562
APPLICANT: 250 POST STREET LP
PARCEL NO.: 0294 009
PARCEL ADDRESS: 246 - 268 POST ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$28,232,743.00
APPLICANT'S OPINION: \$23,932,289.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2563 |
| APPLICANT: | 250 POST STREET LP |
| PARCEL NO.: | 0294 009 |
| PARCEL ADDRESS: | 246 - 268 POST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$28,797,381.00 |
| APPLICANT'S OPINION: | \$23,932,289.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2564 |
| APPLICANT: | 250 POST STREET LP |
| PARCEL NO.: | 0294 009 |
| PARCEL ADDRESS: | 246 - 268 POST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$28,915,462.00 |
| APPLICANT'S OPINION: | \$24,040,942.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2682 |
| APPLICANT: | SABEL PROPERTIES LLC |
| PARCEL NO.: | 0547 002B |
| PARCEL ADDRESS: | 2323 - 2327 POLK ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,400,000.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WITHDRAWN/PHC |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0360 |
| APPLICANT: | SAVE MART SUPERMARKETS |
| PARCEL NO.: | 1175 031 |
| PARCEL ADDRESS: | 1780 - 1790 FULTON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$7,246,031.00 |
| APPLICANT'S OPINION: | \$3,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN/PHC |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0361 |
| APPLICANT: | SAVE MART SUPERMARKETS |
| PARCEL NO.: | 1175 168 |
| PARCEL ADDRESS: | 1750 FULTON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$29,893,054.00 |
| APPLICANT'S OPINION: | \$18,381,208.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN/PHC |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0372 |
| APPLICANT: | 1460 MONTGOMERY STREET LLC |
| PARCEL NO.: | 0085 026A |
| PARCEL ADDRESS: | 1460 MONTGOMERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,603,551.00 |
| APPLICANT'S OPINION: | \$2,435,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0374 |
| APPLICANT: | JOHNSTON, IAIN |
| PARCEL NO.: | 0094 017 |
| PARCEL ADDRESS: | 2124 HYDE ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,342,753.00 |
| APPLICANT'S OPINION: | \$4,100,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0445 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 016 |
| PARCEL ADDRESS: | 2045 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$488,959.00 |
| APPLICANT'S OPINION: | \$147,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0446 |
| APPLICANT: | WARWICK CALIFORNIA CORP. |
| PARCEL NO.: | 0306 012 |
| PARCEL ADDRESS: | 0490 - 0498 GEARY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$10,861,138.00 |
| APPLICANT'S OPINION: | \$4,680,448.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0447 |
| APPLICANT: | WARWICK CALIFORNIA CORP. |
| PARCEL NO.: | 0306 011 |
| PARCEL ADDRESS: | 0484 - 0486 GEARY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,641,667.00 |
| APPLICANT'S OPINION: | \$1,093,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 30) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0448 |
| APPLICANT: | WHITE CAP CONSTRUCTION SUPPLY |
| PARCEL NO.: | 4570 023 |
| PARCEL ADDRESS: | 0200 JENNINGS ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$9,052,717.00 |
| APPLICANT'S OPINION: | \$2,716,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 31) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0449 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 002 |
| PARCEL ADDRESS: | 2045 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$13,164,682.00 |
| APPLICANT'S OPINION: | \$3,949,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 32) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0450 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 001B |
| PARCEL ADDRESS: | 2121 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$8,452,833.00 |
| APPLICANT'S OPINION: | \$2,536,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 33) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0632 |
| APPLICANT: | LAVI SECURITIES LLC |
| PARCEL NO.: | 0598 009 |
| PARCEL ADDRESS: | 1900 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$9,216,371.00 |
| APPLICANT'S OPINION: | \$4,600,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 34) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-7018 |
| APPLICANT: | KONG, FLORENCE YUE |
| PARCEL NO.: | 1568 041 |
| PARCEL ADDRESS: | 0699 25TH AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$160,668.00 |
| APPLICANT'S OPINION: | \$110,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 35) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-7065 |
| APPLICANT: | THE CHURCH IN SAN FRANCISCO |
| PARCEL NO.: | 1731 048 |
| PARCEL ADDRESS: | 1231 - 1233 19TH AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,087,650.00 |
| APPLICANT'S OPINION: | \$1,800,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

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.

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.