Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board No. 1 / Pre-Hearing Conference Room 406, City Hall Monday, November 09, 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: 2013-2674

APPLICANT: MEPT 475 SANSOME STREET LLC

PARCEL NO.: 0228 039

PARCEL ADDRESS: 0475 SANSOME ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$128,715,782.00 APPLICANT'S OPINION: \$64,358,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION: 2013-2675

APPLICANT: MEPT 475 SANSOME STREET LLC

PARCEL NO.: 0228 038

PARCEL ADDRESS: 0475 SANSOME ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$79,527.00 APPLICANT'S OPINION: \$40,000.00 TAXABLE YEAR: 2013

APPLICATION: 2014-0692

APPLICANT: BEACON PARKING LP

PARCEL NO.: 8702 606

PARCEL ADDRESS: 0200 - 0298 KING ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$7,729,247.00 APPLICANT'S OPINION: \$7,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0693

APPLICANT: BEACON PARKING LP

PARCEL NO.: 8702 607

PARCEL ADDRESS: 0200 - 0298 KING ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$7,729,247.00 APPLICANT'S OPINION: \$7,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0694

APPLICANT: BEACON PARKING LP

PARCEL NO.: 8702 608

PARCEL ADDRESS: 0200 - 0298 KING ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$7,729,250.00 APPLICANT'S OPINION: \$7,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0706

APPLICANT: MARKET FRONT ASSOCIATES LP

PARCEL NO.: 0266 007

PARCEL ADDRESS: 0032 BATTERY ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$10,629,025.00 APPLICANT'S OPINION: \$10,000,000.00

TAXABLE YEAR: 2014

APPLICATION: 2014-0761

APPLICANT: THE GAP, INC. (LESSEE)

PARCEL NO.: 8721 030

PARCEL ADDRESS: 0450 SOUTH ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$55,174,508.00 APPLICANT'S OPINION: \$27,600,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0880

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3910 001

PARCEL ADDRESS: 0002 - 0098 HENRY ADAMS ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$60,124,086.00 APPLICANT'S OPINION: \$30,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0881

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3910 005

PARCEL ADDRESS:

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$1,627,600.00 APPLICANT'S OPINION: \$900,000.00 TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0882

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3910 006

PARCEL ADDRESS:

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$8,581.00 APPLICANT'S OPINION: \$5,000.00 TAXABLE YEAR: 2014

APPLICATION: 2014-0883

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3915 001

PARCEL ADDRESS: 0101 HENRY ADAMS ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$16,826,007.00 APPLICANT'S OPINION: \$9,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR STATUS: WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0884

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3915 002

PARCEL ADDRESS: 0101 HENRY ADAMS ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$16,826,007.00 APPLICANT'S OPINION: \$9,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0885

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3915 003

PARCEL ADDRESS: 0101 HENRY ADAMS ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$16,826,007.00 APPLICANT'S OPINION: \$9,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION: 2014-0886

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3915 004

PARCEL ADDRESS: 0101 HENRY ADAMS ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$16,826,007.00 APPLICANT'S OPINION: \$9,000,000.00

TAXABLE YEAR: 2014

APPLICATION: 2014-0887

APPLICANT: SF DESIGN CENTER INVESTORS LLC C/O RREEF

PARCEL NO.: 3916 002

PARCEL ADDRESS: 0102 HENRY ADAMS ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$9,058,943.00 APPLICANT'S OPINION: \$5,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1116

APPLICANT: EQUITY ONE WEST PORTFOLIO I

PARCEL NO.: 3930A001 PARCEL ADDRESS: 2300 16TH ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$102,416,281.00 APPLICANT'S OPINION: \$64,014,581.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1117

APPLICANT: EQUITY ONE WEST PORTFOLIO I

PARCEL NO.: 3931A003

PARCEL ADDRESS: 0260 POTRERO AVE,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$21,998,722.00 APPLICANT'S OPINION: \$15,750,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1118

APPLICANT: EQUITY ONE WEST PORTFOLIO I

PARCEL NO.: 3921A003

PARCEL ADDRESS: 0126 - 0128 HAMPSHIRE ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$563,546.00 APPLICANT'S OPINION: \$250,000.00 TAXABLE YEAR: 2014

APPLICATION: 2014-1210

APPLICANT: LAGUNA PARK, LP

PARCEL NO.: 0614 002

PARCEL ADDRESS: 2235 LAGUNA ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$20,720,723.00 APPLICANT'S OPINION: \$17,010,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR STATUS: WITHDRAWN

21) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1211

APPLICANT: MARINA BEACH, LP

PARCEL NO.: 0581 008B

PARCEL ADDRESS: 2360 PACIFIC AVE,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$18,261,161.00 APPLICANT'S OPINION: \$15,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1292

APPLICANT: EASTOPEN, INC

PARCEL NO.: 3701 059

PARCEL ADDRESS: 1215 - 1231 MARKET ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$52,690,287.00 APPLICANT'S OPINION: \$40,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1313

APPLICANT: 465 TEHAMA STC, LLC

PARCEL NO.: 3732 071

PARCEL ADDRESS: 4650 TEHAMA ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$2,188,895.00 APPLICANT'S OPINION: \$1,500,000.00

TAXABLE YEAR: 2014

APPLICATION: 2014-1354

APPLICANT: SUNSTONE EC5, LLC

PARCEL NO.: 0234 017

PARCEL ADDRESS: 0005 THE EMBARCADERO,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$215,001,759.00 APPLICANT'S OPINION: \$155,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR STATUS: POSTPONED

25) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1400

APPLICANT: 131 STEUART STREET FOUNDATION

PARCEL NO.: 3715 025

PARCEL ADDRESS: 0141 SITUS TO BE ASSIGNED ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$34,233,775.00 APPLICANT'S OPINION: \$24,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1422

APPLICANT: HARMAN & ASSOCIATES

PARCEL NO.: 0510 001

PARCEL ADDRESS: 2101 LOMBARD ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$1,579,846.00 APPLICANT'S OPINION: \$800,000.00

TAXABLE YEAR: 2014 APPEAL TYPE: Real Pr

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

27) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1427

APPLICANT: 11TH STREET PROPERTY LLC

PARCEL NO.: 3757 002 PARCEL ADDRESS: 0444 08TH ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$5,950,861.00 APPLICANT'S OPINION: \$4,400,000.00

TAXABLE YEAR: 2014

APPLICATION: 2014-1431

APPLICANT: UES PROPERTIES LLC

PARCEL NO.: 3757 005

PARCEL ADDRESS: 0470 - 0486 08TH ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$3,013,431.00 APPLICANT'S OPINION: \$2,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

29) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1433

APPLICANT: SYERS PROPERTIES LLC

PARCEL NO.: 3715 001

PARCEL ADDRESS: 0001 MISSION ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$14,809,398.00 APPLICANT'S OPINION: \$9,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

30) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1438

APPLICANT: UES PROPERTIES LLC

PARCEL NO.: 3757 011

PARCEL ADDRESS: 0073 CONVERSE ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$1,062,490.00 APPLICANT'S OPINION: \$600,000.00 TAXABLE YEAR: 2014

APPEAL TYPE: Real Property

ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2207

APPLICANT: MWC SUTTER STREET LLC

PARCEL NO.: 0228 009

PARCEL ADDRESS: 0558 SACRAMENTO ST,

TOPIC: Request for information per R&T Code §441(d)

CURRENT ASSESSMENT: \$4,517,360.00 APPLICANT'S OPINION: \$3,450,000.00

TAXABLE YEAR: 2014

APPLICATION: 2014-2287

APPLICANT: ONE HAWTHORNE, LLC

PARCEL NO.: 3735A001

PARCEL ADDRESS: 0001 HAWTHORNE ST, #C1

TOPIC: Classification of Property is Incorrect

CURRENT ASSESSMENT: \$243,013.00 APPLICANT'S OPINION: \$100.00 TAXABLE YEAR: 2012

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE STATUS: POSTPONED

33) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2288

APPLICANT: ONE HAWTHORNE, LLC

PARCEL NO.: 3735A001

PARCEL ADDRESS: 0001 HAWTHORNE ST, #C1

TOPIC: Classification of Property is Incorrect

CURRENT ASSESSMENT: \$247,875.00 APPLICANT'S OPINION: \$100.00 TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: POSTPONED

34) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2398

APPLICANT: 888 BRANNAN LP

PARCEL NO.: 3780 006

PARCEL ADDRESS: 0866 - 0870 BRANNAN ST,

TOPIC: Base Year/New Construction-Incorrect Value

CURRENT ASSESSMENT: \$20,601,000.00 APPLICANT'S OPINION: \$10,000,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

35) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2399

APPLICANT: 888 BRANNAN LP

PARCEL NO.: 3780 007

PARCEL ADDRESS: 0870 BRANNAN ST,

TOPIC: Base Year/New Construction-Incorrect Value

CURRENT ASSESSMENT: \$1,526,000.00
APPLICANT'S OPINION: \$500,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

APPLICATION: 2014-2400

APPLICANT: 888 BRANNAN LP

PARCEL NO.: 3780 007A

PARCEL ADDRESS: 0545 - 0599 08TH ST,

TOPIC: Base Year/New Construction-Incorrect Value

CURRENT ASSESSMENT: \$27,468,000.00 APPLICANT'S OPINION: \$15,000,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

Hearing, discussion, and possible action involving:

APPLICATION: 2014-2401

APPLICANT: 888 BRANNAN LP

PARCEL NO.: 3780 072

PARCEL ADDRESS: 0850 - 0860 BRANNAN ST,

TOPIC: Base Year/New Construction-Incorrect Value

CURRENT ASSESSMENT: \$26,705,000.00 APPLICANT'S OPINION: \$13,000,000.00

TAXABLE YEAR: 2013

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.