

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Board No. 1 / Pre-Hearing Conference
Room 406, City Hall
Monday, November 09, 2015
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:	2014-0298
APPLICANT:	DIGITAL REALTY TRUST
PARCEL NO.:	3745 008
PARCEL ADDRESS:	0365 MAIN ST,
TOPIC:	Request for information per R&T Code §441(d)
CURRENT ASSESSMENT:	\$197,925,000.00
APPLICANT'S OPINION:	\$98,962,500.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0411
APPLICANT:	DIGITAL SPEAR STREET, LLC
PARCEL NO.:	3745 009
PARCEL ADDRESS:	0100 HARRISON ST,
TOPIC:	Request for information per R&T Code §441(d)
CURRENT ASSESSMENT:	\$70,938,404.00
APPLICANT'S OPINION:	\$35,469,203.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0413
 APPLICANT: DIGITAL 365 MAIN, LLC
 PARCEL NO.: 3745 008
 PARCEL ADDRESS: 0365 MAIN ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$210,387,408.00
 APPLICANT'S OPINION: \$105,193,705.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0619
 APPLICANT: HWA 555 OWNERS LLC
 PARCEL NO.: 0259 027
 PARCEL ADDRESS: 0555 CALIFORNIA ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$89,620,886.00
 APPLICANT'S OPINION: \$50,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0655
 APPLICANT: DMP CP PLAZA, LLC
 PARCEL NO.: 0030 008
 PARCEL ADDRESS: 2552 TAYLOR ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$1,967,276.00
 APPLICANT'S OPINION: \$800,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0656
 APPLICANT: DMP CP PLAZA, LLC
 PARCEL NO.: 0030 009
 PARCEL ADDRESS: 2552 TAYLOR ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$1,530,097.00
 APPLICANT'S OPINION: \$700,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0657
 - APPLICANT: DMP CP PLAZA, LLC
 - PARCEL NO.: 0030 010
 - PARCEL ADDRESS: 2552 TAYLOR ST,
 - TOPIC: Request for information per R&T Code §441(d)
 - CURRENT ASSESSMENT: \$2,786,978.00
 - APPLICANT'S OPINION: \$1,600,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0658
 - APPLICANT: DMP CP PLAZA, LLC
 - PARCEL NO.: 0030 011
 - PARCEL ADDRESS: 2552 TAYLOR ST,
 - TOPIC: Request for information per R&T Code §441(d)
 - CURRENT ASSESSMENT: \$4,590,325.00
 - APPLICANT'S OPINION: \$2,400,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0659
 - APPLICANT: DMP CP PLAZA, LLC
 - PARCEL NO.: 0030 012
 - PARCEL ADDRESS: 2552 TAYLOR ST,
 - TOPIC: Request for information per R&T Code §441(d)
 - CURRENT ASSESSMENT: \$5,519,319.00
 - APPLICANT'S OPINION: \$3,000,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0660
 - APPLICANT: DMP CP PLAZA, LLC
 - PARCEL NO.: 0030 011A
 - PARCEL ADDRESS: 2552 TAYLOR ST,
 - TOPIC: Request for information per R&T Code §441(d)
 - CURRENT ASSESSMENT: \$3,278,799.00
 - APPLICANT'S OPINION: \$1,600,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0661
 APPLICANT: DMP CP PLAZA, LLC
 PARCEL NO.: 0030 013
 PARCEL ADDRESS: 2552 TAYLOR ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$12,022,302.00
 APPLICANT'S OPINION: \$12,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0666
 APPLICANT: TRANSAMERICA REALTY INVESTMENT PROP.
 PARCEL NO.: 0207 035
 PARCEL ADDRESS: 0545 SANSOME ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$11,177,657.00
 APPLICANT'S OPINION: \$7,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0667
 APPLICANT: TRANSAMERICA REALTY INVESTMENT PROP.
 PARCEL NO.: 0207 036
 PARCEL ADDRESS: 0517 WASHINGTON ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$6,495,067.00
 APPLICANT'S OPINION: \$2,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-0669
 APPLICANT: SHR ST. FRANCIS LLC
 PARCEL NO.: 0307 001
 PARCEL ADDRESS: 0301 - 0345 POWELL ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$366,358,135.00
 APPLICANT'S OPINION: \$200,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0670 |
| APPLICANT: | SHR ST. FRANCIS LLC |
| PARCEL NO.: | 0307 013 |
| PARCEL ADDRESS: | 0455 POST ST, |
| TOPIC: | Request for information per R&T Code §441(d) |
| CURRENT ASSESSMENT: | \$110,086,145.00 |
| APPLICANT'S OPINION: | \$60,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0671 |
| APPLICANT: | ANCHORAGE HOLDINGS LP |
| PARCEL NO.: | 0011 007 |
| PARCEL ADDRESS: | 2800 LEAVENWORTH ST, |
| TOPIC: | Request for information per R&T Code §441(d) |
| CURRENT ASSESSMENT: | \$66,231,488.00 |
| APPLICANT'S OPINION: | \$41,050,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0673 |
| APPLICANT: | CHSP SAN FRANCISCO LLC |
| PARCEL NO.: | 0229 020 |
| PARCEL ADDRESS: | 0375 BATTERY ST, |
| TOPIC: | Request for information per R&T Code §441(d) |
| CURRENT ASSESSMENT: | \$145,709,895.00 |
| APPLICANT'S OPINION: | \$100,366,414.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0948 |
| APPLICANT: | PHF RUBY, LLC |
| PARCEL NO.: | 0029 003 |
| PARCEL ADDRESS: | 0590 BAY ST, |
| TOPIC: | Request for information per R&T Code §441(d) |
| CURRENT ASSESSMENT: | \$34,360,809.00 |
| APPLICANT'S OPINION: | \$25,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN FROM PRE-HEARING CONFERENCE |

- 20) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1004
 APPLICANT: CALIFORNIA UNION SQUARE LP
 PARCEL NO.: 0295 007
 PARCEL ADDRESS: 0384 POST ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$55,913,920.00
 APPLICANT'S OPINION: \$30,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 21) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1005
 APPLICANT: MAJESTIC ASSET MANAGEMENT LP
 PARCEL NO.: 0294 007
 PARCEL ADDRESS: 0216 - 0220 POST ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$72,206,335.00
 APPLICANT'S OPINION: \$45,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 22) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1057
 APPLICANT: IHMS SF, LLC
 PARCEL NO.: 0294 013
 PARCEL ADDRESS: 0340 STOCKTON ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$52,073,011.00
 APPLICANT'S OPINION: \$36,000,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 23) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1144
 APPLICANT: OMNI SAN FRANCISCO CORP.
 PARCEL NO.: 0240 003
 PARCEL ADDRESS: 0500 CALIFORNIA ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$114,149,310.00
 APPLICANT'S OPINION: \$34,242,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Both Real & Personal Prty
 ROLL TYPE: REGULAR

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1506
 APPLICANT: STRS OHIO CA REAL ESTATE INVSTMNT
 PARCEL NO.: 3720 008
 PARCEL ADDRESS: 0400 HOWARD ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$232,050,000.00
 APPLICANT'S OPINION: \$141,000,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
 STATUS: POSTPONED
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-1534
 APPLICANT: FRESH & EASY, LLC
 PARCEL NO.: 1401 002
 PARCEL ADDRESS: 3132 CLEMENT ST,
 TOPIC: Request for information per R&T Code §441(d)
 CURRENT ASSESSMENT: \$24,154,272.00
 APPLICANT'S OPINION: \$12,076,500.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2386
 APPLICANT: CHSP UNION SQUARE LLC
 PARCEL NO.: 0305 009
 PARCEL ADDRESS: 0550 GEARY ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$38,500,000.00
 APPLICANT'S OPINION: \$26,000,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL
- 27) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2387
 APPLICANT: CHSP UNION SQUARE LLC
 PARCEL NO.: 0305 008
 PARCEL ADDRESS: 0542 GEARY ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$2,961,000.00
 APPLICANT'S OPINION: \$1,400,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

28) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2388
APPLICANT: CHSP UNION SQUARE LLC
PARCEL NO.: 0305 009
PARCEL ADDRESS: 0550 GEARY ST,
TOPIC: Request for information per R&T Code §441(d)
CURRENT ASSESSMENT: \$38,500,000.00
APPLICANT'S OPINION: \$24,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

29) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2389
APPLICANT: CHSP UNION SQUARE LLC
PARCEL NO.: 0305 008
PARCEL ADDRESS: 0542 GEARY ST,
TOPIC: Request for information per R&T Code §441(d)
CURRENT ASSESSMENT: \$2,961,000.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

30) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2390
APPLICANT: CHSP UNION SQUARE LLC
PARCEL NO.: 0305 009
PARCEL ADDRESS: 0550 GEARY ST,
TOPIC: Request for information per R&T Code §441(d)
CURRENT ASSESSMENT: \$39,270,000.00
APPLICANT'S OPINION: \$24,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

31) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2391
APPLICANT: CHSP UNION SQUARE LLC
PARCEL NO.: 0305 008
PARCEL ADDRESS: 0542 GEARY ST,
TOPIC: Request for information per R&T Code §441(d)
CURRENT ASSESSMENT: \$3,020,220.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

32) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2392
APPLICANT: CHSP UNION SQUARE LLC
PARCEL NO.: 0305 009
PARCEL ADDRESS: 0550 GEARY ST,
TOPIC: Request for information per R&T Code §441(d)
CURRENT ASSESSMENT: \$39,448,285.00
APPLICANT'S OPINION: \$24,000,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

33) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2393
APPLICANT: CHSP UNION SQUARE LLC
PARCEL NO.: 0305 008
PARCEL ADDRESS: 0542 GEARY ST,
TOPIC: Request for information per R&T Code §441(d)
CURRENT ASSESSMENT: \$3,033,931.00
APPLICANT'S OPINION: \$1,400,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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 soft@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.