

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, May 13, 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:	2010-5678
APPLICANT:	GUIDO & PIERINA GIOSSO FAMILY LP
PARCEL NO.:	5438 023
PARCEL ADDRESS:	2575 - 2585 SAN BRUNO AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,652,388.00
APPLICANT'S OPINION:	\$825,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-0288
APPLICANT:	GRAND HYATT SF GENERAL PARTNERSHIP
PARCEL NO.:	0295 016
PARCEL ADDRESS:	0345 STOCKTON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$195,947,656.00
APPLICANT'S OPINION:	\$149,033,507.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0400
APPLICANT: CE ENTERPRISE PARTNERS, LLC
PARCEL NO.: 7126A012
PARCEL ADDRESS: 3995 ALEMANY BLVD,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$32,403,993.00
APPLICANT'S OPINION: \$29,720,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:
APPLICATION: 2014-0632
APPLICANT: HUDSON 625 SECOND, LLC
PARCEL NO.: 3789 007
PARCEL ADDRESS: 0625 02ND ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$66,252,627.00
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: 2014-0855
APPLICANT: BIGA VENICE LLC
PARCEL NO.: 0738 047
PARCEL ADDRESS: 0851 VAN NESS AVE, #3
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,332,020.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

7) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2573
APPLICANT: COMCAST OF CA III, INC.
PARCEL NO.: 2015900199
PARCEL ADDRESS:
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$115,644,101.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: ESCAPE

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2575 |
| APPLICANT: | COMCAST OF CA III, INC. |
| PARCEL NO.: | 2015900198 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$83,603,375.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | ESCAPE |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0050 |
| APPLICANT: | BRE PARC 55 OWNER LLC |
| PARCEL NO.: | 0330 026 |
| PARCEL ADDRESS: | 0055 CYRIL MAGNIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$216,387,281.00 |
| APPLICANT'S OPINION: | \$162,290,461.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-0051 |
| APPLICANT: | BRE PARC 55 OWNER LLC |
| PARCEL NO.: | 0330 026 |
| PARCEL ADDRESS: | 0055 CYRIL MAGNIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$216,387,281.00 |
| APPLICANT'S OPINION: | \$162,290,461.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0065 |
| APPLICANT: | 45 LANSING DEVELOPMENT, LLP |
| PARCEL NO.: | 3749 059 |
| PARCEL ADDRESS: | 0045 LANSING ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$88,056,761.00 |
| APPLICANT'S OPINION: | \$44,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0235 |
| APPLICANT: | 1177 CAL JONES LLC |
| PARCEL NO.: | 0253A257 |
| PARCEL ADDRESS: | 1177 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,300,000.00 |
| APPLICANT'S OPINION: | \$375,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0236 |
| APPLICANT: | 1177 CAL JONES LLC |
| PARCEL NO.: | 0253A257 |
| PARCEL ADDRESS: | 1177 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,331,992.00 |
| APPLICANT'S OPINION: | \$375,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0329 |
| APPLICANT: | BIGA VENICE LLC |
| PARCEL NO.: | 0738 046 |
| PARCEL ADDRESS: | 0851 VAN NESS AVE, #2 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$627,060.00 |
| APPLICANT'S OPINION: | \$188,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 15) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-0330 |
| APPLICANT: | BIGA VENICE LLC |
| PARCEL NO.: | 0738 047 |
| PARCEL ADDRESS: | 0851 VAN NESS AVE, #3 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,358,632.00 |
| APPLICANT'S OPINION: | \$408,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

16) 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

17) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0525
APPLICANT: BEACON RETAIL LP
PARCEL NO.: 8702 612
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,792,032.00
APPLICANT'S OPINION: \$11,500,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0526
APPLICANT: BEACON RETAIL LP
PARCEL NO.: 8702 611
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$11,370,693.00
APPLICANT'S OPINION: \$10,500,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0527
APPLICANT: BEACON RETAIL LP
PARCEL NO.: 8702 610
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,132,514.00
APPLICANT'S OPINION: \$11,500,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 20) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0528
 - APPLICANT: BEACON RETAIL LP
 - PARCEL NO.: 8702 609
 - PARCEL ADDRESS: 0200 - 0298 KING ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$12,792,032.00
 - APPLICANT'S OPINION: \$11,500,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 21) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0533
 - APPLICANT: 55 HAWTHORNE OWNER LP
 - PARCEL NO.: 3735 046
 - PARCEL ADDRESS: 0055 HAWTHORNE ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$57,480,659.00
 - APPLICANT'S OPINION: \$55,000,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 22) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0695
 - APPLICANT: 41 TEHAMA LP
 - PARCEL NO.: 3736 190
 - PARCEL ADDRESS: 0025 - 0051 TEHAMA ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$50,000,000.00
 - APPLICANT'S OPINION: \$35,000,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 23) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0713
 - APPLICANT: ESSEX SF OWNER LP
 - PARCEL NO.: 3732 008
 - PARCEL ADDRESS: 0252 - 0260 05TH ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$68,853,140.00
 - APPLICANT'S OPINION: \$33,900,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0751
 - APPLICANT: HUDSON 625 SECOND, LLC
 - PARCEL NO.: 3789 007
 - PARCEL ADDRESS: 0625 02ND ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$67,576,354.00
 - APPLICANT'S OPINION: \$56,000,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
 - STATUS: WITHDRAWN
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0836
 - APPLICANT: WONG, LIDA YOOK
 - PARCEL NO.: 1410 017
 - PARCEL ADDRESS: 2200 CLEMENT ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$1,616,416.00
 - APPLICANT'S OPINION: \$600,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0938
 - APPLICANT: GRAND HYATT SF GENERAL PARTNERSHIP
 - PARCEL NO.: 0295 016
 - PARCEL ADDRESS: 0345 STOCKTON ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$160,900,000.00
 - APPLICANT'S OPINION: \$80,000,000.00
 - TAXABLE YEAR: 2011
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 27) Hearing, discussion, and possible action involving:
- APPLICATION: 2015-0973
 - APPLICANT: D'AURIA, ANTHONY
 - PARCEL NO.: 3631 017
 - PARCEL ADDRESS: 0987 - 0991 DOLORES ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$2,004,167.00
 - APPLICANT'S OPINION: \$1,484,339.00
 - TAXABLE YEAR: 2015
 - 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 Pre-Hearing Conference 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 Pre-Hearing Conference 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 Pre-Hearing Conference 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.