

# **THIS MEETING IS CANCELLED**

## **Agenda\* / Notice of Assessment Appeals Board**

### **Assessment Appeals Admin Hearing**

**Room 406, City Hall**

**Thursday, February 15, 2018**

**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:	2017-0203
APPLICANT:	5830 THIRD OWNER LP
PARCEL NO.:	5431A041
PARCEL ADDRESS:	5830-5880 3RD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$12,750,000.00
APPLICANT'S OPINION:	\$3,500,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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

APPLICATION:	2017-0204
APPLICANT:	5830 THIRD OWNER LP
PARCEL NO.:	5431A041
PARCEL ADDRESS:	5830-5880 3RD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$13,004,745.00
APPLICANT'S OPINION:	\$3,500,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
- |                      |   |
|----------------------|---|
| APPLICATION:         | 2017-0786                                 |
| APPLICANT:           | PROVIDENCE GROUP NORTHERN CALIFORNIA, LLC |
| PARCEL NO.:          | 6473 047                                  |
| PARCEL ADDRESS:      | 5767 MISSION ST,                          |
| TOPIC:               | Pre-Hearing Conference                    |
| CURRENT ASSESSMENT:  | \$6,482,955.00                            |
| APPLICANT'S OPINION: | \$3,241,000.00                            |
| TAXABLE YEAR:        | 2017                                      |
| APPEAL TYPE:         | Real Property                             |
| ROLL TYPE:           | REGULAR                                   |
| STATUS:              | POSTPONED                                 |
- 5) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2017-0806              |
| APPLICANT:           | CDC SAN FRANCISCO, LLC |
| PARCEL NO.:          | 3724 072               |
| PARCEL ADDRESS:      | 0888 HOWARD ST,        |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$232,150,459.00       |
| APPLICANT'S OPINION: | \$176,213,644.00       |
| TAXABLE YEAR:        | 2017                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
| STATUS:              | POSTPONED              |
- 6) Hearing, discussion, and possible action involving:
- |                      |                                 |
|----------------------|---------------------------------|
| APPLICATION:         | 2017-0810                       |
| APPLICANT:           | SAN FRANCISCO PROJECT OWNER LLC |
| PARCEL NO.:          | 0020 001                        |
| PARCEL ADDRESS:      | 0211 BEACH ST,                  |
| TOPIC:               | Pre-Hearing Conference          |
| CURRENT ASSESSMENT:  | \$118,612,122.00                |
| APPLICANT'S OPINION: | \$78,041,358.00                 |
| TAXABLE YEAR:        | 2017                            |
| APPEAL TYPE:         | Real Property                   |
| ROLL TYPE:           | REGULAR                         |
| STATUS:              | POSTPONED                       |
- 7) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2017-0925              |
| APPLICANT:           | VIVA SOMA LP           |
| PARCEL NO.:          | 3706 074               |
| PARCEL ADDRESS:      | 0050 3RD ST,           |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$265,238,550.00       |
| APPLICANT'S OPINION: | \$158,000,000.00       |
| TAXABLE YEAR:        | 2014                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | SUPPLEMENTAL           |
| STATUS:              | POSTPONED              |

8) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0926
APPLICANT:	VIVA SOMA LP
PARCEL NO.:	3706 074
PARCEL ADDRESS:	0050 3RD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$265,238,550.00
APPLICANT'S OPINION:	\$158,000,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0927
APPLICANT:	VIVA SOMA LP
PARCEL NO.:	3706 114
PARCEL ADDRESS:	
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$70,506,450.00
APPLICANT'S OPINION:	\$42,000,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0928
APPLICANT:	VIVA SOMA LP
PARCEL NO.:	3706 114
PARCEL ADDRESS:	
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$70,506,450.00
APPLICANT'S OPINION:	\$42,000,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0974
APPLICANT:	INCUTECH LLC
PARCEL NO.:	0323 022
PARCEL ADDRESS:	0555 O'FARRELL ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$6,601,739.00
APPLICANT'S OPINION:	\$4,622,579.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0975  
APPLICANT: INCUTECH LLC  
PARCEL NO.: 0323 022  
PARCEL ADDRESS: 0555 O'FARRELL ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$6,624,090.00  
APPLICANT'S OPINION: \$4,693,073.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0976  
APPLICANT: INCUTECH LLC  
PARCEL NO.: 0323 022  
PARCEL ADDRESS: 0555 O'FARRELL ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$6,756,569.00  
APPLICANT'S OPINION: \$4,764,643.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0977  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO.: 0808 064  
PARCEL ADDRESS: 0475 GOUGH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$1,302,000.00  
APPLICANT'S OPINION: \$390,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0978  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO.: 0808 065  
PARCEL ADDRESS: 0471 GOUGH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$783,000.00  
APPLICANT'S OPINION: \$235,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0979  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO.: 0808 066  
PARCEL ADDRESS: 0467 GOUGH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$1,020,000.00  
APPLICANT'S OPINION: \$306,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0980  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO.: 0808 067  
PARCEL ADDRESS: 0463 GOUGH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$929,000.00  
APPLICANT'S OPINION: \$279,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0981  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO.: 0808 068  
PARCEL ADDRESS: 0459 GOUGH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$866,000.00  
APPLICANT'S OPINION: \$260,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION: 2017-0982  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO.: 0808 069  
PARCEL ADDRESS: 0455 GOUGH ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$716,000.00  
APPLICANT'S OPINION: \$214,000.00  
TAXABLE YEAR: 2015  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

- 20) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0983                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 070                    |
| PARCEL ADDRESS:      | 0451 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$1,004,000.00              |
| APPLICANT'S OPINION: | \$301,000.00                |
| TAXABLE YEAR:        | 2015                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |
- 21) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0984                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 071                    |
| PARCEL ADDRESS:      | 0302 IVY ST,                |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$1,280,000.00              |
| APPLICANT'S OPINION: | \$384,000.00                |
| TAXABLE YEAR:        | 2015                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |
- 22) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0985                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 064                    |
| PARCEL ADDRESS:      | 0475 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$1,302,000.00              |
| APPLICANT'S OPINION: | \$390,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |
- 23) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0986                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 065                    |
| PARCEL ADDRESS:      | 0471 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$783,000.00                |
| APPLICANT'S OPINION: | \$235,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |

- 24) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0987                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 066                    |
| PARCEL ADDRESS:      | 0467 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$1,020,000.00              |
| APPLICANT'S OPINION: | \$306,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |
- 25) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0988                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 067                    |
| PARCEL ADDRESS:      | 0463 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$929,000.00                |
| APPLICANT'S OPINION: | \$279,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |
- 26) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0989                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 068                    |
| PARCEL ADDRESS:      | 0459 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$866,000.00                |
| APPLICANT'S OPINION: | \$260,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |
- 27) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2017-0990                   |
| APPLICANT:           | ULLMAN, SEPS & STEIN LTD LP |
| PARCEL NO.:          | 0808 069                    |
| PARCEL ADDRESS:      | 0455 GOUGH ST,              |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$716,000.00                |
| APPLICANT'S OPINION: | \$214,000.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Real Property               |
| ROLL TYPE:           | SUPPLEMENTAL                |

28) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0991
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO.:	0808 070
PARCEL ADDRESS:	0451 GOUGH ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,004,000.00
APPLICANT'S OPINION:	\$301,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

29) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0992
APPLICANT:	ULLMAN, SEPS & STEIN LTD LP
PARCEL NO.:	0808 071
PARCEL ADDRESS:	0302 IVY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,280,000.00
APPLICANT'S OPINION:	\$384,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

30) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0996
APPLICANT:	KR FLOWER MART LLC
PARCEL NO.:	3778 047
PARCEL ADDRESS:	
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$70,000,000.00
APPLICANT'S OPINION:	\$66,000,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WD/PHC

31) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0997
APPLICANT:	KR FLOWER MART LLC
PARCEL NO.:	3778 048
PARCEL ADDRESS:	V BRANNAN ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$17,250,000.00
APPLICANT'S OPINION:	\$15,500,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WD/PHC



## **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE**

Government's duty is to serve the public, reaching its 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 (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail 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 415.554.5163, or by e-mail at [sotf@sfgov.org](mailto:sotf@sfgov.org).

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on 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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site [www.sfgov.org/ethics](http://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.

## **Cell Phones, Pagers and Similar Sound-Producing Electronic Devices**

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

## **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 Peggy Nevin at (415) 554-5184.

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.