

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

### **Assessment Appeals Admin Hearing**

**Room 406, City Hall**

**Tuesday, July 11, 2017**

**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:	2015-0319
APPLICANT:	CHINA BASIN BALLPARK COMPANY LLC
PARCEL NO.:	2015702316
PARCEL ADDRESS:	GIANTS BALLPARK L-12631,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$415,124,195.00
APPLICANT'S OPINION:	\$145,748,029.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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

APPLICATION:	2016-0005
APPLICANT:	MILLWHEEL NORTH INC.
PARCEL NO.:	4228 160
PARCEL ADDRESS:	1258 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,253,015.00
APPLICANT'S OPINION:	\$1,783,602.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0006
APPLICANT:	MILLWHEEL NORTH INC.
PARCEL NO.:	4228 161
PARCEL ADDRESS:	1265 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$349,809.00
APPLICANT'S OPINION:	\$241,480.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0007
APPLICANT:	MILLWHEEL NORTH INC.
PARCEL NO.:	4228 162
PARCEL ADDRESS:	1285 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$241,848.00
APPLICANT'S OPINION:	\$188,472.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0038
APPLICANT:	HWA 555 OWNERS, LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$65,756,114.00
APPLICANT'S OPINION:	\$25,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN/PHC

7) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0233
APPLICANT:	PHF RUBY, LLC
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$56,703,262.00
APPLICANT'S OPINION:	\$28,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 8) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2016-0246                   |
| APPLICANT:           | AMERICAN MULTI-CINEMA, INC. |
| PARCEL NO.:          | 2016202431                  |
| PARCEL ADDRESS:      | 0101 4TH ST,                |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$4,595,278.00              |
| APPLICANT'S OPINION: | \$2,217,865.00              |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Personal Property           |
| ROLL TYPE:           | REGULAR                     |
- 9) Hearing, discussion, and possible action involving:
- |                      |                             |
|----------------------|-----------------------------|
| APPLICATION:         | 2016-0247                   |
| APPLICANT:           | AMERICAN MULTI-CINEMA, INC. |
| PARCEL NO.:          | 2016202162                  |
| PARCEL ADDRESS:      | 1000 VAN NESS AVE,          |
| TOPIC:               | Pre-Hearing Conference      |
| CURRENT ASSESSMENT:  | \$1,389,897.00              |
| APPLICANT'S OPINION: | \$789,706.00                |
| TAXABLE YEAR:        | 2016                        |
| APPEAL TYPE:         | Personal Property           |
| ROLL TYPE:           | REGULAR                     |
- 10) Hearing, discussion, and possible action involving:
- |                      |                          |
|----------------------|--------------------------|
| APPLICATION:         | 2016-0336                |
| APPLICANT:           | ARE-SAN FRANCISCO NO. 15 |
| PARCEL NO.:          | 8709 022                 |
| PARCEL ADDRESS:      | 1670 OWENS ST,           |
| TOPIC:               | Pre-Hearing Conference   |
| CURRENT ASSESSMENT:  | \$37,119,682.00          |
| APPLICANT'S OPINION: | \$9.00                   |
| TAXABLE YEAR:        | 2016                     |
| APPEAL TYPE:         | Real Property            |
| ROLL TYPE:           | REGULAR                  |
- 11) Hearing, discussion, and possible action involving:
- |                      |                          |
|----------------------|--------------------------|
| APPLICATION:         | 2016-0337                |
| APPLICANT:           | ARE-SAN FRANCISCO NO. 19 |
| PARCEL NO.:          | 8721 018                 |
| PARCEL ADDRESS:      |                          |
| TOPIC:               | Pre-Hearing Conference   |
| CURRENT ASSESSMENT:  | \$421,680.00             |
| APPLICANT'S OPINION: | \$9.00                   |
| TAXABLE YEAR:        | 2016                     |
| APPEAL TYPE:         | Real Property            |
| ROLL TYPE:           | REGULAR                  |

12) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0338
APPLICANT:	ARE-SAN FRANCISCO NO. 19
PARCEL NO.:	8721 022
PARCEL ADDRESS:	
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$4,198,027.00
APPLICANT'S OPINION:	\$9.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0339
APPLICANT:	ARE-SAN FRANCISCO NO. 19
PARCEL NO.:	8721 031
PARCEL ADDRESS:	SITUS TO BE ASSIGNED,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$41,086.00
APPLICANT'S OPINION:	\$9.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0340
APPLICANT:	ARE-SAN FRANCISCO NO. 19
PARCEL NO.:	8721 034
PARCEL ADDRESS:	SITUS TO BE ASSIGNED,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,453,546.00
APPLICANT'S OPINION:	\$9.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0456
APPLICANT:	LEVI STRAUSS & CO.
PARCEL NO.:	2016200291
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$40,929,637.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0457  
APPLICANT: LEVI STRAUSS & CO.  
PARCEL NO.: 0107 007  
PARCEL ADDRESS: 1155 BATTERY ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$94,828,139.00  
APPLICANT'S OPINION: \$47,000,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0527  
APPLICANT: ARE-SAN FRANCISCO NO. 15  
PARCEL NO.: 8709 019  
PARCEL ADDRESS: SITUS TO BE ASSIGNED,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$5,428,993.00  
APPLICANT'S OPINION: \$9.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0565  
APPLICANT: RC SF OWNER, LLC  
PARCEL NO.: 0257 012  
PARCEL ADDRESS: 0600 STOCKTON ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$159,257,440.00  
APPLICANT'S OPINION: \$134,551,200.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2016-0581  
APPLICANT: KBS III 201 SPEAR STREET, LLC  
PARCEL NO.: 3741 032  
PARCEL ADDRESS: 0201 SPEAR ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$106,781,913.00  
APPLICANT'S OPINION: \$90,885,079.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

- 20) Hearing, discussion, and possible action involving:
- |                      |                           |
|----------------------|---------------------------|
| APPLICATION:         | 2016-0639                 |
| APPLICANT:           | 55 HAWTHORNE OWNER LP     |
| PARCEL NO.:          | 3735 046                  |
| PARCEL ADDRESS:      | 0055 HAWTHORNE ST,        |
| TOPIC:               | Pre-Hearing Conference    |
| CURRENT ASSESSMENT:  | \$58,532,969.00           |
| APPLICANT'S OPINION: | \$58,000,000.00           |
| TAXABLE YEAR:        | 2016                      |
| APPEAL TYPE:         | Both Real & Personal Prty |
| ROLL TYPE:           | REGULAR                   |
- 21) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------------|
| APPLICATION:         | 2016-0704                     |
| APPLICANT:           | 300 PROSPECT PROPERTIES, INC. |
| PARCEL NO.:          | 0267 016                      |
| PARCEL ADDRESS:      | 0160 - 0180 SANSOME ST,       |
| TOPIC:               | Pre-Hearing Conference        |
| CURRENT ASSESSMENT:  | \$42,449,584.00               |
| APPLICANT'S OPINION: | \$20,045,000.00               |
| TAXABLE YEAR:        | 2016                          |
| APPEAL TYPE:         | Both Real & Personal Prty     |
| ROLL TYPE:           | REGULAR                       |
| STATUS:              | POSTPONED                     |
- 22) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------------|
| APPLICATION:         | 2016-0710                        |
| APPLICANT:           | CHINA BASIN BALLPARK COMPANY LLC |
| PARCEL NO.:          | 2016702100                       |
| PARCEL ADDRESS:      | GIANTS BALLPARK L-12631,         |
| TOPIC:               | Pre-Hearing Conference           |
| CURRENT ASSESSMENT:  | \$421,454,839.00                 |
| APPLICANT'S OPINION: | \$200,000,000.00                 |
| TAXABLE YEAR:        | 2016                             |
| APPEAL TYPE:         | Possessory Interest              |
| ROLL TYPE:           | REGULAR                          |
| STATUS:              | POSTPONED                        |
- 23) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------------|
| APPLICATION:         | 2016-0711                        |
| APPLICANT:           | CHINA BASIN BALLPARK COMPANY LLC |
| PARCEL NO.:          | 2016201995                       |
| PARCEL ADDRESS:      | 0024 WILLIE MAYS PLZ,            |
| TOPIC:               | Pre-Hearing Conference           |
| CURRENT ASSESSMENT:  | \$44,878,449.00                  |
| APPLICANT'S OPINION: | \$7,571,883.00                   |
| TAXABLE YEAR:        | 2016                             |
| APPEAL TYPE:         | Personal Property                |
| ROLL TYPE:           | REGULAR                          |
| STATUS:              | POSTPONED                        |

- 24) Hearing, discussion, and possible action involving:
- |                      |                        |
|----------------------|------------------------|
| APPLICATION:         | 2016-0716              |
| APPLICANT:           | W2007 HWD REALTY, LLC  |
| PARCEL NO.:          | 3718 012               |
| PARCEL ADDRESS:      | 0195 BEALE ST,         |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$616,886.00           |
| APPLICANT'S OPINION: | \$470,000.00           |
| TAXABLE YEAR:        | 2016                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 25) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION:         | 2016-0782              |
| APPLICANT:           | ESSEX PORTFOLIO LP     |
| PARCEL NO.:          | 8711 017               |
| PARCEL ADDRESS:      | SITUS TO BE ASSIGNED,  |
| TOPIC:               | Pre-Hearing Conference |
| CURRENT ASSESSMENT:  | \$123,050,693.00       |
| APPLICANT'S OPINION: | \$20,710,693.00        |
| TAXABLE YEAR:        | 2016                   |
| APPEAL TYPE:         | Real Property          |
| ROLL TYPE:           | REGULAR                |
- 26) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------|
| APPLICATION:         | 2016-1036                  |
| APPLICANT:           | HOST HOTELS & RESORTS, INC |
| PARCEL NO.:          | 0330 004                   |
| PARCEL ADDRESS:      | 33 POWELL ST,              |
| TOPIC:               | Pre-Hearing Conference     |
| CURRENT ASSESSMENT:  | \$75,000,000.00            |
| APPLICANT'S OPINION: | \$40,000,000.00            |
| TAXABLE YEAR:        | 2013                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | SUPPLEMENTAL               |
| STATUS:              | WITHDRAWN                  |
- 27) Hearing, discussion, and possible action involving:
- |                      |                            |
|----------------------|----------------------------|
| APPLICATION:         | 2016-1037                  |
| APPLICANT:           | HOST HOTELS & RESORTS, INC |
| PARCEL NO.:          | 0330 004                   |
| PARCEL ADDRESS:      | 33 POWELL ST,              |
| TOPIC:               | Pre-Hearing Conference     |
| CURRENT ASSESSMENT:  | \$75,000,000.00            |
| APPLICANT'S OPINION: | \$40,000,000.00            |
| TAXABLE YEAR:        | 2014                       |
| APPEAL TYPE:         | Real Property              |
| ROLL TYPE:           | SUPPLEMENTAL               |
| STATUS:              | WITHDRAWN                  |

28) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1065  
APPLICANT: MARRIOTT BUSINESS SERVICES C/O ASHFORD HOSPITALITY  
PARCEL NO.: 3736 027  
PARCEL ADDRESS: 2990 2ND ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$82,550,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN/PHC

29) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1066  
APPLICANT: MARRIOTT BUSINESS SERVICES C/O ASHFORD HOSPITALITY  
PARCEL NO.: 3736 029  
PARCEL ADDRESS: 0299 2ND ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$74,250,000.00  
APPLICANT'S OPINION: \$10,000,000.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN/PHC

30) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1067  
APPLICANT: MARRIOTT BUSINESS SERVICES C/O ASHFORD HOSPITALITY  
PARCEL NO.: 3736 035  
PARCEL ADDRESS: 2990 2ND ST,  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$8,350,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2013  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN/PHC

**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](mailto: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](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 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.