

Phone (415) 554-6778
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E-mail AAB@sfgov.org



ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

**Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 455 200 093#**

**Friday, February 19, 2021
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:	2018-0545
APPLICANT:	QIA SR SAN FRANCISCO OPERATING LLC
PARCEL NO:	3722 257
PARCEL ADDRESS:	0125 3RD ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$169,320,000.00
APPLICANT'S OPINION:	\$118,524,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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

APPLICATION:	2018-0901
APPLICANT:	DONG LIVING TRUST
PARCEL NO:	0060 008
PARCEL ADDRESS:	1730 KEARNY ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$7,880,187.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0902
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,037,790.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0903
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,198,545.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0904
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,235,765.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0905
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,400,315.00
APPLICANT'S OPINION: \$4,450,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0906
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,528,418.00
APPLICANT'S OPINION: \$4,450,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0907
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,698,986.00
APPLICANT'S OPINION: \$4,450,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0908
APPLICANT: DONG LIVING TRUST
PARCEL NO: 0060 008
PARCEL ADDRESS: 1730 KEARNY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$8,872,964.00
APPLICANT'S OPINION: \$4,450,000.00
TAXABLE YEAR: 2018
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2018-1054
APPLICANT: 440 GEARY OWNER LP
PARCEL NO: 0306 007
PARCEL ADDRESS: 0436-0440 GEARY ST
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$5,600,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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12) Hearing, discussion, and possible action involving:

APPLICATION:	2018-1055
APPLICANT:	440 GEARY OWNER LP
PARCEL NO:	0306 007
PARCEL ADDRESS:	0436-0440 GEARY ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,240,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0043
APPLICANT:	GEARY DARLING LP
PARCEL NO:	0317 001
PARCEL ADDRESS:	0501-0507 GEARY ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$131,438,487.00
APPLICANT'S OPINION:	\$65,719,243.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0044
APPLICANT:	GEARY DARLING LP
PARCEL NO:	0317 026
PARCEL ADDRESS:	0034 SHANNON ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,337,051.00
APPLICANT'S OPINION:	\$1,168,525.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0077
APPLICANT:	FENG 24TH LLC
PARCEL NO:	4264 001
PARCEL ADDRESS:	2601-2611 24TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,203,100.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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16) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0078
APPLICANT:	FENG 24TH LLC
PARCEL NO:	4264 001
PARCEL ADDRESS:	2601-2611 24TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,203,100.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0079
APPLICANT:	FENG 24TH LLC
PARCEL NO:	4264 001
PARCEL ADDRESS:	2601-2611 24TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,304,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0096
APPLICANT:	PEBBLEBROOK HOTEL TRUST
PARCEL NO:	2018304195
PARCEL ADDRESS:	0008 MISSION ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$166,024,322.00
APPLICANT'S OPINION:	\$83,012,160.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0104
APPLICANT:	SERENITY NOW LP
PARCEL NO:	0317 003
PARCEL ADDRESS:	0401-0405 TAYLOR ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$107,090,073.00
APPLICANT'S OPINION:	\$75,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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20) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0173
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 003
PARCEL ADDRESS:	0201 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$104,125,475.00
APPLICANT'S OPINION:	\$60,203,821.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0174
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 006
PARCEL ADDRESS:	0221-0225 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$20,049,552.00
APPLICANT'S OPINION:	\$11,592,357.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0175
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 007
PARCEL ADDRESS:	0201 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$16,259,967.00
APPLICANT'S OPINION:	\$9,401,274.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0176
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 008
PARCEL ADDRESS:	0201 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$16,645,535.00
APPLICANT'S OPINION:	\$9,624,204.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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24) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0177
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 009
PARCEL ADDRESS:	0201 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,874,398.00
APPLICANT'S OPINION:	\$9,178,344.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0188
APPLICANT:	EQUINOX FITNESS SC SAN FRANCISCO
PARCEL NO:	2019206878
PARCEL ADDRESS:	0747 MARKET ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$23,239,419.00
APPLICANT'S OPINION:	\$5,800,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0189
APPLICANT:	EQUINOX FITNESS UNION ST., INC.
PARCEL NO:	2019206779
PARCEL ADDRESS:	2055 UNION ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$12,013,667.00
APPLICANT'S OPINION:	\$3,100,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0247
APPLICANT:	MICROSOFT CORPORATION - YAMMER
PARCEL NO:	2019206449
PARCEL ADDRESS:	1355 MARKET ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$18,394,154.00
APPLICANT'S OPINION:	\$4,409,962.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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28) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0248
APPLICANT:	MICROSOFT CORPORATION
PARCEL NO:	2019206447
PARCEL ADDRESS:	0845 MARKET ST, SPC 257
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$7,784,600.00
APPLICANT'S OPINION:	\$3,892,300.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

29) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0386
APPLICANT:	ATC INDOOR DAS, LLC
PARCEL NO:	2019207200
PARCEL ADDRESS:	0601 16TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,836,412.00
APPLICANT'S OPINION:	\$1,329,591.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0387
APPLICANT:	ATC INDOOR DAS, LLC
PARCEL NO:	2019207199
PARCEL ADDRESS:	0001 MONTGOMERY ST, #450
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,715,916.00
APPLICANT'S OPINION:	\$498,171.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0389
APPLICANT:	ATC INDOOR DAS, LLC
PARCEL NO:	2019204794
PARCEL ADDRESS:	0865 MARKET ST, BOX/A
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,097,315.00
APPLICANT'S OPINION:	\$620,819.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0390
APPLICANT:	ATC INDOOR DAS, LLC
PARCEL NO:	2019204793
PARCEL ADDRESS:	3251 20TH AVE, #300
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,076,985.00
APPLICANT'S OPINION:	\$246,926.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0391
APPLICANT:	ATC INDOOR DAS, LLC
PARCEL NO:	2019206511
PARCEL ADDRESS:	0460 DAVIS CT
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,094,299.00
APPLICANT'S OPINION:	\$434,338.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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.

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/>

Ethics 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.

Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use

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matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit sfethics.org.

Disability Access

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (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 Wilson Ng or Arthur Khoo 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 Wilson Ng or Arthur Khoo 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

More Information: [English](#) | [中文](#) | [Español](#) | [Filipino](#)

* Public comment will be taken on every item on the agenda.