

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, December 3, 2014
9:30 AM (ALL DAY)

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:	2011-5269
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$85,095,333.00
APPLICANT'S OPINION:	\$38,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5270
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,463,781.00
APPLICANT'S OPINION:	\$3,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5271
 APPLICANT: VNO PATSON VAN NESS HOLDINGS, LLC
 PARCEL NO.: 0811 022
 PARCEL ADDRESS: 0150 HAYES ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$17,941,786.00
 APPLICANT'S OPINION: \$8,000,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 5) Hearing, discussion, and possible action involving:
- APPLICATION: 2011-5272
 APPLICANT: VNO PATSON VAN NESS HOLDINGS, LLC
 PARCEL NO.: 0814 015
 PARCEL ADDRESS: 0155 HAYES ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$10,990,624.00
 APPLICANT'S OPINION: \$4,900,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 6) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-1683
 APPLICANT: GRAND HYATT SF GENERAL PARTNER
 PARCEL NO.: 0295 016
 PARCEL ADDRESS: 0345 STOCKTON ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$192,002,295.00
 APPLICANT'S OPINION: \$101,392,854.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 7) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3152
 APPLICANT: CIVIC CENTER ASSOCIATES, LLC
 PARCEL NO.: 0814 020
 PARCEL ADDRESS: 0100 VAN NESS AVE,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$86,797,239.00
 APPLICANT'S OPINION: \$43,000,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3154 |
| APPLICANT: | CIVIC CENTER ASSOCIATES, LLC |
| PARCEL NO.: | 0814 015 |
| PARCEL ADDRESS: | 0155 HAYES ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$11,210,436.00 |
| APPLICANT'S OPINION: | \$5,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3156 |
| APPLICANT: | CIVIC CENTER ASSOCIATES, LLC |
| PARCEL NO.: | 0814 014 |
| PARCEL ADDRESS: | 0150 VAN NESS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,613,055.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0584 |
| APPLICANT: | 100 VAN NESS ASSOCIATES, LLC |
| PARCEL NO.: | 0814 020 |
| PARCEL ADDRESS: | 0100 VAN NESS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$58,054,320.00 |
| APPLICANT'S OPINION: | \$43,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0586 |
| APPLICANT: | VAN NESS HAYES ASSOCIATES, LLC |
| PARCEL NO.: | 0814 014 |
| PARCEL ADDRESS: | 0150 VAN NESS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,949,871.00 |
| APPLICANT'S OPINION: | \$3,500,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0610
 APPLICANT: PONTE GADEA CALIFORNIA, LLC
 PARCEL NO.: 0296 006
 PARCEL ADDRESS: 0400 POST ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$112,063,809.00
 APPLICANT'S OPINION: \$62,500,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0622
 APPLICANT: VAN NESS HAYES ASSOCIATES, LLC
 PARCEL NO.: 0814 015
 PARCEL ADDRESS: 0155 HAYES ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$10,424,807.00
 APPLICANT'S OPINION: \$3,500,000.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: ROLL CORRECTION
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0844
 APPLICANT: GRAND HYATT SF GENERAL PARTNER
 PARCEL NO.: 0295 016
 PARCEL ADDRESS: 0345 STOCKTON ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$196,056,507.00
 APPLICANT'S OPINION: \$121,932,878.00
 TAXABLE YEAR: 2013
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-3222
 APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
 PARCEL NO.: 0811 022
 PARCEL ADDRESS: 0150 HAYES ST,
 TOPIC: Base Year/Change in Ownership-Incorrect Value
 CURRENT ASSESSMENT: \$16,600,000.00
 APPLICANT'S OPINION: \$9,400,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: SUPPLEMENTAL

16) Hearing, discussion, and possible action involving:
APPLICATION: 2013-3223
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0811 022
PARCEL ADDRESS: 0150 HAYES ST,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$16,600,000.00
APPLICANT'S OPINION: \$9,400,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:
APPLICATION: 2013-3224
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0814 020
PARCEL ADDRESS: 0100 VAN NESS AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$55,800,000.00
APPLICANT'S OPINION: \$40,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:
APPLICATION: 2013-3225
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0814 020
PARCEL ADDRESS: 0100 VAN NESS AVE,
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$55,800,000.00
APPLICANT'S OPINION: \$40,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:
APPLICATION: 2013-3226
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0814 014
PARCEL ADDRESS: 0150 VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,680,000.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

20) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3227
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0814 014
PARCEL ADDRESS: 0150 VAN NESS AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,680,000.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

21) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3228
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0814 015
PARCEL ADDRESS: 0155 HAYES ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,020,000.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3229
APPLICANT: CIVIC CENTER COMMONS ASSOCIATES
PARCEL NO.: 0814 015
PARCEL ADDRESS: 0155 HAYES ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,020,000.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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.

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 Joy Lamug sa (415) 554-7712.

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.