

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Admin Hearing
Room 406, City Hall
Friday, March 13, 2015
1:30 PM**

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:	2012-0733
APPLICANT:	ZR JACKSON LP
PARCEL NO.:	0196 001
PARCEL ADDRESS:	0621V SANSOME ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,263,905.00
APPLICANT'S OPINION:	\$1,700,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-2036
APPLICANT:	PARK LANE ASSOCIATES LP
PARCEL NO.:	0222 009
PARCEL ADDRESS:	1100 SACRAMENTO ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$42,170,805.00
APPLICANT'S OPINION:	\$25,302,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2285 |
| APPLICANT: | HAMPTON GOLDEN GATE ASSOC. |
| PARCEL NO.: | 0346 006 |
| PARCEL ADDRESS: | 0366 - 0390 GOLDEN GATE AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$13,611,326.00 |
| APPLICANT'S OPINION: | \$8,173,580.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-4910 |
| APPLICANT: | PARK LANE ASSOCIATES LP |
| PARCEL NO.: | 0222 009 |
| PARCEL ADDRESS: | 1100 SACRAMENTO ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$35,000,000.00 |
| APPLICANT'S OPINION: | \$20,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5516 |
| APPLICANT: | CIVIC PLAZA ASSOCIATES, LLC |
| PARCEL NO.: | 0854 011 |
| PARCEL ADDRESS: | 0055 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,538,000.00 |
| APPLICANT'S OPINION: | \$728,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5517 |
| APPLICANT: | CIVIC PLAZA ASSOCIATES, LLC |
| PARCEL NO.: | 0854 012 |
| PARCEL ADDRESS: | 0055 SITUS TO BE ASSIGNED ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$305,000.00 |
| APPLICANT'S OPINION: | \$60,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0209
 - APPLICANT: CHIN, PETER
 - PARCEL NO.: 0144 009
 - PARCEL ADDRESS: 0426 - 0430 BROADWAY,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$2,485,983.00
 - APPLICANT'S OPINION: \$1,502,000.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0590
 - APPLICANT: VAN NESS HOTELS PARTNERS LLC
 - PARCEL NO.: 0715 009
 - PARCEL ADDRESS: 1050 - 1066 VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$17,318,878.00
 - APPLICANT'S OPINION: \$12,750,000.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0775
 - APPLICANT: ZR JACKSON LP
 - PARCEL NO.: 0196 001
 - PARCEL ADDRESS: 0621V SANSOME ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$2,309,183.00
 - APPLICANT'S OPINION: \$1,700,000.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2013-0777
 - APPLICANT: ZR JACKSON LP
 - PARCEL NO.: 0196 027
 - PARCEL ADDRESS: 0405 - 0445 SITUS TO BE ASSIGNED ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$19,339,417.00
 - APPLICANT'S OPINION: \$12,800,000.00
 - TAXABLE YEAR: 2013
 - APPEAL TYPE: Real Property
 - ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:
APPLICATION: 2013-0873
APPLICANT: HAMPTON GOLDEN GATE ASSOC.
PARCEL NO.: 0346 006
PARCEL ADDRESS: 0366 - 0390 GOLDEN GATE AVE,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$13,883,219.00
APPLICANT'S OPINION: \$8,336,580.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1140
APPLICANT: BARNEY'S, INC
PARCEL NO.: 0328 003
PARCEL ADDRESS: 0048 STOCKTON ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$21,553,451.00
APPLICANT'S OPINION: \$15,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1141
APPLICANT: BARNEY'S, INC
PARCEL NO.: 0328 004
PARCEL ADDRESS: 0048 STOCKTON ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$49,268,563.00
APPLICANT'S OPINION: \$35,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1142
APPLICANT: DB 800 MARKET LLC
PARCEL NO.: 0329 001
PARCEL ADDRESS: 0800 - 0830 MARKET ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$37,265,811.00
APPLICANT'S OPINION: \$32,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1146
APPLICANT: BEACON PARKING LP
PARCEL NO.: 8702 609
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,484,775.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1147
APPLICANT: BEACON PARKING LP
PARCEL NO.: 8702 610
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$11,841,100.00
APPLICANT'S OPINION: \$10,500,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1148
APPLICANT: BEACON PARKING LP
PARCEL NO.: 8702 611
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$11,097,576.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1149
APPLICANT: BEACON PARKING LP
PARCEL NO.: 8702 612
PARCEL ADDRESS: 0200 - 0298 KING ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$12,484,775.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1203 |
| APPLICANT: | SOUL MAN LLC |
| PARCEL NO.: | 0164 020 |
| PARCEL ADDRESS: | 0099 OSGOOD PL, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,481,590.00 |
| APPLICANT'S OPINION: | \$2,500,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1204 |
| APPLICANT: | EISELMAN GERALD & GAIL LIVING TRUST |
| PARCEL NO.: | 3707 004 |
| PARCEL ADDRESS: | 0036 - 0040 02ND ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,874,652.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1205 |
| APPLICANT: | 1540 BUSH ST LLC |
| PARCEL NO.: | 0666 006A |
| PARCEL ADDRESS: | 1530 BUSH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,866,654.00 |
| APPLICANT'S OPINION: | \$4,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1392 |
| APPLICANT: | 116 NEW MONTGOMERY OWNER LP |
| PARCEL NO.: | 3722 071 |
| PARCEL ADDRESS: | 0100 - 0126 NEW MONTGOMERY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$38,341,930.00 |
| APPLICANT'S OPINION: | \$30,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

24) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1553
APPLICANT: SHREE JALARAM HOTEL LP
PARCEL NO.: 0341 008
PARCEL ADDRESS: 0050 - 0068 MASON ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,036,948.00
APPLICANT'S OPINION: \$1,324,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1587
APPLICANT: LI, RAYMOND
PARCEL NO.: 3727 010
PARCEL ADDRESS: 1118 HOWARD ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$1,558,386.00
APPLICANT'S OPINION: \$1,013,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1640
APPLICANT: WILKES BASHFORD
PARCEL NO.: 0294 016
PARCEL ADDRESS: 0375 SUTTER ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$11,607,677.00
APPLICANT'S OPINION: \$10,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:
APPLICATION: 2013-1665
APPLICANT: SUNHILL CORPORATION
PARCEL NO.: 0175 033
PARCEL ADDRESS: 0888 MONTGOMERY ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$6,598,182.00
APPLICANT'S OPINION: \$3,959,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1770 |
| APPLICANT: | LUKRICH, JOHN |
| PARCEL NO.: | 0418A014 |
| PARCEL ADDRESS: | 0007 CASA WAY, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,502,103.00 |
| APPLICANT'S OPINION: | \$1,472,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1961 |
| APPLICANT: | PARK LANE ASSOCIATES LP |
| PARCEL NO.: | 0222 009 |
| PARCEL ADDRESS: | 1100 SACRAMENTO ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$36,424,728.00 |
| APPLICANT'S OPINION: | \$21,858,728.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 30) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2304 |
| APPLICANT: | XANTHOPOULOS, ERIC |
| PARCEL NO.: | 3538 081 |
| PARCEL ADDRESS: | 0049 - 0051 WALTER ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,039,988.00 |
| APPLICANT'S OPINION: | \$1,400,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 31) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0292 |
| APPLICANT: | GRIFFIN, MARK |
| PARCEL NO.: | 5348 016B |
| PARCEL ADDRESS: | 2285 REVERE AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,092,865.00 |
| APPLICANT'S OPINION: | \$880,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

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 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 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.