

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, May 15, 2014

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:	2009-3260
APPLICANT:	OP & F STEVENSON CORP
PARCEL NO.:	3708 040
PARCEL ADDRESS:	0049 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$42,315,557.00
APPLICANT'S OPINION:	\$12,693,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3261
APPLICANT:	OP & F STEVENSON CORP
PARCEL NO.:	3708 039
PARCEL ADDRESS:	0053 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,193,528.00
APPLICANT'S OPINION:	\$358,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-3399 |
| APPLICANT: | SWIG 631 FOLSOM LLC |
| PARCEL NO.: | 3750 091 |
| PARCEL ADDRESS: | 0633 FOLSOM ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$38,778,555.00 |
| APPLICANT'S OPINION: | \$11,633,000.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2009-6656 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 009 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,161,600.00 |
| APPLICANT'S OPINION: | \$1,145,552.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2009-6657 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 003 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$26,010,000.00 |
| APPLICANT'S OPINION: | \$8,092,048.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2009-6658 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 006 |
| PARCEL ADDRESS: | 0221 - 0225 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$9,363,600.00 |
| APPLICANT'S OPINION: | \$2,449,957.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-6659
 APPLICANT: VILLA FLORENCE HOTEL, LLC
 PARCEL NO.: 0315 008
 PARCEL ADDRESS: 0201 POWELL ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$4,161,600.00
 APPLICANT'S OPINION: \$1,187,627.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2009-6660
 APPLICANT: VILLA FLORENCE HOTEL, LLC
 PARCEL NO.: 0315 007
 PARCEL ADDRESS: 0201 POWELL ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$4,161,600.00
 APPLICANT'S OPINION: \$1,162,871.00
 TAXABLE YEAR: 2009
 APPEAL TYPE: Real Property
 ROLL TYPE: ESCAPE
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-1367
 APPLICANT: SWIG 631 FOLSOM LLC
 PARCEL NO.: 3750 091
 PARCEL ADDRESS: 0633 FOLSOM ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$38,686,650.00
 APPLICANT'S OPINION: \$11,633,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2010-2099
 APPLICANT: VILLA FLORENCE HOTEL, LLC
 PARCEL NO.: 0315 003
 PARCEL ADDRESS: 0201 POWELL ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$25,948,355.00
 APPLICANT'S OPINION: \$12,930,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2100 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 006 |
| PARCEL ADDRESS: | 0221 - 0225 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$13,960,582.00 |
| APPLICANT'S OPINION: | \$9,244,174.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2101 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 007 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,151,736.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2102 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 008 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,151,736.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2010-2103 |
| APPLICANT: | VILLA FLORENCE HOTEL, LLC |
| PARCEL NO.: | 0315 009 |
| PARCEL ADDRESS: | 0201 POWELL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,151,736.00 |
| APPLICANT'S OPINION: | \$2,000,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2010-2123
APPLICANT: CORE FUND STEVENSON PRPTY LLC
PARCEL NO.: 3708 039
PARCEL ADDRESS: 0053 STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,195,150.00
APPLICANT'S OPINION: \$360,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:
APPLICATION: 2010-2139
APPLICANT: CORE FUND STEVENSON PRPTY LLC
PARCEL NO.: 3708 040
PARCEL ADDRESS: 0049 STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$43,069,692.00
APPLICANT'S OPINION: \$12,951,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:
APPLICATION: 2010-2552
APPLICANT: CONTAINER STORE
PARCEL NO.: 3705Z003
PARCEL ADDRESS: 0022 - 4TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$50,667,347.00
APPLICANT'S OPINION: \$25,304,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

19) Hearing, discussion, and possible action involving:
APPLICATION: 2010-2553
APPLICANT: CONTAINER STORE
PARCEL NO.: 3705Z004
PARCEL ADDRESS: 0000V ,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,635,477.00
APPLICANT'S OPINION: \$4,317,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

20) Hearing, discussion, and possible action involving:
APPLICATION: 2010-4523
APPLICANT: CFRI / URBAN 901 MARKET, LLC
PARCEL NO.: 3704 001
PARCEL ADDRESS: 0901 - 0919 MARKET ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$66,697,655.00
APPLICANT'S OPINION: \$39,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

21) Hearing, discussion, and possible action involving:
APPLICATION: 2010-4524
APPLICANT: CFRI / URBAN 901 MARKET, LLC
PARCEL NO.: 3704 062
PARCEL ADDRESS: 0422 STEVENSON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,117,386.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

22) Hearing, discussion, and possible action involving:
APPLICATION: 2011-2772
APPLICANT: SWIG 631 FOLSOM LLC
PARCEL NO.: 3750 091
PARCEL ADDRESS: 0633 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$38,977,955.00
APPLICANT'S OPINION: \$11,692,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:
APPLICATION: 2011-4610
APPLICANT: CONTAINER STORE
PARCEL NO.: 3705Z003
PARCEL ADDRESS: 0022 - 4TH ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$51,048,870.00
APPLICANT'S OPINION: \$25,200,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

24) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4611
APPLICANT:	CONTAINER STORE
PARCEL NO.:	3705Z004
PARCEL ADDRESS:	0000V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,700,502.00
APPLICANT'S OPINION:	\$4,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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 (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 – The hearing room is wheelchair accessible.

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