Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing Room 406, City Hall Thursday, May 26, 2016 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: 2010-6054

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,501,210.00 APPLICANT'S OPINION: \$600,000.00

TAXABLE YEAR: 2006

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-6055

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,531,235.00 APPLICANT'S OPINION: \$600,000.00

TAXABLE YEAR: 2007

APPLICATION: 2010-6056

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,561,861.00 APPLICANT'S OPINION: \$600,000.00

TAXABLE YEAR: 2008

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION: 2010-6057

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,593,098.00 APPLICANT'S OPINION: \$600,000.00

TAXABLE YEAR: 2009

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION: 2010-6058

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,589,321.00 APPLICANT'S OPINION: \$600,000.00

TAXABLE YEAR: 2010

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION: 2011-1144

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,813,667.00 APPLICANT'S OPINION: \$600,340.00

TAXABLE YEAR: 2011

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

APPLICATION: 2012-4036

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,849,932.00 APPLICANT'S OPINION: \$600,340.00

TAXABLE YEAR: 2012

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2013-2040

APPLICANT: GUIDO & PIERINA GIOSSO FAMILY LP

PARCEL NO.: 7104 050

PARCEL ADDRESS: 0409 - 0411 PLYMOUTH AVE,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,886,922.00 APPLICANT'S OPINION: \$900,340.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3215

APPLICANT: TG & FAMILY ASSOCIATES LLC

PARCEL NO.: 0804 005

PARCEL ADDRESS: 0800 - 0802 HAYES ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,248,200.00 APPLICANT'S OPINION: \$750,000.00

TAXABLE YEAR: 2012

APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION: 2013-3216

APPLICANT: TG & FAMILY ASSOCIATES LLC

PARCEL NO.: 0804 005

PARCEL ADDRESS: 0800 - 0802 HAYES ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,272,960.00 APPLICANT'S OPINION: \$750,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

APPLICATION: 2014-1178

APPLICANT: SIKAND, RENU

PARCEL NO.: 0331 006

PARCEL ADDRESS: 0111 MASON ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$9,234,729.00 APPLICANT'S OPINION: \$5,891,523.00

TAXABLE YEAR: 2014

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2014-1354

APPLICANT: SUNSTONE EC5, LLC

PARCEL NO.: 0234 017

PARCEL ADDRESS: 0005 THE EMBARCADERO,

TOPIC: Pre-Hearing Conference CURRENT ASSESSMENT: \$215,001,759.00 APPLICANT'S OPINION: \$155,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2296

APPLICANT: TAYLOR, DAVID

PARCEL NO.: 0085 026A

PARCEL ADDRESS: 1460 MONTGOMERY ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$3,286,791.00 APPLICANT'S OPINION: \$2,500,000.00

TAXABLE YEAR: 2010

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2297

APPLICANT: TAYLOR, DAVID

PARCEL NO.: 0085 026A

PARCEL ADDRESS: 1460 MONTGOMERY ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$3,311,539.00 APPLICANT'S OPINION: \$2,500,000.00

TAXABLE YEAR: 2011

APPLICATION: 2014-2298

APPLICANT: TAYLOR, DAVID

PARCEL NO.: 0085 026A

PARCEL ADDRESS: 1460 MONTGOMERY ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$3,377,769.00 APPLICANT'S OPINION: \$2,500,000.00

TAXABLE YEAR: 2012

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2299

APPLICANT: TAYLOR, DAVID

PARCEL NO.: 0085 026A

PARCEL ADDRESS: 1460 MONTGOMERY ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$3,445,323.00 APPLICANT'S OPINION: \$2,500,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2576

APPLICANT: BARTH, ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,147,602.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2007

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2577

APPLICANT: BARTH, ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,170,548.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2008

APPLICATION: 2014-2578

APPLICANT: BARTH, ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,193,951.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2009

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2579

APPLICANT: BARTH, ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,191,120.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2010

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2580

APPLICANT: BARTH. ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,200,085.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2011

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2581

APPLICANT: BARTH, ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,349,689.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2012

APPLICATION: 2014-2582

APPLICANT: BARTH, ALICE REVOCABLE TRUST

PARCEL NO.: 2612 024

PARCEL ADDRESS: 2448 - 2454 15TH ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$1,376,674.00 APPLICANT'S OPINION: \$900,216.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

25) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0677

APPLICANT: SF HOTEL INVESTORS LLC

PARCEL NO.: 0351 001

PARCEL ADDRESS: 1100 - 1112 MARKET ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$14,512,645.00 APPLICANT'S OPINION: \$6,000,100.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0722

APPLICANT: WHOLE FOODS MARKET, LESSEE

PARCEL NO.: 3751 410

PARCEL ADDRESS: 0788 HARRISON ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$105,534,902.00 APPLICANT'S OPINION: \$52,700,000.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0749

APPLICANT: GARFIELD BEACH CVS LLC

PARCEL NO.: 2901C001

PARCEL ADDRESS: 0701 PORTOLA DR, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$7,297,276.00 APPLICANT'S OPINION: \$6,000,000.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

APPLICATION: 2015-0783

APPLICANT: SF BUSH STREET CONDOS LLC

PARCEL NO.: 1052 024 PARCEL ADDRESS: 2655 BUSH ST,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$46,619,240.00 APPLICANT'S OPINION: \$38,000,000.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0806

APPLICANT: THOR 760 M LLC

PARCEL NO.: 0328 001

PARCEL ADDRESS: 0760 MARKET ST, TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$159,537,696.00 APPLICANT'S OPINION: \$119,653,272.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0812

APPLICANT: ONE STOCKTON REALTY LLC

PARCEL NO.: 0327 025

PARCEL ADDRESS: 1800 ELLIS ST,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$50,999,000.00 APPLICANT'S OPINION: \$38,249,250.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0818

APPLICANT: CAPSTAR SAN FRANCISCO COMPANY

PARCEL NO.: 0020 001

PARCEL ADDRESS: 0211 BEACH ST,
TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$115,485,517.00 APPLICANT'S OPINION: \$87,584,834.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

APPLICATION: 2015-0937

APPLICANT: ONE STOCKTON REALTY LLC

PARCEL NO.: 0327 025
PARCEL ADDRESS: 1800 ELLIS ST,
TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$50,000,000.00 APPLICANT'S OPINION: \$42,200,000.00

TAXABLE YEAR: 2013

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

33) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0962

APPLICANT: RLJ C SAN FRANCISCO LP

PARCEL NO.: 0304 015 PARCEL ADDRESS: 0761 POST ST,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$29,608,816.00 APPLICANT'S OPINION: \$11,000,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

34) Hearing, discussion, and possible action involving:

APPLICATION: 2015-0963

APPLICANT: RLJ C SAN FRANCISCO LP

PARCEL NO.: 0304 015 PARCEL ADDRESS: 0761 POST ST,

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$30,200,399.00 APPLICANT'S OPINION: \$12,000,000.00

TAXABLE YEAR: 2015

APPEAL TYPE: Real Property ROLL TYPE: ESCAPE

35) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1030

APPLICANT: FERRY BUILDING INVESTORS LLC

PARCEL NO.: 2015980028

PARCEL ADDRESS:

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$2,363,298.00 APPLICANT'S OPINION: \$900,000.00

TAXABLE YEAR: 2014

APPEAL TYPE: Possessory Interest

ROLL TYPE: ESCAPE

APPLICATION: 2015-1031

APPLICANT: FERRY BUILDING INVESTORS LLC

PARCEL NO.: 2015980029

PARCEL ADDRESS:

TOPIC: Pre-Hearing Conference

CURRENT ASSESSMENT: \$2,187,620.00 APPLICANT'S OPINION: \$900,000.00

TAXABLE YEAR: 2015

APPEAL TYPE: Possessory Interest

ROLL TYPE: ESCAPE

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 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.