

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, August 26, 2013

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:	2011-4385
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$48,462,868.00
APPLICANT'S OPINION:	\$28,576,355.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5390
APPLICANT:	FELCOR LODGING TRUST, LESSEE
PARCEL NO.:	0023 004
PARCEL ADDRESS:	0575 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,876,000.00
APPLICANT'S OPINION:	\$1,976,661.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5391 |
| APPLICANT: | FELCOR LODGING TRUST, LESSEE |
| PARCEL NO.: | 0023 004 |
| PARCEL ADDRESS: | 0575 BEACH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,866,813.00 |
| APPLICANT'S OPINION: | \$1,973,375.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5392 |
| APPLICANT: | FELCOR LODGING TRUST, LESSEE |
| PARCEL NO.: | 0023 005 |
| PARCEL ADDRESS: | 1300 COLUMBUS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$24,480,000.00 |
| APPLICANT'S OPINION: | \$16,135,369.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|------------------------------|
| APPLICATION: | 2011-5393 |
| APPLICANT: | FELCOR LODGING TRUST, LESSEE |
| PARCEL NO.: | 0023 005 |
| PARCEL ADDRESS: | 1300 COLUMBUS AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$24,421,982.00 |
| APPLICANT'S OPINION: | \$16,097,128.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5394 |
| APPLICANT: | FELCOR LODGING TRUST, LESSEE |
| PARCEL NO.: | 2007300159 |
| PARCEL ADDRESS: | |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$15,000,000.00 |
| APPLICANT'S OPINION: | \$7,500,000.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | SUPPLEMENTAL |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5395
APPLICANT: FELCOR LODGING TRUST, LESSEE
PARCEL NO.: 2008300109
PARCEL ADDRESS:
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$15,300,000.00
APPLICANT'S OPINION: \$7,600,000.00
TAXABLE YEAR: 2008
APPEAL TYPE: Possessory Interest
ROLL TYPE: SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5396
APPLICANT: FELCOR LODGING TRUST, LESSEE
PARCEL NO.: 2011989001
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,300,000.00
APPLICANT'S OPINION: \$7,600,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Possessory Interest
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5397
APPLICANT: FELCOR LODGING TRUST, LESSEE
PARCEL NO.: 2011989002
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,569,014.00
APPLICANT'S OPINION: \$7,700,000.00
TAXABLE YEAR: 2010
APPEAL TYPE: Possessory Interest
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5398
APPLICANT: PEGGY FIELD FAMILY LP
PARCEL NO.: 3794 022
PARCEL ADDRESS: 0135 TOWNSEND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,025,926.00
APPLICANT'S OPINION: \$3,750,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5483 |
| APPLICANT: | 2070 PACIFIC COMPANY |
| PARCEL NO.: | 0587 011 |
| PARCEL ADDRESS: | 2438 JACKSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,982,082.00 |
| APPLICANT'S OPINION: | \$4,884,319.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5484 |
| APPLICANT: | 2070 PACIFIC COMPANY |
| PARCEL NO.: | 0587 011 |
| PARCEL ADDRESS: | 2438 JACKSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$6,965,533.00 |
| APPLICANT'S OPINION: | \$4,896,874.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5486 |
| APPLICANT: | WAYLAND, LLC |
| PARCEL NO.: | 0301 015 |
| PARCEL ADDRESS: | 1030 LARKIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,751,005.00 |
| APPLICANT'S OPINION: | \$1,251,005.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2011-5487 |
| APPLICANT: | WAYLAND, LLC |
| PARCEL NO.: | 0301 015 |
| PARCEL ADDRESS: | 1030 LARKIN ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,746,857.00 |
| APPLICANT'S OPINION: | \$1,246,005.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5502
APPLICANT: BOHEMIAN CLUB
PARCEL NO.: 0297 007
PARCEL ADDRESS: 0624 TAYLOR ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$15,647,122.00
APPLICANT'S OPINION: \$10,067,080.00
TAXABLE YEAR: 2011
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

17) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2517
APPLICANT: BOHEMIUM CLUB
PARCEL NO.: 0297 007
PARCEL ADDRESS: 0624 TAYLOR ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$15,442,493.00
APPLICANT'S OPINION: \$5,794,552.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

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 – The hearing room is wheelchair accessible.

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