

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, April 07, 2014

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:	2012-1661
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,547,246.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-1662
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$28,827,164.00
APPLICANT'S OPINION:	\$12,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:
APPLICATION: 2012-1664
APPLICANT: JOHN SPERLING IRREVOCABLE TRUST
PARCEL NO.: 0985 011
PARCEL ADDRESS: 3450 WASHINGTON ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,014,784.00
APPLICANT'S OPINION: \$8,750,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

5) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2435
APPLICANT: CHAN AB LIVING TRUST
PARCEL NO.: 0209 002
PARCEL ADDRESS: 0800 GRANT AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,615,399.00
APPLICANT'S OPINION: \$3,369,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3052
APPLICANT: BLOOM, MARK
PARCEL NO.: 6521 036
PARCEL ADDRESS: 2825 - 2829 FOLSOM ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,613,249.00
APPLICANT'S OPINION: \$1,150,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3254
APPLICANT: LOCSIN, JEROME
PARCEL NO.: 2847 057
PARCEL ADDRESS: 0146 PORTOLA DR,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,747,989.00
APPLICANT'S OPINION: \$3,149,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 8) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3274
 APPLICANT: FISHMAN, MIKE
 PARCEL NO.: 8720 041
 PARCEL ADDRESS: 0325 CHINA BASIN ST, #207
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,368,699.00
 APPLICANT'S OPINION: \$1,050,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 9) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3366
 APPLICANT: FRESH & EASY NEIGHBORHOOD MARKET
 PARCEL NO.: 1401 002
 PARCEL ADDRESS: 3132 CLEMENT ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$19,274,604.00
 APPLICANT'S OPINION: \$9,700,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 10) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3367
 APPLICANT: WHOLE FOODS MARKET
 PARCEL NO.: 3978 002
 PARCEL ADDRESS: 0450 RHODE ISLAND ST, RETAIL 1
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,077,329.00
 APPLICANT'S OPINION: \$600,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED
- 11) Hearing, discussion, and possible action involving:
- APPLICATION: 2012-3368
 APPLICANT: WHOLE FOODS MARKET
 PARCEL NO.: 3978 003
 PARCEL ADDRESS: 0450 RHODE ISLAND ST, RETAIL 2
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$501,330.00
 APPLICANT'S OPINION: \$277,000.00
 TAXABLE YEAR: 2012
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: POSTPONED

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3369
APPLICANT: WHOLE FOODS MARKET
PARCEL NO.: 3978 004
PARCEL ADDRESS: 0450 RHODE ISLAND ST, MARKET
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,981,304.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POSTPONED

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-3647
APPLICANT: 1070 ASSOCIATES LLC
PARCEL NO.: 3092 066
PARCEL ADDRESS: 0400 MONTEREY BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,590,364.00
APPLICANT'S OPINION: \$3,700,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4521
APPLICANT: SILLS, JORDAN
PARCEL NO.: 0910 018
PARCEL ADDRESS: 0745 MARINA BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$4,362,837.00
APPLICANT'S OPINION: \$3,005,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-4531
APPLICANT: CISNE, KENNETH
PARCEL NO.: 4807 017
PARCEL ADDRESS: 1229V UNDERWOOD AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$353,597.00
APPLICANT'S OPINION: \$150,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4967
APPLICANT: RONG, BO
PARCEL NO.: 6170 027
PARCEL ADDRESS: 1057 GOETTINGEN ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$854,976.00
APPLICANT'S OPINION: \$580,000.00
TAXABLE YEAR: 2012
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 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.