

## **Agenda\* / Notice of Assessment Appeals Board**

### **Assessment Appeals Board 2 Hearing**

**Room 406, City Hall**

**Monday, July 8, 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: 2010-4358  
APPLICANT: EXTRA SPACE WEST TWO  
PARCEL NO.: 4339 001  
PARCEL ADDRESS: 2501 - 2535 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,591,877.00  
APPLICANT'S OPINION: \$6,000,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4360  
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC  
PARCEL NO.: 3517 013  
PARCEL ADDRESS: 1400 - 1450 FOLSOM ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,222,542.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2010-4361  
APPLICANT: USA SF SELF STORAGE, DST  
PARCEL NO.: 3513 080  
PARCEL ADDRESS: 0190 - 0198 OTIS ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,971,930.00  
APPLICANT'S OPINION: \$8,000,000.00  
TAXABLE YEAR: 2010  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-3200  
APPLICANT: POTRERO INVESTOR II, LLC  
PARCEL NO.: 4288 004  
PARCEL ADDRESS: 1750 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,426,651.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

6) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-3202  
APPLICANT: POTRERO INVESTOR II, LLC  
PARCEL NO.: 4288 005  
PARCEL ADDRESS: 1740 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,599,975.00  
APPLICANT'S OPINION: \$4,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

7) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-3203  
APPLICANT: POTRERO INVESTOR II, LLC  
PARCEL NO.: 4288 006  
PARCEL ADDRESS: 1760 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,266,652.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4933  
APPLICANT: USA SF SELF STORAGE, DST  
PARCEL NO.: 3513 080  
PARCEL ADDRESS: 0190 - 0198 OTIS ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$20,122,318.00  
APPLICANT'S OPINION: \$12,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4934  
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC  
PARCEL NO.: 3517 013  
PARCEL ADDRESS: 1400 - 1450 FOLSOM ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,367,287.00  
APPLICANT'S OPINION: \$16,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2011-4935  
APPLICANT: EXTRA SPACE WEST TWO  
PARCEL NO.: 4339 001  
PARCEL ADDRESS: 2501 - 2535 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,701,751.00  
APPLICANT'S OPINION: \$13,000,000.00  
TAXABLE YEAR: 2011  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0712  
APPLICANT: POTRERO INVESTOR II, LLC  
PARCEL NO.: 4288 004  
PARCEL ADDRESS: 1750 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,515,181.00  
APPLICANT'S OPINION: \$2,200,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-0713  
APPLICANT: POTRERO INVESTOR II, LLC  
PARCEL NO.: 4288 005  
PARCEL ADDRESS: 1740 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,791,973.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2012-0714  
APPLICANT: POTRERO INVESTOR II, LLC  
PARCEL NO.: 4288 006  
PARCEL ADDRESS: 1760 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,351,984.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3220  
APPLICANT: EXTRA SPACE OF FOLSOM STREET LLC  
PARCEL NO.: 3517 013  
PARCEL ADDRESS: 1400 - 1450 FOLSOM ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,754,631.00  
APPLICANT'S OPINION: \$17,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3221  
APPLICANT: USA SF SELF STORAGE, DST  
PARCEL NO.: 3513 080  
PARCEL ADDRESS: 0190 - 0198 OTIS ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$20,524,763.00  
APPLICANT'S OPINION: \$11,000,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3222  
APPLICANT: EXTRA SPACE WEST TWO  
PARCEL NO.: 4339 001  
PARCEL ADDRESS: 2501 - 2535 CESAR CHAVEZ ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,995,785.00  
APPLICANT'S OPINION: \$13,000,000.00  
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 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 [sof@sfgov.org](mailto: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](http://www.sfgov.org/ethics).

**Disability Access** – The hearing room is wheelchair accessible.

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