

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Monday, March 3, 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:	2011-4023
APPLICANT:	CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.:	2011205932
PARCEL ADDRESS:	0350 RHODE ISLAND ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$1,312,691.00
APPLICANT'S OPINION:	\$1,148,983.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5329
APPLICANT:	CC MEDIA HOLDINGS, INC.
PARCEL NO.:	5478 008
PARCEL ADDRESS:	3275 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,390,000.00
APPLICANT'S OPINION:	\$1,563,043.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5330
APPLICANT: CC MEDIA HOLDINGS, INC.
PARCEL NO.: 5478 008
PARCEL ADDRESS: 3275 SAN BRUNO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,384,335.00
APPLICANT'S OPINION: \$1,560,879.00
TAXABLE YEAR: 2010
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

5) Hearing, discussion, and possible action involving:
APPLICATION: 2011-5351
APPLICANT: CC MEDIA HOLDINGS, INC.
PARCEL NO.: 5478 008
PARCEL ADDRESS: 3275 SAN BRUNO AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,402,288.00
APPLICANT'S OPINION: \$1,517,736.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE
STATUS: WITHDRAWN

6) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2296
APPLICANT: CHEN, QUEENIE
PARCEL NO.: 6244 073
PARCEL ADDRESS: 0458A LELAND AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$341,329.00
APPLICANT'S OPINION: \$120,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2297
APPLICANT: BERRIOS, DENNIS
PARCEL NO.: 4761 039
PARCEL ADDRESS: 1382 REVERE AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$156,861.00
APPLICANT'S OPINION: \$60,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2323 |
| APPLICANT: | CLEAR CHANNEL OUTDOOR, INC. |
| PARCEL NO.: | 5478 008 |
| PARCEL ADDRESS: | 3275 SAN BRUNO AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,450,333.00 |
| APPLICANT'S OPINION: | \$1,750,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2332 |
| APPLICANT: | FPA MISSION ASSOCIATES, LP |
| PARCEL NO.: | 3596 019 |
| PARCEL ADDRESS: | 2390 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,562,084.00 |
| APPLICANT'S OPINION: | \$2,100,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2529 |
| APPLICANT: | CHOW, LAM WAI |
| PARCEL NO.: | 4964 019 |
| PARCEL ADDRESS: | 0870V INGERSON AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$254,686.00 |
| APPLICANT'S OPINION: | \$130,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-2540 |
| APPLICANT: | SILVER PARK PROPERTY CO LLC |
| PARCEL NO.: | 5402 072 |
| PARCEL ADDRESS: | 0901 BAYSHORE BL, #101 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,405,162.00 |
| APPLICANT'S OPINION: | \$1,151,520.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

12) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2563
APPLICANT: DRAKE BEAM MORIN, INC.
PARCEL NO.: 2012442402
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$70,257.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2012
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2589
APPLICANT: GOLD REVOCABLE TRUST
PARCEL NO.: 5419 002
PARCEL ADDRESS: 1600 ARMSTRONG AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,196,794.00
APPLICANT'S OPINION: \$825,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

14) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2665
APPLICANT: MANUHU, AUSSY
PARCEL NO.: 0909 001
PARCEL ADDRESS: 0801 MARINA BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,735,439.00
APPLICANT'S OPINION: \$2,242,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2012-2693
APPLICANT: AMIRI, HAMID
PARCEL NO.: 1639 027
PARCEL ADDRESS: 0690 - 0694 06TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,402,727.00
APPLICANT'S OPINION: \$1,075,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION: 2012-4924
APPLICANT: CALIFORNIA CULINARY ACADEMY INC.
PARCEL NO.: 2012204035
PARCEL ADDRESS: 0350 RHODE ISLAND ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$619,349.00
APPLICANT'S OPINION: \$488,691.00
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 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.