

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, JANUARY 29, 2014
11:00 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.

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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. Closed session for the Board to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2010-4918
 APPLICANT: TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
 PARCEL NO.: 0207 035
 PARCEL ADDRESS: 0545 SANSOME ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$10,615,131.00
 APPLICANT'S OPINION: \$7,500,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

B) APPLICATION: 2010-4920
 APPLICANT: TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
 PARCEL NO.: 0207 036
 PARCEL ADDRESS: 0517 WASHINGTON ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$6,168,198.00
 APPLICANT'S OPINION: \$4,600,000.00
 TAXABLE YEAR: 2010
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

- C) APPLICATION: 2011-1797
 APPLICANT: TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
 PARCEL NO.: 0207 035
 PARCEL ADDRESS: 0545 SANSOME ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$10,695,062.00
 APPLICANT'S OPINION: \$7,500,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- D) APPLICATION: 2011-1798
 APPLICANT: TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
 PARCEL NO.: 0207 036
 PARCEL ADDRESS: 0517 WASHINGTON ST,
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$6,214,643.00
 APPLICANT'S OPINION: \$4,600,000.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- E) APPLICATION: 2011-5260
 APPLICANT: VAN NESS CAPITAL GROUP, LLC
 PARCEL NO.: 0618 002
 PARCEL ADDRESS: 1801 VAN NESS AVE,
 TOPIC: Administrative issue regarding allocating value between two lots
 CURRENT ASSESSMENT: \$3,137,247.00
 APPLICANT'S OPINION: \$2,066,667.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
- F) APPLICATION: 2011-5261
 APPLICANT: VAN NESS CAPITAL GROUP, LLC
 PARCEL NO.: 0618 001A
 PARCEL ADDRESS: ,
 TOPIC: Administrative issue regarding allocating value between two lots
 CURRENT ASSESSMENT: \$2,614,374.00
 APPLICANT'S OPINION: \$1,333,333.00
 TAXABLE YEAR: 2011
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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, 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 on 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.