

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

**Assessment Appeals Board 2 Hearing  
Room 406, City Hall  
Tuesday, May 13, 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:	2009-3306
APPLICANT:	SAFEWAY INC.
PARCEL NO.:	1691 019
PARCEL ADDRESS:	0850 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,129,158.00
APPLICANT'S OPINION:	\$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3295
APPLICANT:	SAFEWAY INC.
PARCEL NO.:	1691 019
PARCEL ADDRESS:	0850 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$12,976,866.00
APPLICANT'S OPINION:	\$6,876,454.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3375  
APPLICANT: SAFEWAY INC.  
PARCEL NO.: 1691 019  
PARCEL ADDRESS: 0850 LA PLAYA ,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$23,249,427.00  
APPLICANT'S OPINION: \$11,561,232.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3376  
APPLICANT: SAFEWAY INC.  
PARCEL NO.: 1650 036  
PARCEL ADDRESS: 0735 - 07TH AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,941,633.00  
APPLICANT'S OPINION: \$9,476,918.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3377  
APPLICANT: SAFEWAY INC.  
PARCEL NO.: 3115 043  
PARCEL ADDRESS: 0625 MONTEREY BLVD,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,970,973.00  
APPLICANT'S OPINION: \$1,170,493.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3378  
APPLICANT: SAFEWAY INC.  
PARCEL NO.: 3115 054  
PARCEL ADDRESS: 0625 MONTEREY BLVD,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,320,246.00  
APPLICANT'S OPINION: \$3,600,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3474  
APPLICANT: JMDH REAL ESTATE OF SF, LLC  
PARCEL NO.: 4343 001B  
PARCEL ADDRESS: 2121 EVANS AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,088,042.00  
APPLICANT'S OPINION: \$2,379,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

9) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3477  
APPLICANT: JMDH REAL ESTATE OF SF, LLC  
PARCEL NO.: 4343 002  
PARCEL ADDRESS: 2045 EVANS AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$12,596,544.00  
APPLICANT'S OPINION: \$3,705,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

10) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3478  
APPLICANT: JMDH REAL ESTATE OF SF, LLC  
PARCEL NO.: 4343 016  
PARCEL ADDRESS: 2045 EVANS AVE,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$467,861.00  
APPLICANT'S OPINION: \$137,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POSTPONED

11) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3584  
APPLICANT: FENG, WEI MING  
PARCEL NO.: 5811 023  
PARCEL ADDRESS: 0893V MOULTRIE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$348,290.00  
APPLICANT'S OPINION: \$105,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3585  
APPLICANT: FENG, WEI MING  
PARCEL NO.: 5811 026  
PARCEL ADDRESS: 0877V MOULTRIE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$375,113.00  
APPLICANT'S OPINION: \$105,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3586  
APPLICANT: FENG, WEI MING  
PARCEL NO.: 5811 027  
PARCEL ADDRESS: 0875V MOULTRIE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$375,113.00  
APPLICANT'S OPINION: \$105,000.00  
TAXABLE YEAR: 2012  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:  
APPLICATION: 2012-3587  
APPLICANT: FENG, WEI MING  
PARCEL NO.: 5811 028  
PARCEL ADDRESS: 0875V MOULTRIE ST,  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$375,113.00  
APPLICANT'S OPINION: \$105,000.00  
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 [sotf@sfgov.org](mailto: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](http://www.sfgov.org/ethics).

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

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