

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, August 25, 2016

9:30 AM (ALL DAY)

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:	2014-2242
APPLICANT:	SAFEWAY, INC.
PARCEL NO.:	2014520159
PARCEL ADDRESS:	3350 MISSION ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$2,741,634.00
APPLICANT'S OPINION:	\$213,430.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-2243
APPLICANT:	SAFEWAY, INC.
PARCEL NO.:	2014220400
PARCEL ADDRESS:	730 TARAVAL ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$5,666,109.00
APPLICANT'S OPINION:	\$282,749.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2244 |
| APPLICANT: | SAFEWAY, INC. |
| PARCEL NO.: | 2014220396 |
| PARCEL ADDRESS: | 0145 JACKSON ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$1,755,434.00 |
| APPLICANT'S OPINION: | \$168,896.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2245 |
| APPLICANT: | SAFEWAY, INC. |
| PARCEL NO.: | 2014220395 |
| PARCEL ADDRESS: | 4950 MISSION ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$3,315,553.00 |
| APPLICANT'S OPINION: | \$266,902.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2246 |
| APPLICANT: | SAFEWAY, INC. |
| PARCEL NO.: | 2014222110 |
| PARCEL ADDRESS: | 2300 16TH ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$4,354,468.00 |
| APPLICANT'S OPINION: | \$416,567.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2247 |
| APPLICANT: | SAFEWAY, INC. |
| PARCEL NO.: | 2014220398 |
| PARCEL ADDRESS: | 2020 MARKET ST, |
| TOPIC: | Personal Property / Fixtures |
| CURRENT ASSESSMENT: | \$7,297,482.00 |
| APPLICANT'S OPINION: | \$569,990.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2248
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014220399
PARCEL ADDRESS: 5290 DIAMOND HEIGHTS BLVD,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,647,058.00
APPLICANT'S OPINION: \$231,996.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2249
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014223934
PARCEL ADDRESS: 298 KING ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$6,221,031.00
APPLICANT'S OPINION: \$359,747.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2250
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014520160
PARCEL ADDRESS: 850 LA PLAYA ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$595,250.00
APPLICANT'S OPINION: \$119,727.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2251
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014520156
PARCEL ADDRESS: 2350 NORIEGA ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,549,636.00
APPLICANT'S OPINION: \$350,895.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

12) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2252
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014520155
PARCEL ADDRESS: 1335 WEBSTER ST,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$5,858,748.00
APPLICANT'S OPINION: \$406,414.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2253
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014520158
PARCEL ADDRESS: 15 MARINA BLVD,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$3,361,453.00
APPLICANT'S OPINION: \$358,314.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2254
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014520938
PARCEL ADDRESS: 735 07TH AVE,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$3,864,603.00
APPLICANT'S OPINION: \$359,911.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2255
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014520157
PARCEL ADDRESS: 625 MONTEREY BLVD,
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$325,671.00
APPLICANT'S OPINION: \$65,412.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

16) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2256
APPLICANT: SAFEWAY, INC.
PARCEL NO.: 2014220397
PARCEL ADDRESS: 2351 POWELL (NORTHPOINT MALL) ST, NP MALL
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$2,436,561.00
APPLICANT'S OPINION: \$223,008.00
TAXABLE YEAR: 2014
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0788
APPLICANT: SAFEWAY INC.
PARCEL NO.: 2015200460
PARCEL ADDRESS: 5290 DIAMOND HEIGHTS BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,008,254.00
APPLICANT'S OPINION: \$401,651.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0792
APPLICANT: SAFEWAY INC.
PARCEL NO.: 2015520143
PARCEL ADDRESS: 0015 MARINA BLVD,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,468,500.00
APPLICANT'S OPINION: \$693,700.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:
APPLICATION: 2015-0794
APPLICANT: SAFEWAY INC.
PARCEL NO.: 2015520144
PARCEL ADDRESS: 3350 MISSION ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,561,566.00
APPLICANT'S OPINION: \$512,314.00
TAXABLE YEAR: 2015
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0796 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015520145 |
| PARCEL ADDRESS: | 0850 LA PLAYA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$656,329.00 |
| APPLICANT'S OPINION: | \$131,266.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0797 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015200461 |
| PARCEL ADDRESS: | 0730 TARAVAL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,420,934.00 |
| APPLICANT'S OPINION: | \$684,186.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0798 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015202284 |
| PARCEL ADDRESS: | 2300 16TH ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$4,278,368.00 |
| APPLICANT'S OPINION: | \$855,674.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0799 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015203989 |
| PARCEL ADDRESS: | 0298 KING ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$5,717,335.00 |
| APPLICANT'S OPINION: | \$1,143,467.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0800 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015520848 |
| PARCEL ADDRESS: | 0735 07TH AVE, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,511,707.00 |
| APPLICANT'S OPINION: | \$702,341.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0801 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015200456 |
| PARCEL ADDRESS: | 4950 MISSION ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,431,267.00 |
| APPLICANT'S OPINION: | \$486,253.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0802 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015200457 |
| PARCEL ADDRESS: | 0145 JACKSON ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,508,457.00 |
| APPLICANT'S OPINION: | \$301,691.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0803 |
| APPLICANT: | SAFEWAY INC. #1507 |
| PARCEL NO.: | 2015200458 |
| PARCEL ADDRESS: | 2351 POWELL (NORTHPOINT MALL) ST, NP MALL |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,248,082.00 |
| APPLICANT'S OPINION: | \$449,617.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0808 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015520140 |
| PARCEL ADDRESS: | 1335 WEBSTER ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,622,395.00 |
| APPLICANT'S OPINION: | \$724,479.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0813 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015520141 |
| PARCEL ADDRESS: | 2350 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,943,025.00 |
| APPLICANT'S OPINION: | \$388,605.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 30) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0814 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015520142 |
| PARCEL ADDRESS: | 0625 MONTEREY BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$970,244.00 |
| APPLICANT'S OPINION: | \$194,049.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 31) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0815 |
| APPLICANT: | SAFEWAY INC. |
| PARCEL NO.: | 2015200459 |
| PARCEL ADDRESS: | 2020 MARKET ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$7,141,417.00 |
| APPLICANT'S OPINION: | \$1,428,283.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal 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 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.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. The nearest accessible BART station is Civic Center (Market/Grove/Hyde Streets). Accessible MUNI Metro lines are the F, J, K, L, M, N, T (exit at Civic Center of Van Ness stations). MUNI bus lines also serving the area are the 5, 5R, 6, 7, 7R, 7X, 9, 9R, 19, 21, 47 and 49. For more information about MUNI accessible services, call (415) 701-4485.

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Language Interpreters

Requests must be received at least 48 hours in advance of a meeting to help ensure availability. Contact Peggy Nevin at (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Derek Evans (415) 554-7702.

PAUNAWA: Ang mga kahilingan ay kailangang matanggap sa loob ng 48 oras bago mag miting upang matiyak na matutugunan ang mga hiling. Mangyaring tumawag kay sa (415) 554-5184.

翻譯 必須在會議前最少四十八小時提出要求
請電 (415) 554-7719

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