

Agenda* / Notice of Assessment Appeals Board

**Assessment Appeals Admin Hearing
Room 406, City Hall
Friday, May 29, 2015
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:	2012-2582
APPLICANT:	ZAYTSEVA, TATYANA
PARCEL NO.:	0166 067
PARCEL ADDRESS:	0733 FRONT ST, #604
TOPIC:	Request to reopen.
CURRENT ASSESSMENT:	\$1,250,000.00
APPLICANT'S OPINION:	\$950,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2012-3773
APPLICANT:	ZYNGA INC.,
PARCEL NO.:	2012207591
PARCEL ADDRESS:	0699 EIGHT ST,
TOPIC:	Request to reopen.
CURRENT ASSESSMENT:	\$62,115,050.00
APPLICANT'S OPINION:	\$31,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-5074 |
| APPLICANT: | TROYANOVSKY, LUBA |
| PARCEL NO.: | 2656 053 |
| PARCEL ADDRESS: | 0169 CORBETT AVE, |
| TOPIC: | Request to reopen. |
| CURRENT ASSESSMENT: | \$71,500.00 |
| APPLICANT'S OPINION: | \$7,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-1334 |
| APPLICANT: | SAFEWAY, INC. |
| PARCEL NO.: | 1691 019 |
| PARCEL ADDRESS: | 0850 LA PLAYA , |
| TOPIC: | Request to amend and add base year. |
| CURRENT ASSESSMENT: | \$23,663,734.00 |
| APPLICANT'S OPINION: | \$12,142,776.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|--------------------|
| APPLICATION: | 2013-1980 |
| APPLICANT: | MCCORD, GREGORY |
| PARCEL NO.: | 2625 032 |
| PARCEL ADDRESS: | 0070 DOUGLASS ST, |
| TOPIC: | Request to reopen. |
| CURRENT ASSESSMENT: | \$1,525,000.00 |
| APPLICANT'S OPINION: | \$1,047,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0218 |
| APPLICANT: | MARIANI, CLAUDIO |
| PARCEL NO.: | 3525 081 |
| PARCEL ADDRESS: | 0430 09TH ST, |
| TOPIC: | Request to reopen. |
| CURRENT ASSESSMENT: | \$1,688,581.00 |
| APPLICANT'S OPINION: | \$756,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0219 |
| APPLICANT: | MARIANI, CLAUDIO |
| PARCEL NO.: | 3525 002 |
| PARCEL ADDRESS: | 0414 - 0424 09TH ST, |
| TOPIC: | Request to reopen. |
| CURRENT ASSESSMENT: | \$5,470,019.00 |
| APPLICANT'S OPINION: | \$4,300,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0220 |
| APPLICANT: | MARIANI, CLAUDIO |
| PARCEL NO.: | 3525 055 |
| PARCEL ADDRESS: | 1174 BRYANT ST, |
| TOPIC: | Request to reopen. |
| CURRENT ASSESSMENT: | \$1,137,084.00 |
| APPLICANT'S OPINION: | \$866,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0295 |
| APPLICANT: | BOASBERG, ALBERT |
| PARCEL NO.: | 1802 043 |
| PARCEL ADDRESS: | 1354 - 1356 48TH AVE, |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$740,000.00 |
| APPLICANT'S OPINION: | \$600,000.00 |
| TAXABLE YEAR: | 2006 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-0408 |
| APPLICANT: | SCHAFEBROOK, SCOTT |
| PARCEL NO.: | 2847 072 |
| PARCEL ADDRESS: | 298 PORTOLA DR, #101 |
| TOPIC: | Request to amend and add base year. |
| CURRENT ASSESSMENT: | \$542,451.00 |
| APPLICANT'S OPINION: | \$348,888.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2408 |
| APPLICANT: | GOOSBY, JACKIELINE TRUST |
| PARCEL NO.: | 1475 033 |
| PARCEL ADDRESS: | 0430 44TH AVE, |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$2,512,776.00 |
| APPLICANT'S OPINION: | \$2,003,841.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2410 |
| APPLICANT: | FOLSOM STREET PARTNERS LLC |
| PARCEL NO.: | 3574 106 |
| PARCEL ADDRESS: | 2132 FOLSOM ST, #1 |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$1,200,000.00 |
| APPLICANT'S OPINION: | \$273,653.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2411 |
| APPLICANT: | FOLSOM STREET PARTNERS LLC |
| PARCEL NO.: | 3574 107 |
| PARCEL ADDRESS: | 2132 FOLSOM ST, #2 |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$1,100,000.00 |
| APPLICANT'S OPINION: | \$246,686.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2412 |
| APPLICANT: | FOLSOM STREET PARTNERS LLC |
| PARCEL NO.: | 3574 108 |
| PARCEL ADDRESS: | 2132 FOLSOM ST, #3 |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$800,000.00 |
| APPLICANT'S OPINION: | \$216,185.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2413
APPLICANT: FOLSOM STREET PARTNERS LLC
PARCEL NO.: 3574 109
PARCEL ADDRESS: 2132 FOLSOM ST, #4
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$700,000.00
APPLICANT'S OPINION: \$219,621.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2462
APPLICANT: MUKHOPADHYAY, JOSH
PARCEL NO.: 6760 022
PARCEL ADDRESS: 143 BURNSIDE AVE,
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$791,000.00
APPLICANT'S OPINION: \$781,100.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL
STATUS: POSTPONED

18) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2518
APPLICANT: PEARSON, DANIELLE
PARCEL NO.: 0439A063
PARCEL ADDRESS: 0400 AVILA ST, #105
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$660,000.00
APPLICANT'S OPINION: \$419,229.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2524
APPLICANT: SLATS INVESTORS, LLC
PARCEL NO.: 3735 156
PARCEL ADDRESS: 0246 02ND ST, #1701
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$1,232,839.00
APPLICANT'S OPINION: \$683,644.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: ROLL CORRECTION

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2525 |
| APPLICANT: | SLATS INVESTORS, LLC |
| PARCEL NO.: | 3735 156 |
| PARCEL ADDRESS: | 0246 02ND ST, #1701 |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$1,257,494.00 |
| APPLICANT'S OPINION: | \$816,925.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2526 |
| APPLICANT: | SLATS INVESTORS, LLC |
| PARCEL NO.: | 3735 156 |
| PARCEL ADDRESS: | 0246 02ND ST, #1701 |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$1,282,643.00 |
| APPLICANT'S OPINION: | \$600,714.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ROLL CORRECTION |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2530 |
| APPLICANT: | MOSS AND STONE LLC |
| PARCEL NO.: | 2008300112 |
| PARCEL ADDRESS: | |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$4,544,000.00 |
| APPLICANT'S OPINION: | \$1,499,520.00 |
| TAXABLE YEAR: | 2008 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | SUPPLEMENTAL |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2531 |
| APPLICANT: | MOSS AND STONE LLC |
| PARCEL NO.: | 2014980127 |
| PARCEL ADDRESS: | CAL. ACAD. OF SCIENCES (REST.), |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$4,634,880.00 |
| APPLICANT'S OPINION: | \$1,529,510.00 |
| TAXABLE YEAR: | 2009 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | ESCAPE |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2534 |
| APPLICANT: | MOSS AND STONE LLC |
| PARCEL NO.: | 2014980128 |
| PARCEL ADDRESS: | CAL. ACAD. OF SCIENCES (REST.), |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$4,623,896.00 |
| APPLICANT'S OPINION: | \$1,525,884.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | ESCAPE |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2535 |
| APPLICANT: | MOSS AND STONE LLC |
| PARCEL NO.: | 2014980129 |
| PARCEL ADDRESS: | CAL. ACAD. OF SCIENCES (REST.), |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$4,658,714.00 |
| APPLICANT'S OPINION: | \$1,537,734.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | ESCAPE |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2536 |
| APPLICANT: | MOSS AND STONE LLC |
| PARCEL NO.: | 2014980130 |
| PARCEL ADDRESS: | CAL. ACAD. OF SCIENCES (REST.), |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$4,751,888.00 |
| APPLICANT'S OPINION: | \$1,568,122.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | ESCAPE |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2537 |
| APPLICANT: | MOSS AND STONE LLC |
| PARCEL NO.: | 2014980131 |
| PARCEL ADDRESS: | CAL. ACAD. OF SCIENCES (REST.), |
| TOPIC: | Request to accept as timely filed. |
| CURRENT ASSESSMENT: | \$4,846,926.00 |
| APPLICANT'S OPINION: | \$1,599,484.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | ESCAPE |

28) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2538
APPLICANT: MOSS AND STONE LLC
PARCEL NO.: 2014702349
PARCEL ADDRESS: CAL. ACAD. OF SCIENCES (REST.),
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$4,868,932.00
APPLICANT'S OPINION: \$1,606,746.00
TAXABLE YEAR: 2014
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2543
APPLICANT: KORNBACHER, STELLA ROSE
PARCEL NO.: 0418A025
PARCEL ADDRESS: 76 RICO WAY,
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$709,390.00
APPLICANT'S OPINION: \$400,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

30) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2547
APPLICANT: STANFORD 8 OWNER, LLC
PARCEL NO.: 0255 001
PARCEL ADDRESS: 0901 CALIFORNIA ST,
TOPIC: Request to accept as timely filed.
CURRENT ASSESSMENT: \$65,000,000.00
APPLICANT'S OPINION: \$40,600,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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 soft@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.

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 Joy Lamug sa (415) 554-7712.

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.