

File No. 131049

Committee Item No. 10  
Board Item No. \_\_\_\_\_

**COMMITTEE/BOARD OF SUPERVISORS**  
AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date October 31, 2013

Board of Supervisors Meeting

Date \_\_\_\_\_

**Cmte Board**

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Resolution                                   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/> | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/> | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | Award Letter                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

**OTHER**

(Use back side if additional space is needed)

- |                                     |                          |                 |
|-------------------------------------|--------------------------|-----------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Form 700</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____           |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____           |
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| <input type="checkbox"/>            | <input type="checkbox"/> | _____           |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____           |

Completed by: Linda Wong

Date October 28, 2013

Completed by: \_\_\_\_\_

Date \_\_\_\_\_

**Assessment Appeals Board**  
 City and County of San Francisco  
 (415) 554-6778 Fax (415) 554-6775



City Hall, Room 405  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102-4697

Complete and return this original Application to the Assessment Appeals Board

Application for Appointment to:  
 (Please circle one)

- Board 1 or Board 1 Alternate  
 Board 2 or Board 2 Alternate  
 Board 3 or Board 3 Alternate

Enter your name, mailing address and daytime telephone number in the spaces provided. Because this form is a document available for public review, you may list your business/office address, telephone number and e-mail address in lieu of your home address or other personal contact information.

Do you authorize release of your private/personal information?  Yes  No

Name: Shawn Ridgell Home Address: Biederick Street  
 City: San Francisco State: CA Zip code: 94117  
 Business Address: 2128 Broadway City: Oakland State: CA Zip Code: 94612  
 Home Phone: (415) \_\_\_\_\_ Work Phone: (510) 986-1300 Fax #: (510) 986-1301  
 Pager #: N/A E-Mail Address: @aol.com

Are you a United States citizen, or a resident alien who is eligible for and has applied for citizenship?  Yes  No

Have you ever been convicted of a felony in this state, or convicted of any offense which, if committed in this state, would be a felony?  Yes  No

(If yes, please attach a statement describing the offense(s) for which you have been convicted, the date of the conviction(s), and the court(s) that convicted you.)

Pursuant to Ordinance No. 393-98 the following qualifications are required:

A person shall not be eligible for nomination for membership on an assessment appeals board unless he or she has a minimum of five years' professional experience in this state as one of the following: (1) certified public accountant or public accountant; (2) licensed real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized professional organization, or property appraiser certified by either the Office of Real Estate Appraiser or by the State Board of Equalization. Documentation of qualifying experience must be submitted with this application form. This requirement does not apply to incumbent board members nominated for appointment to their same seats.

Please state your qualifications: I am an attorney with 15 years of experience. I also have 5 years of experience as an arbitrator.

Please state your business and/or professional experience: 15 years of experience as an attorney. Please see attached resume.

Occupation: Attorney Education: B.S., J.D. From USF.

Civic Activities: Board member, USF Alumni, Volunteer Attorney, ALRP

Ethnicity (optional): \_\_\_\_\_ Sex (optional):  M  F

Other Personal Information (optional) \_\_\_\_\_

Would you be able to attend Day Meetings?  Yes  No Evening meetings?  Yes  No

How many days a week would you be available for hearings? 2-3 How many evenings a week? 1-2

Have you attended an Assessment Appeals Board meeting?  Yes  No

Appearance before the RULES COMMITTEE is a requirement before any appointment can be made.

Please Note: Your application will be retained for one year.

Date: 9/19/13 Applicant's Signature: [Signature]

For Office Use Only: Appointed to Board #: \_\_\_\_\_ Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_

SHAWN RIDGELL  
— BRODERICK STREET  
SAN FRANCISCO, CA 94117  
TELEPHONE (415) —  
Email — [daol.com](mailto:daol.com)

**EDUCATION**

UNIVERSITY OF SAN FRANCISCO SCHOOL OF LAW  
Juris Doctor Degree, May 1996  
Staff Member, *Maritime Law Journal*  
Tutor in the *Academic Support Program*

UNIVERSITY OF SAN FRANCISCO  
Bachelor of Science in Business Administration, May 1991  
Member of the *Disciplinary Hearing Committee*  
Named *Who's Who Among Students in American Universities*

**WORK  
EXPERIENCE**

**MANAGING ATTORNEY, JANUARY, 2007- PRESENT**  
RIDGELL & LAWLOR, LLP; Oakland, CA  
Client representation in civil litigation and business matters. Areas of practice include contracts, consumer litigation, business litigation, business formation, insurance litigation, personal injury, and elder abuse. Client representation in mediations, arbitrations, administrative hearings, and trial.

**ARBITRATOR, JANUARY, 2008-PRESENT**  
FINANCIAL INDUSTRY REGULATORY AUTHORITY (FINRA);  
San Francisco, CA  
Responsible for hearing and deciding disputes arising out of breach of contract and employment law matters within the securities industry. Reviewed pleadings and other documents in evaluating disputes. Issued rulings on discovery matters.

**ATTORNEY, 2001-2006**  
CHARLES SCHWARTZ, P.C.; Oakland, CA  
Client representation in civil litigation and business matters. Areas of practice include contracts, consumer litigation, business litigation, business formation, insurance litigation, personal injury, and elder abuse. Represented clients in mediations, arbitrations, administrative hearings, and trial. Assumed sole responsibility for own case files.

**LEGAL EDITOR, 1999-2006**  
CONTINUING EDUCATION OF THE BAR; Oakland, CA  
Conducted extensive legal research on various legal subjects, including areas involving business law, civil litigation, real property, and estate planning. Assisted in editing legal publications.

**ATTORNEY, 1999-2001**  
SHAWN RIDGELL, ATTORNEY AT LAW; San Francisco, CA  
Client representation in civil litigation and business matters.

**LAW CLERK, 1997-1998**  
LAW OFFICES OF JOHN D. WINER; San Francisco, CA  
Participated in Civil discovery, including preparing clients for Deposition testimony. Drafted legal memoranda.

**LAW CLERK, 1996-1997**  
FRANCOIS SORBA, ATTORNEY AT LAW; San Mateo, CA  
Conducted legal research on real estate and construction matters. Drafted discovery requests and legal memoranda.

**LAW CLERK, FEBRUARY 1996 - MAY, 1996**  
RICE, FOWLER, BOOTH, & BANNING; San Francisco, CA  
Participant in the law firm's externship program. Conducted legal research on maritime issues. Drafted Motions and legal memoranda. Attended depositions.

**LAW CLERK, JUNE 1995- NOVEMBER 1995**  
RICHTER, SENN & PALUMBO; San Francisco, CA  
Conducted legal research on real estate, construction, and business matters. Drafted Motions and legal memoranda.

**PROFESSIONAL  
ASSOCIATIONS**

San Francisco Bar Association, Member  
Alameda County Bar Association, Member  
California Bar Association, Member

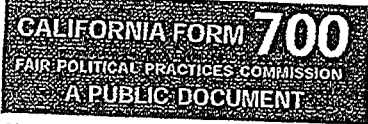
**VOLUNTEER  
ACTIVITIES**

Volunteer Attorney, Bar Association of San Francisco  
Volunteer Attorney, AIDS Legal Referral Service (ALRP)  
University of San Francisco Alumni Board of Directors

**AWARDS**

Outstanding Volunteer in Public Service Award, Bar Association of San Francisco, 2004

Award for Outstanding Volunteer, AIDS Legal Referral Service, 2009



STATEMENT OF ECONOMIC INTERESTS COVER PAGE

Date Received Official Use Only

Please type or print in ink.

NAME OF FILER (LAST) Ridgell (FIRST) Shawn (MIDDLE)

1. Office, Agency, or Court

Agency Name: Assessment Appeals Board; Your Position: Board Member

If filing for multiple positions, list below or on an attachment.

Agency: Position:

2. Jurisdiction of Office (Check at least one box)

- State, Multi-County, City of San Francisco, Judge or Court Commissioner, County of San Francisco, Other

3. Type of Statement (Check at least one box)

- Annual: The period covered is January 1, 2012, through December 31, 2012. Leaving Office: Date Left. Candidate: Election year and office sought.

4. Schedule Summary

- Schedule A-1, A-2, B, C, D, E, None - No reportable interests on any schedule. Total number of pages including this cover page: -0-

5. Verification

MAILING ADDRESS: 2128 Broadway, Oakland, CA 94612; DAYTIME TELEPHONE NUMBER: (510) 986-1300; E-MAIL ADDRESS (OPTIONAL): aoi.com

I have used all reasonable diligence in preparing this statement. I have reviewed... of my knowledge the information contained herein and in any attached schedules is true and complete.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed: 9/19/13 (month, day, year)

Signature: [Handwritten Signature] (File the originally signed statement with your filing official)

Wednesday, October 2, 2013

THE STATE BAR OF CALIFORNIA

### ATTORNEY SEARCH

Shawn Ridgell - #201179

Current Status: Active

This member is active and may practice law in California.

See below for more details.

### Profile Information

The following information is from the official records of The State Bar of California.

Bar Number:	201179		
Address:	Ridgell & Lawlor LLP 2128 Broadway Oakland, CA 94612 Map it	Phone Number:	(510) 986-1300
		Fax Number:	(510) 986-1301
		e-mail:	_____@aol.com
County:	Alameda	Undergraduate School:	Univ of San Francisco; San Francisco CA
District:	District 1		
Sections:	Business Law	Law School:	U of San Francisco SOL; San Francisco CA

### Status History

Effective Date	Status Change
Present	Active
6/7/1999	Admitted to The State Bar of California

Explanation of member status

### Actions Affecting Eligibility to Practice Law

#### Disciplinary and Related Actions

Overview of the attorney discipline system.

This member has no public record of discipline.

#### Administrative Actions

This member has no public record of administrative actions.

Start New Search »

**Assessment Appeals Board**  
 City and County of San Francisco  
 (415) 554-6778 Fax (415) 554-6775



City Hall, Room 405  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102-4697

*Complete and return this original Application to the Assessment Appeals Board*

Application for Appointment to:  
 (Please circle one)

- |                |    |                          |
|----------------|----|--------------------------|
| <b>Board 1</b> | or | <b>Board 1 Alternate</b> |
| <b>Board 2</b> | or | <b>Board 2 Alternate</b> |
| <b>Board 3</b> | or | <b>Board 3 Alternate</b> |

Enter your name, mailing address and daytime telephone number in the spaces provided. Because this form is a document available for public review, you may list your business/office address, telephone number and e-mail address in lieu of your home address or other personal contact information.

Do you authorize release of your private/personal information?  yes  no

Name: Kristine Nelson Home Address: 1 Dr. Carlton B Goodlett Pl # 405  
601 Buena Vista  
 City: San Francisco State: CA Zip code: 94117  
 Business Address: 601 Buena Vista W City: SF State: CA Zip Code: 94117  
 Home Phone: \_\_\_\_\_ Work Phone: 415-706-0995 Fax #: \_\_\_\_\_  
 Pager #: \_\_\_\_\_ E-Mail Address: awleffers.com

Are you a United States citizen, or a resident alien who is eligible for and has applied for citizenship?  Yes  No

Have you ever been convicted of a felony in this state, or convicted of any offense which, if committed in this state, would be a felony?  Yes  No

(If yes, please attach a statement describing the offense(s) for which you have been convicted, the date of the conviction(s), and the court(s) that convicted you.)

**Pursuant to Ordinance No. 393-98 the following qualifications are required:**

A person shall not be eligible for nomination for membership on an assessment appeals board unless he or she has a minimum of five years' professional experience in this state as one of the following: (1) certified public accountant or public accountant; (2) licensed real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized professional organization, or property appraiser certified by either the Office of Real Estate Appraiser or by the State Board of Equalization. Documentation of qualifying experience must be submitted with this application form. This requirement does not apply to incumbent board members nominated for appointment to their same seats.

Please state your qualifications: Certified Real Estate Appraiser

Please state your business and/or professional experience: Real Estate Appraiser, Chief Appraiser, Review Appraiser, Real Estate Agent

Occupation: Appraiser, Real Estate Agent Education: BA UGA

Civic Activities: Randall Museum, SPEAK, CSB-school

Ethnicity (optional): \_\_\_\_\_ Sex (optional):  M  F

Other Personal Information (optional) \_\_\_\_\_

Would you be able to attend Day Meetings?  Yes  No Evening meetings?  Yes  No

How many days a week would you be available for hearings? 4 How many evenings a week? 2

Have you attended an Assessment Appeals Board meeting?  Yes  No

Appearance before the **RULES COMMITTEE** is a requirement before any appointment can be made.  
 Please Note: Your application will be retained for one year.

Date: 9/9/2013 Applicant's Signature: \_\_\_\_\_

For Office Use Only: Appointed to Board #: \_\_\_\_\_ Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_

Kristy Nelson

~ /@mieffers.com  
(415) 706.0995

Skills

Professional Experience

**Independent Appraiser and Real Estate Sales Agent**

1995- Present

- Appraise apartments, commercial properties, condominiums, income properties and single family residences
- Represent buyers and sellers in real estate transactions
- Lease and manage residential and commercial properties

**Senior Staff Real Estate Appraiser, San Francisco Federal, San Francisco, CA**

1993-1995

- Appraised apartments, condominiums and income properties
- Planned unit developments and single family residences
- Reviewed apartment and residential appraisals
- Supervised staff reviewers

**Regional Chief Appraiser, Foster Ousley Comley, Walnut Creek, CA**

1992-1993

- Managed staff reviewers
- Determined final review value for residential properties, condominiums, income properties and planned unit developments
- Provided technical support and training

**Independent Appraiser, Johnson O'Neil & Associates; Michael J. Vizzini Associates, Los Angeles, CA**

1990-1992

- Prepared narratives for commercial properties and vacant land appraisals
- Appraised apartments, condominiums and residential properties
- Prepared relocation and proposed construction appraisals

**Senior Staff Real Estate Appraiser, Home Savings America, Palos Verdes, CA**

1986-1991

- Appraised condominiums, planned unit developments and single family residences
- Appraisals ranged in price from \$90,000 to \$4,000,000
- Appraised multi-unit income producing properties
- Reviewed single residences and income property appraisals
- Assisted in office management

**Leasing Consultant, Dorn and Company, Los Angeles, CA**

1984-1986

- Located office and real estate space for commercial tenants
- Aided prospective tenants in space planning and building design
- Negotiated commercial leases
- Published *San Fernando Valley Commercial Leasing Activity* in WESTERN REAL ESTATE NEWS, December 20, 1986

Licenses

Certified General Appraisal License #AG007334

California Real Estate Sales License #00884857



STATEMENT OF ECONOMIC INTERESTS  
COVER PAGE

Date Received  
Official Use Only

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)  
Nelson Kristine Ann

1. Office, Agency, or Court

Agency Name  
Assessment appeals Board  
Division, Board, Department, District, if applicable  
Your Position  
Board 3

► If filing for multiple positions, list below or on an attachment.

Agency: \_\_\_\_\_ Position: \_\_\_\_\_

2. Jurisdiction of Office (Check at least one box)

State  Judge or Court Commissioner (Statewide Jurisdiction)  
 Multi-County \_\_\_\_\_  County of \_\_\_\_\_  
 City of San Francisco  Other \_\_\_\_\_

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2012, through December 31, 2012.  
-or-  
The period covered is 09 / 01 / 2013, through December 31, 2012.  
 Leaving Office: Date Left \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
(Check one)  
 The period covered is January 1, 2012, through the date of leaving office.  
 The period covered is \_\_\_\_ / \_\_\_\_ / \_\_\_\_ through the date of leaving office.  
 Assuming Office: Date assumed \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 Candidate: Election year \_\_\_\_\_ and office sought, if different than Part 1: \_\_\_\_\_

4. Schedule Summary

Check applicable schedules or "None."

► Total number of pages including this cover page: 8

Schedule A-1 - Investments - schedule attached  
 Schedule A-2 - Investments - schedule attached  
 Schedule B - Real Property - schedule attached  
 Schedule C - Income, Loans, & Business Positions - schedule attached  
 Schedule D - Income - Gifts - schedule attached  
 Schedule E - Income - Gifts - Travel Payments - schedule attached  
-or-  
 None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE  
(Business or Agency Address Recommended - Public Document)  
1 Dr. Carlton B Goodlett pl #405 San Francisco Ca 94102  
DAYTIME TELEPHONE NUMBER E-MAIL ADDRESS (OPTIONAL)  
( 415 ) 706-0995

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 9/10/2013 Signature \_\_\_\_\_  
(month, day, year) (File the originally signed statement with your filing official.)

SCHEDULE A-1

Investments

Stocks, Bonds, and Other Interests

(Ownership Interest is Less Than 10%)

Do not attach brokerage or financial statements.

CALIFORNIA FORM 700

FAIR POLITICAL PRACTICES COMMISSION

Name

Kristine Nelson

NAME OF BUSINESS ENTITY  
PGE

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
electricity

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

NAME OF BUSINESS ENTITY  
Cisco

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computers

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

NAME OF BUSINESS ENTITY  
Intel

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Chip maker

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

NAME OF BUSINESS ENTITY  
Southern Copper

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Copper

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

NAME OF BUSINESS ENTITY  
Hewlett Packard

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computers

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF BUSINESS ACTIVITY

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

Comments: \_\_\_\_\_





**SCHEDULE B**  
**Interests in Real Property**  
(Including Rental Income)

Name  
Kristine Nelson

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS  
23-25 Moss Street

CITY  
San Francisco

FAIR MARKET VALUE  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

IF APPLICABLE, LIST DATE:  
ACQUIRED     /     / 12      DISPOSED     /     / 12

NATURE OF INTEREST  
 Ownership/Deed of Trust       Easement  
 Leasehold \_\_\_\_\_ Yrs. remaining       \_\_\_\_\_ Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED  
 \$0 - \$499       \$500 - \$1,000       \$1,001 - \$10,000  
 \$10,001 - \$100,000       OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.  
 None

▶ ASSESSOR'S PARCEL NUMBER OR STREET ADDRESS  
1316-1318 Fulton Street

CITY  
San Francisco

FAIR MARKET VALUE  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

IF APPLICABLE, LIST DATE:  
ACQUIRED     /     / 12      DISPOSED     /     / 12

NATURE OF INTEREST  
 Ownership/Deed of Trust       Easement  
 Leasehold \_\_\_\_\_ Yrs. remaining       \_\_\_\_\_ Other

IF RENTAL PROPERTY, GROSS INCOME RECEIVED  
 \$0 - \$499       \$500 - \$1,000       \$1,001 - \$10,000  
 \$10,001 - \$100,000       OVER \$100,000

SOURCES OF RENTAL INCOME: If you own a 10% or greater interest, list the name of each tenant that is a single source of income of \$10,000 or more.  
 None

\* You are not required to report loans from commercial lending institutions made in the lender's regular course of business on terms available to members of the public without regard to your official status. Personal loans and loans received not in a lender's regular course of business must be disclosed as follows:

NAME OF LENDER\* \_\_\_\_\_

ADDRESS (Business Address Acceptable) \_\_\_\_\_

BUSINESS ACTIVITY, IF ANY, OF LENDER \_\_\_\_\_

INTEREST RATE \_\_\_\_\_ %       None      TERM (Months/Years) \_\_\_\_\_

HIGHEST BALANCE DURING REPORTING PERIOD  
 \$500 - \$1,000       \$1,001 - \$10,000  
 \$10,001 - \$100,000       OVER \$100,000

Guarantor, if applicable

NAME OF LENDER\* \_\_\_\_\_

ADDRESS (Business Address Acceptable) \_\_\_\_\_

BUSINESS ACTIVITY, IF ANY, OF LENDER \_\_\_\_\_

INTEREST RATE \_\_\_\_\_ %       None      TERM (Months/Years) \_\_\_\_\_

HIGHEST BALANCE DURING REPORTING PERIOD  
 \$500 - \$1,000       \$1,001 - \$10,000  
 \$10,001 - \$100,000       OVER \$100,000

Guarantor, if applicable

Comments: \_\_\_\_\_







Business, Transportation & Housing Agency  
OFFICE OF REAL ESTATE APPRAISERS  
REAL ESTATE APPRAISER LICENSE

Kristine A. Nelson

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified General Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

OREA APPRAISER IDENTIFICATION NUMBER: AG 007334

Effective Date: May 6, 2013  
Date Expires: May 5, 2015

  
Jim Martin, Director, OREA

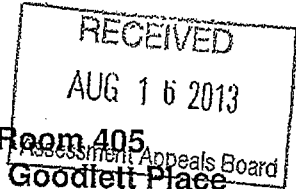
3007087



**Assessment Appeals Board**  
 City and County of San Francisco  
 (415) 554-6778 Fax (415) 554-6775



City Hall, Room 405  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102-4697



*Complete and return this original Application to the Assessment Appeals Board*

Application for Appointment to:  
 (Please circle one)

- |                |    |                   |
|----------------|----|-------------------|
| <u>Board 1</u> | or | Board 1 Alternate |
| <u>Board 2</u> | or | Board 2 Alternate |
| <u>Board 3</u> | or | Board 3 Alternate |

Enter your name, mailing address and daytime telephone number in the spaces provided. Because this form is a document available for public review, you may list your business/office address, telephone number and e-mail address in lieu of your home address or other personal contact information.

Do you authorize release of your private/personal information?  yes  no

Name: JOHN M. LEE Home Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip code: \_\_\_\_\_

Business Address: 1 LETTERMAN DR. # C300 City: SAN FRANCISCO State: CA Zip Code: 94129

Home Phone: \_\_\_\_\_ Work Phone: 415 447-6231 Fax #: 415-447-6201

Pager #: 415 E-Mail Address: \_\_\_\_\_ @ Pacunion.com

Are you a United States citizen, or a resident alien who is eligible for and has applied for citizenship?  Yes  No

Have you ever been convicted of a felony in this state, or convicted of any offense which, if committed in this state, would be a felony?  Yes  No

(If yes, please attach a statement describing the offense(s) for which you have been convicted, the date of the conviction(s), and the court(s) that convicted you.)

**Pursuant to Ordinance No. 393-98 the following qualifications are required:**

A person shall not be eligible for nomination for membership on an assessment appeals board unless he or she has a minimum of five years' professional experience in this state as one of the following: (1) certified public accountant or public accountant; (2) licensed real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized professional organization, or property appraiser certified by either the Office of Real Estate Appraiser or by the State Board of Equalization. Documentation of qualifying experience must be submitted with this application form. This requirement does not apply to incumbent board members nominated for appointment to their same seats.

Please state your qualifications: LICENSED REAL ESTATE BROKER SINCE 1988

Please state your business and/or professional experience: SALES OF REAL PROPERTY SINCE 1987. MANAGE & SUPERVISE REAL ESTATE SALES TEAM

Occupation: REAL ESTATE BROKER Education: MBA FROM UCLA, BS ENGINEERING UC. BERKELEY

Civic Activities: REAL ESTATE NEWSPAPER COLUMNIST FOR RICHMOND REVIEW AND SUNSET BEATON, UC. BERKELEY

Ethnicity (optional): ASIAN Sex (optional):  M  F VARIOUS ORGANIZATIONS

Other Personal Information (optional) \_\_\_\_\_

Would you be able to attend Day Meetings?  Yes  No Evening meetings?  Yes  No

How many days a week would you be available for hearings? 1 How many evenings a week? 1

Have you attended an Assessment Appeals Board meeting?  Yes  No

Appearance before the **RULES COMMITTEE** is a requirement before any appointment can be made.

Please Note: Your application will be retained for one year.

Date: 8/15/2013 Applicant's Signature: [Signature]

For Office Use Only: Appointed to Board #: \_\_\_\_\_ Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_

STATEMENT OF ECONOMIC INTERESTS  
 COVER PAGE

Date Received  
 (For use only)

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)  
 Lee John M.

1. Office, Agency, or Court

Agency Name  
 Assessment Appeals Board  
 Division, Board, Department, District, if applicable  
 Your Position  
 Commissioner

► If filing for multiple positions, list below or on an attachment.

Agency: \_\_\_\_\_ Position: \_\_\_\_\_

2. Jurisdiction of Office (Check at least one box)

- State  Judge or Court Commissioner (Statewide Jurisdiction)  
 Multi-County \_\_\_\_\_  County of San Francisco  
 City of San Francisco  Other \_\_\_\_\_

3. Type of Statement (Check at least one box)

- Annual: The period covered is January 1, 2012, through December 31, 2012.  
 -or-  
 The period covered is \_\_\_\_\_, through December 31, 2012.  
 Assuming Office: Date assumed 09 / 01 / 2013  
 Candidate: Election year \_\_\_\_\_ and office sought, if different than Part 1: \_\_\_\_\_  
 Leaving Office: Date Left \_\_\_\_\_ (Check one)  
 The period covered is January 1, 2012, through the date of leaving office.  
 The period covered is \_\_\_\_\_, through the date of leaving office.

4. Schedule Summary

Check applicable schedules or "None."

► Total number of pages including this cover page: 9

- Schedule A-1 - Investments - schedule attached  Schedule C - Income, Loans, & Business Positions - schedule attached  
 Schedule A-2 - Investments - schedule attached  Schedule D - Income - Gifts - schedule attached  
 Schedule B - Real Property - schedule attached  Schedule E - Income - Gifts - Travel Payments - schedule attached  
 -or-  
 None - No reportable interests on any schedule

5. Verification

MAILING ADDRESS STREET CITY STATE ZIP CODE  
 (Business or Agency Address Recommended - Public Document)  
 1 Letterman Drive, #C500 San Francisco CA 94129  
 DAYTIME TELEPHONE NUMBER E-MAIL ADDRESS (OPTIONAL)  
 ( 415 ) 447-6231 dpacunion.com

I have used all reasonable diligence in preparing this statement. I have reviewed the information and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 09/15/2013  
 (month, day, year)

Signature [Signature]  
 (File the originally signed statement with your filing official)

# SCHEDULE A-1

## Investments

### Stocks, Bonds, and Other Interests

(Ownership Interest is Less Than 10%)

Do not attach brokerage or financial statements.

<b>CALIFORNIA FORM 700</b> FAIR POLITICAL PRACTICES COMMISSION
Name <u>John M. Lee</u>

▶ NAME OF BUSINESS ENTITY  
Time Warner Cable

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Cable

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_ (Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

▶ NAME OF BUSINESS ENTITY  
Bank of America

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Banking

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_ (Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

▶ NAME OF BUSINESS ENTITY  
Intel Corporation

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computers

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_ (Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

▶ NAME OF BUSINESS ENTITY  
IBM

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computers

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_ (Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

▶ NAME OF BUSINESS ENTITY  
Merck

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Pharmaceutical

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_ (Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

▶ NAME OF BUSINESS ENTITY  
Microsoft

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computer

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_ (Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
 \_\_\_\_\_ / \_\_\_\_\_ / 12      \_\_\_\_\_ / \_\_\_\_\_ / 12  
 ACQUIRED                                  DISPOSED

Comments: \_\_\_\_\_

# SCHEDULE A-1

## Investments

### Stocks, Bonds, and Other Interests

(Ownership Interest is Less Than 10%)

Do not attach brokerage or financial statements.

<b>CALIFORNIA FORM 700</b>	
FAIR POLITICAL PRACTICES COMMISSION	
Name	
John M. Lee	

▶ NAME OF BUSINESS ENTITY  
Oracle Corporation

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Software

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
       /        / 12             /        / 12  
 ACQUIRED                      DISPOSED

▶ NAME OF BUSINESS ENTITY  
Qualcomm

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computer

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
       /        / 12             /        / 12  
 ACQUIRED                      DISPOSED

▶ NAME OF BUSINESS ENTITY  
LSI Corporation

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Computers

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
       /        / 12             /        / 12  
 ACQUIRED                      DISPOSED

▶ NAME OF BUSINESS ENTITY  
Times Warner

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
Entertainment

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
       /        / 12      12 / 20 / 12  
 ACQUIRED                      DISPOSED

▶ NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF BUSINESS ACTIVITY

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
       /        / 12             /        / 12  
 ACQUIRED                      DISPOSED

▶ NAME OF BUSINESS ENTITY

GENERAL DESCRIPTION OF BUSINESS ACTIVITY

FAIR MARKET VALUE  
 \$2,000 - \$10,000       \$10,001 - \$100,000  
 \$100,001 - \$1,000,000       Over \$1,000,000

NATURE OF INVESTMENT  
 Stock       Other \_\_\_\_\_  
(Describe)  
 Partnership     Income Received of \$0 - \$499  
 Income Received of \$500 or More (Report on Schedule C)

IF APPLICABLE, LIST DATE:  
       /        / 12             /        / 12  
 ACQUIRED                      DISPOSED

Comments: Times Warner Stock was acquired 9/13/2000.













**SCHEDULE E**  
**Income - Gifts**  
**Travel Payments, Advances,**  
**and Reimbursements**

**CALIFORNIA FORM 700**  
 FAIR POLITICAL PRACTICES COMMISSION

Name  
 John M. Lee

- You must mark either the gift or income box.
- Mark the "501(c)(3)" box for a travel payment received from a nonprofit 501(c)(3) organization or the "Speech" box if you made a speech or participated in a panel. These payments are not subject to the \$440 gift limit, but may result in a disqualifying conflict of interest.

▶ NAME OF SOURCE (Not an Acronym)  
 San Francisco Association of REALTORS (SFAR)

ADDRESS (Business Address Acceptable)  
 301 Grove Street

CITY AND STATE  
 San Francisco, CA 94102

BUSINESS ACTIVITY, IF ANY, OF SOURCE  501 (c)(3)  
 Real Estate Association

DATE(S): 09 / 01 / 12 - 08 / 31 / 13 AMT: \$ 5,233.03  
 (if gift)

TYPE OF PAYMENT: (must check one)  Gift  Income

Made a Speech/Participated in a Panel  
 Other - Provide Description  
Reimbursement for travel expenses to various  
conferences on behalf of SFAR

▶ NAME OF SOURCE (Not an Acronym)

ADDRESS (Business Address Acceptable)

CITY AND STATE

BUSINESS ACTIVITY, IF ANY, OF SOURCE  501 (c)(3)

DATE(S): / / - / / AMT: \$  
 (if gift)

TYPE OF PAYMENT: (must check one)  Gift  Income

Made a Speech/Participated in a Panel  
 Other - Provide Description

▶ NAME OF SOURCE (Not an Acronym)

ADDRESS (Business Address Acceptable)

CITY AND STATE

BUSINESS ACTIVITY, IF ANY, OF SOURCE  501 (c)(3)

DATE(S): / / - / / AMT: \$  
 (if gift)

TYPE OF PAYMENT: (must check one)  Gift  Income

Made a Speech/Participated in a Panel  
 Other - Provide Description

▶ NAME OF SOURCE (Not an Acronym)

ADDRESS (Business Address Acceptable)

CITY AND STATE

BUSINESS ACTIVITY, IF ANY, OF SOURCE  501 (c)(3)

DATE(S): / / - / / AMT: \$  
 (if gift)

TYPE OF PAYMENT: (must check one)  Gift  Income

Made a Speech/Participated in a Panel  
 Other - Provide Description

Comments: \_\_\_\_\_

**STATE OF CALIFORNIA  
BUREAU OF REAL ESTATE**

The license information shown below represents public information taken from the Bureau of Real Estate's database at the time of your inquiry. It will not reflect pending changes which are being reviewed for subsequent database updating. Also, the license information provided includes formal administrative actions that have been taken against licensees pursuant to the Business and Professions Code and/or the Administrative Procedure Act. All of the information displayed is public information. Although the business and mailing addresses of real estate licensees are included, this information is not intended for mass mailing purposes.

License information taken from records of the Bureau of Real Estate on 8/14/2013 9:46:55 AM

**License Type:** BROKER

**Name:** Lee, John M

**Mailing Address:** — LAPLAYA STE 537  
SAN FRANCISCO, CA 94121

**License ID:** 00965312

**Expiration Date:** 09/28/16

**License Status:** LICENSED

**Salesperson License Issued:** 07/20/87 (Unofficial -- taken from secondary records)

**Broker License Issued:** 09/29/88 (Unofficial -- taken from secondary records)

**Former Name(s):** NO FORMER NAMES

**Main Office:** 1 LETTERMAN DRIVE  
BUILDING C SUITE 300  
SAN FRANCISCO, CA 94129

**DBA** NO CURRENT DBAS

**Branches:** NO CURRENT BRANCHES

**Affiliated Licensed Corporation(s):** NO CURRENT AFFILIATED CORPORATIONS

**Salespersons:** 01008573 - Lee, Lily Tam

**Comment:** NO DISCIPLINARY ACTION  
NO OTHER PUBLIC COMMENTS  
>>>> Public information request complete <<<<



**Board of Supervisors  
City and County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 244  
(415) 554-5184 FAX (415) 554-7714**

**Application for Boards, Commissions, Committees, & Task Forces**

Name of Board, Commission, Committee, or Task Force: Assessment Appeals Board

Seat # or Category (If applicable): N.A. Boards 1-3 (all seats) District: \_\_\_\_\_

Name: Yosef Tahbazof

Home Address: \_\_\_\_\_ Burnett Ave, San Francisco Zip: 94131

Home Phone: 415. \_\_\_\_\_ Occupation: Attorney

Work Phone: 415.922.0200 x 111 Employer: Tahbazof Law Firm

Business Address: 1256 Howard Street, San Francisco Zip: 94103

Business E-Mail: yosef@tahbazoflaw.com Home E-Mail: \_\_\_\_\_gmail.com

**Pursuant to Charter Section 4.101 (a)2, Boards and Commissions established by the Charter must consist of electors (registered voters) of the City and County of San Francisco. For certain other bodies, the Board of Supervisors can waive the residency requirement.**

Check All That Apply:

Registered voter in San Francisco: Yes  No  If No, where registered: \_\_\_\_\_

Resident of San Francisco  Yes  No  If No, place of residence: \_\_\_\_\_

**Pursuant to Charter section 4.101 (a)1, please state how your qualifications represent the communities of interest, neighborhoods, and the diversity in ethnicity, race, age, sex, sexual orientation, gender identity, types of disabilities, and any other relevant demographic qualities of the City and County of San Francisco:**

I was born in San Francisco shortly after my family immigrated from Iran. I have always enjoyed and cared for the city which was one of the main reasons I pursued my legal education at UC Hastings. In my professional capacity, I have had the pleasure of working with a broad spectrum of community members and have often collaborated closely with neighborhood groups as well as community organizations.

**Business and/or professional experience:**

I have worked in the following capacities: attorney, property manager, tax accountant, and paralegal.

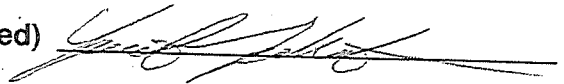
**Civic Activities:**

I volunteered for Mayor Gavin Newsom and Supervisor Michela Alioto-Pier. I have also enjoyed volunteering at the Shelter Network and Home Away from Homelessness.

Have you attended any meetings of the Board/Commission to which you wish appointment? Yes  No

For appointments by the Board of Supervisors, appearance before the RULES COMMITTEE is a requirement before any appointment can be made. (Applications must be received 10 days before the scheduled hearing.)

Date: 10.25.2013 Applicant's Signature: (required)



**Please Note:** Your application will be retained for one year. Once Completed, this form, including all attachments, become public record.

**FOR OFFICE USE ONLY:**

Appointed to Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_ Date Seat was Vacated: \_\_\_\_\_

YOSEF TAHBAZOF

TAHBAZOF LAW FIRM, LLP

1256 Howard Street • San Francisco, CA 94103 • (415) 922-0200 x 111 • yosef@tahbazoflaw.com

September 9, 2013

Supervisor Norman Yee  
Rules Committee Chair  
Board of Supervisors  
City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Dear Supervisor Yee:

Please consider the enclosed resume as an application to serve our City in whatever capacity you deem necessary and fitting. Should you have any questions or desire to meet with me, I will make myself available at your convenience.

Sincerely,

  
Yosef Tahbazof

# YOSEF TAHBAZOF

TAHBAZOF LAW FIRM, LLP

1256 Howard Street • San Francisco, CA 94103 • (415) 922-0200 x111 • yosef@tahbazoflaw.com

## EDUCATION

University of California, Hastings College of the Law, San Francisco, CA  
Juris Doctor, 2011

Santa Clara University, Santa Clara, CA  
Bachelor of Science in Commerce, 2008

## EXPERIENCE

Tahbazof Law Firm, San Francisco, CA August 2011 - Present  
*Partner*

- Drafted contracts including real property purchase agreements, LLC operating agreements, stipulations, settlement agreements, prime contracts, subcontractor agreements, lease agreements, employment contracts.
- Negotiated informal settlements resulting in fair compromises and avoidance of cumbersome litigation.
- Represented clients in disputes and cases concerning mechanics' liens, construction defects, unlawful detainers, breach of contractual obligations.

SST Investments, San Francisco, CA August 2011 - Present  
*Manager*

- Management of hundreds of rental units including mediation of conflicts with tenants and neighbors; implementation of innovative work order tracking system; ensuring prompt repairs; coordinating with independent contractors; acquiring and maintaining proper documentation; resolving tenant complaints; ensuring legal compliance of operations.
- Created project-specific construction accounting programs.
- Secured over \$10 million in financing for construction projects.
- Successfully led refinancing efforts for dozens of apartment buildings.
- Construction management including negotiating supply and service contracts; overseeing quality of work; utility applications; accounting for expenses.

Ross Madden Law, San Francisco, CA May 2010 – August 2010  
*Intern*

- Drafted various forms of pleadings and motions.
- Data acquisition and forensic analysis used to uncover latent causes of action.
- Assisted in informal negotiations and discussions with opposing parties.

Price Waterhouse Coopers, San Francisco, CA May 2007 – September 2007  
*Transfer Pricing and Corporate Accounting Intern*

- Implemented corporate guidelines and Generally Accepted Accounting Principles (GAAP) to prepare unified documents for the financial reporting of publicly traded corporations.
- Translated financial information into user-friendly formats for clientele.
- Researched Transfer Pricing Division guarantee agreements, capital infusion agreements and capital support agreements.
- Proactively participated in weekly staff meetings and coordinated large documents with and between associates for joint clients.

Effective Solutions, San Mateo, CA June 2006 – September 2006  
*Assistant Property Manager*

- Responded to and satisfied tenant requests for property repairs.
- Mediated conflicts between landlords, tenants and neighbors.
- Managed and coordinated schedules of multiple contractors and merchants to maximize productivity.
- Assignments consisted of the removal and subsequent reinstallation of hardwood, sheetrock, and insulation as well as applying exterior and interior paint.

## ACTIVITIES

*Campaign Volunteer:* San Francisco Supervisor Michela Alioto-Pier (2004) & San Francisco Mayor Gavin Newsom (2003)

*Volunteer:* Shelter Network, Home Away from Homelessness

*Other:* Setar (Persian classical instrument), Accounting Tutor, Law School Tutor

**Assessment Appeals Board**  
 City and County of San Francisco  
 (415) 554-6778 Fax (415) 554-6775



City Hall, Room 405  
 1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102-4697

*Complete and return this original Application to the Assessment Appeals Board*

Application for Appointment to: **Board 1** or **Board 1 Alternate**  
 (Please circle one) **Board 2** or **Board 2 Alternate**  
**Board 3** or **Board 3 Alternate**

Enter your name, mailing address and daytime telephone number in the spaces provided. Because this form is a document available for public review, you may list your business/office address, telephone number and e-mail address in lieu of your home address or other personal contact information.

Do you authorize release of your private/personal information?  yes  no

Name: Angela M. Cheung Home Address: clay street #102  
 City: San Francisco State: CA Zip code: 94109  
 Business Address: 1725 Clay Street #102 City: S.F. State: CA Zip Code: 94109  
 Home Phone: \_\_\_\_\_ Work Phone: (415) 706-7688 Fax #: (415) 771-8082  
 Pager #: \_\_\_\_\_ E-Mail Address: dh@mail.com

Are you a United States citizen, or a resident alien who is eligible for and has applied for citizenship?  Yes  No

Have you ever been convicted of a felony in this state, or convicted of any offense which, if committed in this state, would be a felony?  Yes  No

(If yes, please attach a statement describing the offense(s) for which you have been convicted, the date of the conviction(s), and the court(s) that convicted you.)

Pursuant to Ordinance No. 393-98 the following qualifications are required:

A person shall not be eligible for nomination for membership on an assessment appeals board unless he or she has a minimum of five years' professional experience in this state as one of the following: (1) certified public accountant or public accountant; (2) licensed real estate broker; (3) attorney; or (4) property appraiser accredited by a nationally recognized professional organization, or property appraiser certified by either the Office of Real Estate Appraiser or by the State Board of Equalization. Documentation of qualifying experience must be submitted with this application form. This requirement does not apply to incumbent board members nominated for appointment to their same seats.

Please state your qualifications: Being a R.E. Professional since 1992 & obtained the broker license in 1996. Opened my own R.E. brokerage firm in 2002.

Please state your business and/or professional experience: Managing Broker / owner of Presidio Realty since 2002 and as full time R.E. Professional for 21 years. Please see attached Resume.

Occupation: Real Estate Broker Education: B.S. Degree in Finance

Civic Activities: Regular blood donor & city charity events supporter.

Ethnicity (optional): \_\_\_\_\_ Sex (optional):  M  F

Other Personal Information (optional) \_\_\_\_\_

Would you be able to attend Day Meetings?  Yes  No Evening meetings?  Yes  No  
 How many days a week would you be available for hearings? One How many evenings a week? One or Two  
 Have you attended an Assessment Appeals Board meeting?  Yes  No

Appearance before the **RULES COMMITTEE** is a requirement before any appointment can be made.

Please Note: Your application will be retained for one year.

Date: Aug 16, 2013 Applicant's Signature: [Signature]

For Office Use Only: Appointed to Board #: \_\_\_\_\_ Seat #: \_\_\_\_\_ Term Expires: \_\_\_\_\_



**Angela M. Cheung**  
Broker  
(DRE License # 01142918)  
Presidio Realty  
1415 Bay Street, Suite 102  
San Francisco, CA 94109  
Office: (415) 771-2300  
Direct: (415) 771-2300  
angelamcheung@hotmail.com

#### **HIGHLIGHTS OF QUALIFICATIONS**

- Obtained Bachelor of Science in Finance, with special emphasis on Real Estate Investment; California State University, East Bay (Hayward), March 1993.
- Obtained Real Estate Salesperson License, August 1992.
- Obtained Certificate of Mortgage Banking, California State University, East Bay (Hayward), March 1994.
- Obtained Real Estate Broker License, July 1996.

#### **PROFESSIONAL ATTRIBUTES AND RESOURCES**

- Broker / Owner of Presidio Realty, San Francisco, from July 2003 to present.
- Exclusive Broker to market & sell the Millennium Tower condominiums in Beijing and Guangzhou, from January 2011 to present. Market & sell the Millennium Tower condominiums in Shanghai and Hong Kong, from January 2011 to present.
- Broker / Owner of Landmark Realty, Alameda, from October 2002 to June 2003.
- Broker Associate with Pacific Union Real Estate Group, Inc, Civic Center Office, San Francisco, CA from April 1999 to September 2002
- Loan and Broker Associate with Land & Property Investment-Hometrend, San Francisco, CA from June 1994 to April 1999
- Loan Associate with California Home Loans, Oakland, CA from August 1992 to June 1994

#### **FURTHER COURSE WORK**

- Real Estate Practice
- Real Estate Appraisal Evaluation
- Real Estate Marketing
- Legal Aspects of Real Estate
- Loan Underwriting
- Compliance Regulations in Mortgage Banking

#### **GENERAL SKILLS**

- Bilingual: Fluent in Chinese
- Complete Knowledge of current mortgage loan guidelines
- Strong quantitative and analytical skills

References provided upon request

**STATE OF CALIFORNIA  
BUREAU OF REAL ESTATE**

The license information shown below represents public information taken from the Bureau of Real Estate's database at the time of your inquiry. It will not reflect pending changes which are being reviewed for subsequent database updating. Also, the license information provided includes formal administrative actions that have been taken against licensees pursuant to the Business and Professions Code and/or the Administrative Procedure Act. All of the information displayed is public information. Although the business and mailing addresses of real estate licensees are included, this information is not intended for mass mailing purposes.

License information taken from records of the Bureau of Real Estate on 10/2/2013 8:22:45 PM

**License Type:** BROKER

**Name:** Cheung, Angela Man Ki

**Mailing Address:** CLAY STREET # 102  
SAN FRANCISCO, CA 94109

**License ID:** 01142918

**Expiration Date:** 07/15/16

**License Status:** LICENSED

**Salesperson License Issued:** 08/07/92 (Unofficial -- taken from secondary records)

**Broker License Issued:** 07/16/96 (Unofficial -- taken from secondary records)

**Former Name(s):** Ng, Angela Man Ki

**Main Office:** CLAY STREET # 102  
SAN FRANCISCO, CA 94109

**DBA** NO CURRENT DBAS

**Branches:** NO CURRENT BRANCHES

**Affiliated Licensed Corporation(s):** 01359085 - Officer Expiration Date: 04/19/15  
Amster Incorporation

**Comment:** NO DISCIPLINARY ACTION

NO OTHER PUBLIC COMMENTS

>>>> Public information request complete <<<<

STATEMENT OF ECONOMIC INTERESTS  
COVER PAGE

Date Received  
Official Use Only

Please type or print in ink.

NAME OF FILER (LAST) (FIRST) (MIDDLE)  
CHEUNG ANGELA MAN

1. Office, Agency, or Court

Agency Name  
ASSESSMENT APPEALS BOARD, CITY AND COUNTY OF SAN FRANCISCO  
Division, Board, Department, District, if applicable  
ASSESSMENT APPEALS BOARD  
Your Position  
BOARD 1, 2 & 3 ALTERNATE

► If filing for multiple positions, list below or on an attachment.

Agency: \_\_\_\_\_ Position: \_\_\_\_\_

2. Jurisdiction of Office (Check at least one box)

State  
 Multi-County \_\_\_\_\_  
 City of SAN FRANCISCO  
 Judge or Court Commissioner (Statewide Jurisdiction)  
 County of SAN FRANCISCO  
 Other \_\_\_\_\_

3. Type of Statement (Check at least one box)

Annual: The period covered is January 1, 2012, through December 31, 2012.  
-or-  
The period covered is \_\_\_\_/\_\_\_\_/\_\_\_\_, through December 31, 2012.  
 Assuming Office: Date assumed \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Candidate: Election year 2013 and office sought, if different than Part 1: \_\_\_\_\_  
 Leaving Office: Date Left \_\_\_\_/\_\_\_\_/\_\_\_\_ (Check one)  
 The period covered is January 1, 2012, through the date of leaving office.  
 The period covered is \_\_\_\_/\_\_\_\_/\_\_\_\_, through the date of leaving office.

4. Schedule Summary

Check applicable schedules or "None."

► Total number of pages including this cover page: 3

Schedule A-1 - Investments - schedule attached  
 Schedule A-2 - Investments - schedule attached  
 Schedule B - Real Property - schedule attached  
 Schedule C - Income, Loans, & Business Positions - schedule attached  
 Schedule D - Income - Gifts - schedule attached  
 Schedule E - Income - Gifts - Travel Payments - schedule attached  
-or-  
 None - No reportable interests on any schedule

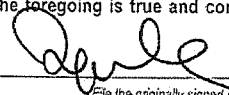
5. Verification

MAILING ADDRESS (Agency Address Recommended - Public Document) STREET CITY STATE ZIP CODE  
CLAY STREET #102 SAN FRANCISCO CA 94109  
DAYTIME TELEPHONE ( 415 ) E-MAIL ADDRESS (OPTIONAL) @hotmail.com

I have used all reasonable diligence in preparing this statement. I have reviewed this statement and to the best of my knowledge the information contained herein and in any attached schedules is true and complete. I acknowledge this is a public document.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date Signed 10/27/2013  
(month, day, year)

Signature   
(File the originally signed statement with your filing official.)

**SCHEDULE A-2**  
**Investments, Income, and Assets**  
**of Business Entities/Trusts**  
 (Ownership Interest is 10% or Greater)

Name  
 ANGELA MAN CHEUNG

**1. BUSINESS ENTITY OR TRUST**

AMSTER INC. dba PRESIDIO REALTY  
 Name  
 1725 CLAY ST. #102, SAN FRANCISCO, CA 94109  
 Address (Business Address Acceptable)  
 Check one  
 Trust, go to 2  Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
 REAL ESTATE BROKERAGE FIRM

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$0 - \$1,999  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED: \_\_\_/\_\_\_/12 DISPOSED: \_\_\_/\_\_\_/12

NATURE OF INVESTMENT  
 Partnership  Sole Proprietorship  CORPORATION  
Other

YOUR BUSINESS POSITION MANAGING BROKER/OFFICER

**2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)**

\$0 - \$499  \$10,001 - \$100,000  
 \$500 - \$1,000  OVER \$100,000  
 \$1,001 - \$10,000

**3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary)**

None  
 COMMISSIONS GENERATED AS THE LISTING AGENT AND/OR SELLING AGENT OF A REAL ESTATE PROPERTY TRANSACTION.

**4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST**

Check one box:  
 INVESTMENT  REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property

Description of Business Activity or City or Other Precise Location of Real Property

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED: \_\_\_/\_\_\_/12 DISPOSED: \_\_\_/\_\_\_/12

NATURE OF INTEREST  
 Property Ownership/Deed of Trust  Stock  Partnership

Leasehold \_\_\_\_\_  Other \_\_\_\_\_  
Yrs. remaining

Check box if additional schedules reporting investments or real property are attached

Comments: \_\_\_\_\_

**1. BUSINESS ENTITY OR TRUST**

PILLAR CAPITAL  
 Name  
 1725 CLAY ST. #102, SAN FRANCISCO, CA 94109  
 Address (Business Address Acceptable)  
 Check one  
 Trust, go to 2  Business Entity, complete the box, then go to 2

GENERAL DESCRIPTION OF BUSINESS ACTIVITY  
 REAL ESTATE BROKERAGE FIRM

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$0 - \$1,999  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED: \_\_\_/\_\_\_/12 DISPOSED: \_\_\_/\_\_\_/12

NATURE OF INVESTMENT  
 Partnership  Sole Proprietorship  CORPORATION  
Other

YOUR BUSINESS POSITION MANAGING BROKER/CEO

**2. IDENTIFY THE GROSS INCOME RECEIVED (INCLUDE YOUR PRO RATA SHARE OF THE GROSS INCOME TO THE ENTITY/TRUST)**

\$0 - \$499  \$10,001 - \$100,000  
 \$500 - \$1,000  OVER \$100,000  
 \$1,001 - \$10,000

**3. LIST THE NAME OF EACH REPORTABLE SINGLE SOURCE OF INCOME OF \$10,000 OR MORE (Attach a separate sheet if necessary)**

None

**4. INVESTMENTS AND INTERESTS IN REAL PROPERTY HELD OR LEASED BY THE BUSINESS ENTITY OR TRUST**

Check one box:  
 INVESTMENT  REAL PROPERTY

Name of Business Entity, if Investment, or Assessor's Parcel Number or Street Address of Real Property

Description of Business Activity or City or Other Precise Location of Real Property

FAIR MARKET VALUE IF APPLICABLE, LIST DATE:  
 \$2,000 - \$10,000  
 \$10,001 - \$100,000  
 \$100,001 - \$1,000,000  
 Over \$1,000,000

ACQUIRED: \_\_\_/\_\_\_/12 DISPOSED: \_\_\_/\_\_\_/12

NATURE OF INTEREST  
 Property Ownership/Deed of Trust  Stock  Partnership

Leasehold \_\_\_\_\_  Other \_\_\_\_\_  
Yrs. remaining

Check box if additional schedules reporting investments or real property are attached



1 [Administrative Code - Assessment Appeals Boards - Modify Board No. 3 Membership and  
2 Function; Procedural Revisions]

3 **Ordinance amending the Administrative Code, regarding Assessment Appeals Boards,**  
4 **to modify the structure of Assessment Appeals Board No. 3 to provide that the**  
5 **members of Board No. 3 are different than the members of Board No. 1; that the**  
6 **function of Board No. 3 is the same as Board No. 2; provide for staggered terms of**  
7 **initial Board No. 3 members; remove provisions regarding Board members not meeting**  
8 **current State requirements; add a public comment timing option; and making**  
9 **nonsubstantive clarifying revisions.**

10  
11 NOTE: Additions are single-underline italics Times New Roman font,  
12 deletions are ~~strike-through italics Times New Roman font~~.  
13 Board amendment additions are double-underlined Arial font;  
14 Board amendment deletions are ~~strikethrough Arial font~~.

15 Be it ordained by the People of the City and County of San Francisco:

16  
17 Section 1. The Administrative Code is hereby amended by amending Sections 2B.3,  
18 2B.6, 2B.13, 2B.14, and 2B.20, to read as follows:

19  
20 **SEC. 2B.3. BOARD MEMBERSHIP AND SELECTION.**

21 (a) Assessment Appeals Board No. 1, ~~and~~ Assessment Appeals Board No. 2, and  
22 Assessment Appeals Board No. 3, shall each consist of five regular members and three alternate  
23 members who shall be selected in the manner described in Subsections (b), (c) and (d). ~~In~~  
24 ~~addition, the regular members of Assessment Appeals Board No. 2 shall also serve as and, except as~~  
25 ~~provided in Section 2B.14(b), shall be entitled to the priorities extended to alternate members of~~

Clerk of the Board of Supervisors  
BOARD OF SUPERVISORS

1 ~~Assessment Appeals Board No. 1. Assessment Appeals Board No. 3 shall consist of five regular~~  
2 ~~members. The regular members of Assessment Appeals Board No. 1 shall serve ex officio as the regular~~  
3 ~~members of Assessment Appeals Board No. 3 concurrent with their service on Assessment Appeals~~  
4 ~~Board No. 1.~~

5 (b) Pursuant to Sections 1622.1 and 1623.1 of the California Revenue and Taxation  
6 Code, the Board of Supervisors hereby elects to appoint directly the regular and alternate  
7 members of the Assessment Appeals Boards.

8 (c) No person shall be eligible for appointment as a regular or alternate member of  
9 Assessment Appeals Board No. 1, ~~or~~ Assessment Appeals Board No. 2, or Assessment Appeals  
10 Board No. 3, unless he or she meets the eligibility criteria set forth in Section 1624.05 of the  
11 California Revenue and Taxation Code. ~~This Subsection (c) shall not apply to any individual who~~  
12 ~~was a regular or alternate member of the Assessment Appeals Boards on or before September 1, 1998~~  
13 ~~and who is reappointed to his or her same seat.~~

14 (d) No person may concurrently hold a seat on ~~Assessment Appeals Board No. 1 and a~~  
15 ~~seat on Assessment Appeals Board No. 2.~~ more than one of the three Assessment Appeals Boards  
16 (Assessment Appeals Board No. 1, Assessment Appeals Board No. 2, Assessment Appeals Board No. 3).

17 (e) Subject to Sections 1623(d) and (e) of the California Revenue and Taxation Code,  
18 the terms of regular and alternate members of the Assessment Appeals Boards shall be three  
19 years, expiring at 12:01 a.m. on the first Monday in September of the third year.

20  
21  
22 **SEC. 2B.6. BOARD COMPOSITION AND BOARD QUORUM.**

23 (a) The Assessment Appeals Board shall hold joint meetings from time to time for the  
24 purpose of proposing rules and regulations to the Board of Supervisors to govern the  
25 operation of the Assessment Appeals Boards. Such joint meetings shall be held before the

1 five regular members of Assessment Appeals Board No. 1, ~~and~~ the five regular members of  
2 Assessment Appeals Board No. 2, and the five regular members of Assessment Appeals Board  
3 No. 3. The attendance by three regular members of Assessment Appeals Board No. 1, ~~and~~  
4 three regular members of Assessment Appeals Board No. 2, and three regular members of  
5 Assessment Appeals Board No. 3 shall constitute a quorum for such meetings.

6 (b) Except as provided in Subsection (a), each Assessment Appeals Board shall act  
7 separately and only as three-member panels designated by the Clerk in the manner described  
8 in Subsection (d). The attendance by two members of any designated Assessment Appeals  
9 Board three-member panel shall constitute a quorum for the transaction of business.

10 (c) Except as provided by Title 18 California Code of Regulations Rule 310, no act of  
11 the joint Boards or a three-member panel of a Board shall be valid or binding unless approved  
12 by a majority of all the members of the applicable body.

13 (d) Subject to California Revenue and Taxation Code Section 1622.5 and Title 18 ~~of~~  
14 ~~the~~ California Code of Regulations Rule 311, the Clerk shall designate three-member panels  
15 to transact the business of the Assessment Appeals Boards, as set forth in Subsection (b),  
16 using a rotating system designed to assure that all members with the same priority level, as  
17 described in this ~~subsection~~ Subsection 2B.6(d), have an equal opportunity over time to  
18 participate as panelists.

19 ~~(1) This Subsection (d)(1) shall govern the panel selection for any application for~~  
20 ~~reduction that concerns:~~

21 ~~(A) Real property located all or in a part within Assessor's Blocks 1 through 876,~~  
22 ~~inclusive, or Assessor's Blocks 3701 through 3899, inclusive, except not including residential real~~  
23 ~~property on the secured roll consisting of four units or less that is located all or in a part within those~~  
24 ~~Blocks;~~

25 ~~(B) A possessory interest; or~~



1           ~~(C) Property on the secured or unsecured roll assessed at \$50,000,000.00 or more.~~

2           ~~The Clerk shall assign any application covered by Sections 2B.6(d)(1)(A) through (C) to~~  
3 ~~either Assessment Appeals Board No. 1 or Assessment Appeals Board No. 3. For cases governed by~~  
4 ~~this Subsection (d)(1) that are assigned to Assessment Appeals Board No. 1, the Clerk shall designate~~  
5 ~~three panelists from among the members in the following priority order: (a) the regular members of~~  
6 ~~Assessment Appeals Board No. 1 who meet the eligibility criteria set forth in Section 1624.05 of the~~  
7 ~~California Revenue and Taxation Code; (b) the regular members of Assessment Appeals Board No. 1~~  
8 ~~who do not meet the eligibility criteria set forth in Section 1624.05 of the California Revenue and~~  
9 ~~Taxation Code; (c) the alternate members of Assessment Appeals Board No. 1 (including the regular~~  
10 ~~members of Assessment Appeals Board No. 2) who meet the eligibility criteria set forth in Section~~  
11 ~~1624.05 of the California Revenue and Taxation Code; (d) the alternate members of Board No. 1~~  
12 ~~(including the regular members of Assessment Appeals Board No. 2) who do not meet the eligibility~~  
13 ~~criteria set forth in Section 1624.05 of the California Revenue and Taxation Code; and (e) the alternate~~  
14 ~~members of Assessment Appeals Board No. 2 who meet the eligibility criteria in Section 1624.05 of the~~  
15 ~~California Revenue and Taxation Code. For cases governed by this Subsection (d)(1) that are assigned~~  
16 ~~to Assessment Appeals Board No. 3, the Clerk shall assign three panelists from among the members in~~  
17 ~~the following priority order: (a) the regular members of Assessment Appeals Board No. 3 who meet the~~  
18 ~~eligibility criteria set forth in Section 1624.05 of the California Revenue and Taxation Code; (b) the~~  
19 ~~regular members of Assessment Appeals Board No. 3 who do not meet the eligibility criteria set forth in~~  
20 ~~Section 1624.05 of the California Revenue and Taxation Code; (c) the alternate members of Assessment~~  
21 ~~Appeals Board No. 1 (including the regular members of Assessment Appeals Board No. 2) who meet~~  
22 ~~the eligibility criteria set forth in Section 1624.05 of the California Revenue and Taxation Code; (d) the~~  
23 ~~alternate members of Board No. 1 (including the regular members of Assessment Appeals Board No. 2)~~  
24 ~~who do not meet the eligibility criteria set forth in Section 1624.05 of the California Revenue and~~  
25

1 ~~Taxation Code; and (e) the alternate members of Assessment Appeals Board No. 2 who meet the~~  
2 ~~eligibility criteria set forth in Section 1624.05 of the California Revenue and Taxation Code.~~

3 (2~~1~~) For any application for reduction or other matter to be heard by Assessment  
4 Appeals Board No. 1 ~~that is not governed by Subsection (d)(1)~~, the Clerk shall designate three  
5 panelists from among the members in the following priority order: ~~(aA)~~ the regular members of  
6 Assessment Appeals Board No. 1; ~~(bB)~~ the alternate members of Assessment Appeals Board  
7 No. 1; ~~(including the regular members of Assessment Appeals Board No. 2); and (cC)~~ the alternate  
8 members of Assessment Appeals Board No. 2; (D) the regular members of Assessment Appeals  
9 Board No. 2; (E) the alternate members of Assessment Appeals Board No. 3; and (F) the regular  
10 members of Assessment Appeals Board No. 3.

11 ~~(3) For any matter to be heard by Assessment Appeals Board No. 3 that is not governed~~  
12 ~~by Subsection (d)(1), the Clerk shall designate three panelists from among the members in the~~  
13 ~~following priority order: (a) the regular members of Assessment Appeals Board No. 3; (b) the alternate~~  
14 ~~members of Assessment Appeals Board No. 1 (including the regular members of Assessment Appeals~~  
15 ~~Board No. 2); and (c) the alternate members of Assessment Appeals Board No. 2.~~

16 (4~~2~~) For any application for reduction to be heard by Assessment Appeals  
17 Board No. 2, the Clerk shall designate three panelists from among the members in the  
18 following priority order: ~~(aA)~~ the regular members of Assessment Appeals Board No. 2;  
19 ~~(bB)~~ the alternate members of Assessment Appeals Board No. 2; ~~(cC)~~ the alternate members  
20 of Assessment Appeals Board No. ~~1-3~~; ~~and (dD)~~ the regular members of Assessment Appeals  
21 Board No. ~~1-3~~; (E) the alternate members of Assessment Appeals Board No. 1; and (F) the regular  
22 members of Assessment Appeals Board No. 1.

23 ~~(3) For any application for reduction to be heard by Assessment Appeals Board No. 3,~~  
24 ~~the Clerk shall designate three panelists from among the members in the following priority order:~~  
25 (A) the regular members of Assessment Appeals Board No. 3; (B) the alternate members of Assessment

1 Appeals Board No. 3; (C) the alternate members of Assessment Appeals Board No. 2; (D) the regular  
2 members of Assessment Appeals Board No. 2; (E) the alternate members of Assessment Appeals Board  
3 No. 1; and (F) the regular members of Assessment Appeals Board No. 1.

4  
5  
6 **SEC. 2B.13. DUTIES AND OPERATIONS.**

7 (a) Assessment Appeals Board No. 1 ~~and Assessment Appeals Board No. 3~~ shall have  
8 jurisdiction to hear applications for reduction affecting any property on the secured or  
9 unsecured rolls without limitation.

10 (b) In addition to the general jurisdiction of Board No. 1 as specified in Subsection (a), the  
11 Clerk shall exclusively assign to Assessment Appeals Board No. 1 any application for reduction that  
12 involves:

13 (1) Real property located all or in a part within Assessor's Blocks 1 through 876,  
14 inclusive, or Assessor's Blocks 3701 through 3899, inclusive, except not including residential real  
15 property on the secured roll consisting of four units or less that is located all or in a part within those  
16 Blocks;

17 (2) A possessory interest; or

18 (3) Property on the secured or unsecured roll assessed at \$50,000,000.00 or more.

19 (b-c) Assessment Appeals Board No. 2 ~~and Assessment Appeals Board No. 3~~ shall have  
20 jurisdiction to hear applications for reduction only for property on the secured or unsecured  
21 rolls assessed at less than \$50,000,000.00, excluding applications involving possessory  
22 interests or real property located all or in part within Assessor's Blocks 1 through 876,  
23 inclusive, or Assessor's Blocks 3701 through 3899, inclusive. Except that, Assessment  
24 Appeals Board No. 2 shall have jurisdiction to hear applications for reduction for residential  
25 real property consisting of four units or less that is assessed at less than \$50,000,000.00 and

1 located all or in part within Assessor's Blocks 1 through 876, inclusive, or Assessor's Blocks  
2 3701 through 3899, inclusive.  
3  
4

5 **SEC. 2B.14. HEARING OFFICERS.**

6 (a) Pursuant to California Revenue and Taxation Code Division 1, Part 3, Chapter 1, Article  
7 1.7 (commencing with Section 1636) of Chapter 1, Part 3, Division 1 of the California Revenue and  
8 Taxation Code, all regular and alternate members appointed to Assessment Appeals Board  
9 No. 1, and Assessment Appeals Board No. 2, and Assessment Appeals Board No. 3, are deemed  
10 concurrently appointed as assessment hearing officers. As provided by law and regulation,  
11 assessment hearing officers may conduct hearings on applications for reduction filed with the  
12 Assessment Appeals Boards and make recommendations to an Assessment Appeals Board  
13 concerning such applications.

14 (b) The Clerk shall designate members to act as hearing officers for particular  
15 applications using a rotating system designed to assure that all members with the same  
16 priority level, as described in this ~~subsection~~ Subsection 2B.14(b), have an equal opportunity over  
17 time to participate as hearing officers. The Clerk shall designate hearing officers in the  
18 following priority order: (1) the regular members of Assessment Appeals Board No. 3; (2) the  
19 alternate members of Assessment Appeals Board No. 3; (3) the alternate members of Assessment  
20 Appeals Board No. 2; (24) the alternate members of Assessment Appeals Board No. 1 ~~who are~~  
21 ~~not also regular members of Assessment Appeals Board No. 2; (35) the regular members of~~  
22 Assessment Appeals Board No. 2; and (46) the regular members of Assessment Appeals  
23 Board No. 1.

24 (c) In their capacity as assessment hearing officers, the officers shall serve at the  
25 pleasure of and by contract with the Board of Supervisors. For their work performed as

1 assessment hearing officers, the officers shall be compensated at the same rate provided in  
2 Section 2B.5 of this Chapter for Assessment Appeals Board members.

3  
4  
5 **SEC. 2B.20. HEARING PROCEDURES.**

6 Each ~~a~~Assessment Appeals Board created pursuant to this Chapter shall:

7 (a) In addition to complying with notice and procedural requirements of the Revenue  
8 and Taxation Code and the California Code of Regulations, provide notice of all meetings,  
9 including deliberations, and post agendas as if Assessment Appeals Boards were subject to  
10 the Brown Act and the Sunshine Ordinance. The agendas shall list each application including  
11 the address of the property, the purpose of the hearing, the current assessment, and  
12 applicant's opinion of value.

13 (b) Allow public comment on each assessment appeal to be heard by an Assessment  
14 Appeals Board. Public comment shall be received either when an Assessment Appeals Board  
15 convenes to hear one or more assessment appeals, or at the time ~~an~~each appeal is called for  
16 hearing. The agenda for each meeting of an Assessment Appeals Board shall bear the  
17 following notice:

18 Under the California Constitution and applicable statutes, hearings of  
19 assessment appeals boards are judicial proceedings. The decisions of  
20 assessment appeals boards must be based exclusively on properly admitted  
21 evidence. Assessment appeals boards may not base any factual  
22 determinations necessary for their decisions on anything other than the  
23 aforementioned evidence. Information presented through public comment  
24 unless properly admitted into evidence in compliance with the Revenue and  
25 Taxation Code and of the Property Tax Rules of the State ~~b~~Board of

1 Equalization is not evidence upon which assessment appeals boards may  
2 base findings.

3 (c) Conduct all hearings, deliberations, and other business including closed sessions  
4 as authorized by law, at duly noticed meetings, with notice afforded to all members of the  
5 Board; ~~and~~ ~~Flake~~ decisions only through the actions of members present at such meetings.  
6  
7

8 Section 2. This section is uncodified.

9 Terms of Initial Appointees to Board No. 3.

10 Following adoption of this Ordinance, consistent with California Revenue and Taxation Code  
11 section 1622.1(b), the terms of the initially appointed five regular Members and three Alternate  
12 Members to Board No. 3 shall be staggered, as follows:

13 (a) The Member first selected shall serve for a term of three years beginning on the first  
14 Monday in September 2013; the second member selected shall serve for a term of two years beginning  
15 on such date; the third member selected shall serve for a term of one year beginning on such date; the  
16 fourth member shall serve for a term of three years beginning on such date; and the fifth member shall  
17 serve for a term of two years beginning on such date.

18 (b) The Alternate Member first selected shall serve for a term of three years beginning on the  
19 first Monday in September 2013; the second member selected shall serve for a term of two years  
20 beginning on such date; and the third member selected shall serve for a term of one year beginning on  
21 such date.

22  
23 //

24 //

25 //

1 Section 3. This section is uncodified.

2 Effective Date. This ordinance shall become effective 30 days from the date of  
3 passage.

4  
5  
6 Section 4. This section is uncodified.

7 In enacting this Ordinance, the Board intends to amend only those words, phrases,  
8 paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any  
9 other constituent part of the Administrative Code that are explicitly shown in this Ordinance as  
10 additions, deletions, Board amendment additions, and Board amendment deletions in  
11 accordance with the "Note" that appears under the official title of the Ordinance.

12  
13  
14  
15 APPROVED AS TO FORM:  
16 DENNIS J. HERRERA, City Attorney

17 By:

  
18 Marie Corlett Blits  
19 Deputy City Attorney

20 n:\legana\as2013\1300461\00848869.doc  
21  
22  
23  
24  
25



City and County of San Francisco  
Tails  
Ordinance

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

File Number: 130501

Date Passed: June 25, 2013

Ordinance amending the Administrative Code, regarding Assessment Appeals Boards, to modify the structure of Assessment Appeals Board No. 3 to provide that the members of Board No. 3 are different than the members of Board No. 1; that the function of Board No. 3 is the same as Board No. 2; provide for staggered terms of initial Board No. 3 members; remove provisions regarding Board Members not meeting current State requirements; add a public comment timing option; and making nonsubstantive clarifying revisions.

June 06, 2013 Rules Committee - RECOMMENDED

June 18, 2013 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

June 25, 2013 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Avalos, Breed, Campos, Chiu, Cohen, Farrell, Kim, Mar, Tang, Wiener and Yee

File No. 130501

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 6/25/2013 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo  
Clerk of the Board

  
Mayor

7/3/13  
Date Approved