

**Friday, September 13, 2013**

The Assessment Appeals Board of the County of San Luis Obispo, State of California, met in regular session at 9:00 A.M., in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California.

**PRESENT: Board Members** Monica Chudgar, Douglas Barth and Chairperson Kem Weber

**ABSENT: Board Member** None

Ms. Nina Negranti, Deputy County Counsel, is present and represents the Assessment Appeals Board.

Chairperson Kem Weber leads the Pledge of Allegiance.

Mr. Kirk Kidwell, Assistant Assessor, Ms. Lesa Gofourth, and Mr. Jim Mallon, Deputy Assessors are present and sworn.

1. This is the time set for members of the public to address matters other than scheduled items.

**Chairperson Kem Weber:** opens the floor to public comment without response.

2. Application Nos. 2011-436 and 2012-202, APN 009-037-011, 2011-437 and 2012-203, APN 009-043-003, 2011-438 and 2012-200, APN 009-044-013, and 2011-439 and 2012-201, 009-046-001, American Commercial Equities Three, LLC are presented. Mr. Arthur Bennett, Agent for Applicant, is present and sworn. These applications are for the 2011/2012 & 2012/2013 Regular Roll Years Proposition 8 values.

**The Board now hears Application Nos. 2011-439 & 2012-201.**

Exhibits presented to the Board for consideration: **Applicant’s Exhibit A – Appraisal for Application No. 2011-439, Applicant’s Exhibit B – Appraisal for Application No. 2012-201, Assessor’s Exhibit 1 – Appraisal, and Assessor’s Exhibit 2 – Lease Flyer.**

**Mr. Bennett:** amends Application No. 2011-439 to reflect the total value at \$1,660,000 and Application No. 2012-201 to reflect the total value of \$2,067,000.

**Application No. 2011-439, APN 009-046-001, American Commercial Equities Three, LLC, date of value January 1, 2011, the Board enrolls a total Proposition 8 value of \$2,230,000, with \$1,000,000 to land and \$1,230,000 to improvements.**

**Motion by:** Douglas Barth

**Second by:** Moncia Chudgar

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia	x			

**Application Nos. 2012-201, APN 009-046-001, American Commercial Equities Three, LLC, date of value**

**January 1, 2012, the Board enrolls a total Proposition 8 value of \$2,383,000, with \$1,000,000 to land and \$1,383,000 to improvements.**

**Motion by:** Douglas Barth

**Second by:** Moncia Chudgar

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Weber, Kem	X			
Barth, Douglas	X			
Chudgar, Moncia	X			

**The Board now hears Application Nos. 2011-436 & 2012-202, APN 009-037-011.**

**Mr. Bennett:** amends Application No. 2011-436 to reflect the total value at \$1,749,000 and Application No. 2012-202, to reflect the total value of \$ 1,746,000.

Exhibits presented to the Board for consideration: **Applicant's Exhibit C – Appraisal for Application No. 2011-436, Applicant's Exhibit D – Appraisal for Application No. 2012-202, Applicant's Exhibit E – First Amendment to Lease, Assessor's Exhibit 3 – Appraisal, and Assessor's Exhibit 4 – Comparable Sales.**

**Mr. Kirk Kidwell, Assistant Assessor, is now absent.**

**Application Nos. 2011-436 and 2012-202, APN 009-037-011, American Commercial Equities Three, LLC, date of value January 1, 2011 and January 1, 2012, the Board enrolls a total Proposition 8 value of \$2,000,000, with \$1,300,000 to land and \$700,000 to improvements.**

**Motion by:** Douglas Barth

**Second by:** Moncia Chudgar

<b>BOARD MEMBERS</b>	<b>AYES</b>	<b>NOES</b>	<b>ABSTAIN</b>	<b>RECUSE</b>
Weber, Kem	X			
Barth, Douglas	X			
Chudgar, Moncia	X			

**The Board now hears Application Nos. 2011-437 & 2012-203, APN 009-043-003.**

Exhibits presented to the Board for consideration: **Applicant's Exhibit F – Appraisal for Application No. 2011-437, Applicant's Exhibit G – Appraisal for Application No. 2012-203, and Assessor's Exhibit 5 – Appraisal.**

**Mr. Bennett:** amends Application No. 2011-437 to reflect the total value at \$1,441,000 and Application No. 2012-203, to reflect the total value of \$ 999,000.

**Application Nos. 2011-437 and 2012-203, APN 009-043-003, American Commercial Equities Three, LLC, date of value January 1, 2011 and January 1, 2012, the Board upholds the Assessor's Proposition 8 value of \$1,800,000, with \$1,200,000 to land and \$600,000 to improvements.**

**Motion by:** Douglas Barth

**Second by:** Moncia Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia	x			

**The Board now hears Application Nos. 2011-438 and 2012-200, APN 009-044-013.**

Exhibits presented to the Board for consideration: **Applicant’s Exhibit H – Appraisal for Application No. 2011-438, Applicant’s Exhibit I – Appraisal for Application No. 2012-200, Assessor’s Exhibit 6 – Appraisal, and Assessor’s Exhibit 7 – Lease Flyer.**

**Mr. Kirk Kidwell is now present.**

**Mr. Bennett:** amends Application No. 2011-438 to reflect the total value at \$1,201,000 and Application No. 2012-202, to reflect the total value of \$ 1,360,000.

**Application Nos. 2011-438 and 2012-200, APN 009-044-013, American Commercial Equities Three, LLC, date of value January 1, 2011 and January 1, 2012, the Board upholds the Assessor’s Proposition 8 value of \$2,000,000, with \$1,000,000 to land and \$1,000,000 to improvements.**

**Motion by:** Douglas Barth

**Second by:** Moncia Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia	x			

- 3. Application No. 2012-093, APN 800-020-916, San Luis Diagnostic Center, LTD PTP, is presented. The Applicant is not present.

**The Board denies Application No. 2012-093, APN 800-002-916, San Luis Diagnostic Center, LTD PTP for non-appearance.**

**Motion by:** Douglas Barth

**Second by:** Moncia Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia	x			

4. Application No. 2012-019, APN 092-561-042, Stephen M. & Dixie K. LaPolla, is presented for denial of non-response. The Applicant is not present.

**The Board denies Application No. 2012-019, APN 092-561-042, Stephen M. and Dixie K. LaPolla for non-response.**

**Motion by:** Douglas Barth  
**Second by:** Moncia Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia	x			

5. This is the time set for approval of the minutes from July 15, 2013.

**The Board approves the minutes of July 15, 2013 and directs the Chairperson to sign same.**

**Motion by:** Douglas Barth  
**Second by:** Kem Weber

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia			x	

6. Approval of Waiver of Time for Application Nos. 2011-571 through 575, Sierra Vista Hospital, Inc., is presented. The Applicant is not present.

**The Board approves the Waiver of Time for Application Nos. 2011-571 through 575, Sierra Vista Hospital, Inc. and directs the Chairperson to sign same.**

**Motion by:** Douglas Barth  
**Second by:** Moncia Chudgar

BOARD MEMBERS	AYES	NOES	ABSTAIN	RECUSE
Weber, Kem	x			
Barth, Douglas	x			
Chudgar, Moncia	x			

7. This is the time set for members, staff and/or Assessor to bring up items for discussion at the next scheduled meeting.

**Clerk:** states based on the State Board of Equalization’s letter of August 6, 2013, addressing “Effective Administrative Practices” changes to the Rules of Procedures will be presented to the Board for consideration at their November meeting.

On motion duly made and unanimously carried, the Assessment Appeals Board of the County of San Luis Obispo, State of California, does now adjourn.

---

Chairperson

**ATTEST:**

**JULIE L. RODEWALD**, County Clerk-Recorder and  
Ex-Officio Clerk of the Assessment Appeals Board

By: Amanda King, Deputy Clerk-Recorder