

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, April 27, 2018

9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

- 1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

- 2) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0078
APPLICANT:	LPF YERBA BUENA, INC.
PARCEL NO.:	3751 415
PARCEL ADDRESS:	0788 HARRISON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,560,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2017-0079
APPLICANT:	LPF YERBA BUENA, INC.
PARCEL NO.:	3751 415
PARCEL ADDRESS:	0788 HARRISON ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,340,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0320 |
| APPLICANT: | SAN FRANCISCO CYBERKNIFE LLC |
| PARCEL NO.: | 2017209913 |
| PARCEL ADDRESS: | 900 HYDE ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,205,478.00 |
| APPLICANT'S OPINION: | \$2,338,479.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2017-0632 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 002 |
| PARCEL ADDRESS: | 2045 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,232,749.00 |
| APPLICANT'S OPINION: | \$5,169,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2017-0633 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 016 |
| PARCEL ADDRESS: | 2045 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$506,343.00 |
| APPLICANT'S OPINION: | \$152,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0745 |
| APPLICANT: | DROPBOX, INC. |
| PARCEL NO.: | 2017209044 |
| PARCEL ADDRESS: | 333 BRANNAN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$73,792,008.00 |
| APPLICANT'S OPINION: | \$55,500,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0782 |
| APPLICANT: | G & G INVESTMENTS |
| PARCEL NO.: | 3529 051 |
| PARCEL ADDRESS: | 1750 HARRISON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$3,145,049.00 |
| APPLICANT'S OPINION: | \$1,998,260.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0784 |
| APPLICANT: | ACVCFT GEARY LP |
| PARCEL NO.: | 1433 009 |
| PARCEL ADDRESS: | 3700 GEARY BLVD, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$15,368,110.00 |
| APPLICANT'S OPINION: | \$7,376,693.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0786 |
| APPLICANT: | PROVIDENCE GROUP NORTHERN CALIFORNIA, LLC |
| PARCEL NO.: | 6473 047 |
| PARCEL ADDRESS: | 5767 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$6,482,955.00 |
| APPLICANT'S OPINION: | \$3,241,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | POSTPONED |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0806 |
| APPLICANT: | CDC SAN FRANCISCO, LLC |
| PARCEL NO.: | 3724 072 |
| PARCEL ADDRESS: | 0888 HOWARD ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$232,150,459.00 |
| APPLICANT'S OPINION: | \$176,213,644.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0810 |
| APPLICANT: | SAN FRANCISCO PROJECT OWNER LLC |
| PARCEL NO.: | 0020 001 |
| PARCEL ADDRESS: | 0211 BEACH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$118,612,122.00 |
| APPLICANT'S OPINION: | \$78,041,358.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0826 |
| APPLICANT: | BANK OF AMERICA |
| PARCEL NO.: | 2017200054 |
| PARCEL ADDRESS: | 1455 MARKET ST, #9FL |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$8,478,770.00 |
| APPLICANT'S OPINION: | \$5,600,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-0829 |
| APPLICANT: | BANK OF AMERICA |
| PARCEL NO.: | 2017200046 |
| PARCEL ADDRESS: | 555 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$13,597,118.00 |
| APPLICANT'S OPINION: | \$1,300,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1008 |
| APPLICANT: | RAJPUTANA LODGING LP |
| PARCEL NO.: | 0326 018 |
| PARCEL ADDRESS: | 0235 - 0243 OFARRELL ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$15,554,342.00 |
| APPLICANT'S OPINION: | \$9,662,438.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

16) Hearing, discussion, and possible action involving:

APPLICATION:	2017-1020
APPLICANT:	10 SVN LLC
PARCEL NO.:	3506 003A
PARCEL ADDRESS:	0080 SOUTH VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,981,000.00
APPLICANT'S OPINION:	\$890,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2017-1021
APPLICANT:	10 SVN LLC
PARCEL NO.:	3506 003A
PARCEL ADDRESS:	0080 SOUTH VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,981,000.00
APPLICANT'S OPINION:	\$890,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2017-1022
APPLICANT:	10 SVN LLC
PARCEL NO.:	3506 003A
PARCEL ADDRESS:	0080 SOUTH VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,026,460.00
APPLICANT'S OPINION:	\$910,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2017-1023
APPLICANT:	10 SVN LLC
PARCEL NO.:	3506 003A
PARCEL ADDRESS:	0080 SOUTH VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$3,086,989.00
APPLICANT'S OPINION:	\$930,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1024 |
| APPLICANT: | 10 SVN LLC |
| PARCEL NO.: | 3506 004 |
| PARCEL ADDRESS: | 0012 - 0050 S SOUTH VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$55,269,000.00 |
| APPLICANT'S OPINION: | \$16,580,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1025 |
| APPLICANT: | 10 SVN LLC |
| PARCEL NO.: | 3506 004 |
| PARCEL ADDRESS: | 0012 - 0050 S SOUTH VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$55,269,000.00 |
| APPLICANT'S OPINION: | \$16,580,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1026 |
| APPLICANT: | 10 SVN LLC |
| PARCEL NO.: | 3506 004 |
| PARCEL ADDRESS: | 0012 - 0050 S SOUTH VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$56,111,852.00 |
| APPLICANT'S OPINION: | \$16,830,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1027 |
| APPLICANT: | 10 SVN LLC |
| PARCEL NO.: | 3506 004 |
| PARCEL ADDRESS: | 0012 - 0050 S SOUTH VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$57,234,089.00 |
| APPLICANT'S OPINION: | \$17,170,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | POSTPONED |

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1034 |
| APPLICANT: | 415 TWENTY SEVENTH STREET LLC |
| PARCEL NO.: | 6591 041 |
| PARCEL ADDRESS: | 0415 27TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,244,000.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1039 |
| APPLICANT: | GRACE PAN IRREVOCABLE TRUST |
| PARCEL NO.: | 0714 016 |
| PARCEL ADDRESS: | 1001 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$35,700,000.00 |
| APPLICANT'S OPINION: | \$15,800,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1049 |
| APPLICANT: | TRINITY G2 HOLDING LLC |
| PARCEL NO.: | 6590 034 |
| PARCEL ADDRESS: | 0579 27TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,490,000.00 |
| APPLICANT'S OPINION: | \$1,175,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1050 |
| APPLICANT: | TRINITY G2 HOLDING LLC |
| PARCEL NO.: | 6590 035 |
| PARCEL ADDRESS: | 0577 27TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,905,000.00 |
| APPLICANT'S OPINION: | \$1,400,500.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1051 |
| APPLICANT: | TRINITY G2 HOLDING LLC |
| PARCEL NO.: | 6590 036 |
| PARCEL ADDRESS: | 0575 27TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,905,000.00 |
| APPLICANT'S OPINION: | \$1,400,500.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1168 |
| APPLICANT: | GRACE PAN IRREVOCABLE TRUST |
| PARCEL NO.: | 0714 016 |
| PARCEL ADDRESS: | 1001 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$35,000,000.00 |
| APPLICANT'S OPINION: | \$15,800,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 30) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2017-1169 |
| APPLICANT: | GRACE PAN IRREVOCABLE TRUST |
| PARCEL NO.: | 0714 016 |
| PARCEL ADDRESS: | 1001 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$35,000,000.00 |
| APPLICANT'S OPINION: | \$15,800,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 31) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2017-1177 |
| APPLICANT: | 55 HAWTHORNE SF OWNER LLC |
| PARCEL NO.: | 3735 046 |
| PARCEL ADDRESS: | 0055 HAWTHORNE ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$123,000,000.00 |
| APPLICANT'S OPINION: | \$34,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WITHDRAWN |

32) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1178
APPLICANT: 340 TOWNSEND SF OWNER LLC
PARCEL NO.: 3786 014B
PARCEL ADDRESS: 0340 TOWNSEND ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$38,500,000.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

33) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1179
APPLICANT: 340 TOWNSEND SF OWNER LLC
PARCEL NO.: 3786 014B
PARCEL ADDRESS: 0340 TOWNSEND ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$38,500,000.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

34) Hearing, discussion, and possible action involving:

APPLICATION: 2017-1206
APPLICANT: KHORGE REVOC LVG TRUST
PARCEL NO.: 3641 017
PARCEL ADDRESS: 3138 - 3146 24TH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$2,464,618.00
APPLICANT'S OPINION: \$1,750,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (San Francisco Administrative Code, Chapter 67) or to report a violation of the ordinance, contact by mail Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.5163, or by e-mail at sof@sfgov.org.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; Web Site www.sfgov.org/ethics.

Disability Access

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

Assistive listening devices are available upon request at the Clerk of the Board's Office, Room 244. To request sign language interpreters, readers, large print agendas or other accommodations, please contact Wilson Ng at (415) 554-5184 or (415) 554-5527 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

Cell Phones, Pagers and Similar Sound-Producing Electronic Devices

The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices. (Chapter 67A of the San Francisco Administrative Code)

Language Interpreters

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

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame a Peggy Nevin at (415) 554-5184.

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

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

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