

Phone (415) 554-6778  
Fax (415) 554-6775  
TDD (415) 554-5227  
E-mail AAB@sfgov.org



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

**Agenda\* / Notice of Assessment Appeals Board  
Assessment Appeals Pre-Hearing Conference Hearing**

**REMOTE MEETING  
PUBLIC COMMENT CALL-IN  
1(415) 906-4659 / Meeting ID: 945 024 977#**

**Friday, August 11, 2023  
09:30 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) Announcements
- 2) Public comment\* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1053
APPLICANT:	JUUL LABS INC
PARCEL NO:	2020208318
PARCEL ADDRESS:	2415 3RD ST
TOPIC:	Other
CURRENT ASSESSMENT:	\$5,479,890.00
APPLICANT'S OPINION:	\$2,739,945.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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### 4) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1054
APPLICANT:	JUUL LABS INC
PARCEL NO:	2020208316
PARCEL ADDRESS:	948 ILLINOIS ST, 108
TOPIC:	Other
CURRENT ASSESSMENT:	\$9,238,165.00
APPLICANT'S OPINION:	\$4,619,083.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

### 5) Hearing, discussion, and possible action involving:

APPLICATION:	2020-1055
APPLICANT:	JUUL LABS INC
PARCEL NO:	2020207120
PARCEL ADDRESS:	560 20TH ST
TOPIC:	Other
CURRENT ASSESSMENT:	\$70,283,762.00
APPLICANT'S OPINION:	\$35,141,879.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

### 6) Hearing, discussion, and possible action involving:

APPLICATION:	2021-1206
APPLICANT:	VII MP SAN FRANCISCO HOTEL OWNER LLC
PARCEL NO:	3706 270
PARCEL ADDRESS:	757 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$98,554,400.00
APPLICANT'S OPINION:	\$24,638,599.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

### 7) Hearing, discussion, and possible action involving:

APPLICATION:	2021-1207
APPLICANT:	VII MP SAN FRANCISCO HOTEL OWNER LLC
PARCEL NO:	3706 271
PARCEL ADDRESS:	2 - 98 YERBA BUENA LN
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,540,179.00
APPLICANT'S OPINION:	\$2,385,044.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

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### 8) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0512
APPLICANT:	EHNLE, THOMAS
PARCEL NO:	3614 036
PARCEL ADDRESS:	752 SHOTWELL ST
TOPIC:	Other
CURRENT ASSESSMENT:	\$828,219.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POST/TP

### 9) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0656
APPLICANT:	HAUGEN, MARC
PARCEL NO:	20220000599
PARCEL ADDRESS:	South Beach Harbor
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$187,606.00
APPLICANT'S OPINION:	\$110,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

### 10) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0744
APPLICANT:	64 PKN OWNER LLC
PARCEL NO:	4110 012
PARCEL ADDRESS:	SITUS TO BE ASSIGNED ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$40,197,066.00
APPLICANT'S OPINION:	\$20,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 11) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0747
APPLICANT:	YELP INC.
PARCEL NO:	20220009098
PARCEL ADDRESS:	140 NEW MONTGOMERY ST, 0900
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$19,190,354.00
APPLICANT'S OPINION:	\$3,616,226.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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### 12) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0760
APPLICANT:	AAT ONE BEACH LLC
PARCEL NO:	0018 001
PARCEL ADDRESS:	1 BEACH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$43,259,757.00
APPLICANT'S OPINION:	\$21,630,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

### 13) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0771
APPLICANT:	TEACHERS INSURANCE & ANNUITY ASSOCIATIONS OF AMERICA
PARCEL NO:	0294 008
PARCEL ADDRESS:	228 - 240 POST ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$91,903,917.00
APPLICANT'S OPINION:	\$45,952,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 14) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0772
APPLICANT:	1130 HOWARD SF OWNER, LLC
PARCEL NO:	3727 014
PARCEL ADDRESS:	1126 - 1130 HOWARD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$18,996,202.00
APPLICANT'S OPINION:	\$9,498,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 15) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0773
APPLICANT:	26 THIRD STREET SF OWNER LLC
PARCEL NO:	3706 278
PARCEL ADDRESS:	26 SITUS TO BE ASSIGNED ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,983,410.00
APPLICANT'S OPINION:	\$10,992,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### 16) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0774
APPLICANT:	330 TOWNSEND SF OWNER LLC
PARCEL NO:	3786 014
PARCEL ADDRESS:	330 - 332 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$35,682,390.00
APPLICANT'S OPINION:	\$17,841,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 17) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0775
APPLICANT:	340 TOWNSEND SF OWNER LLC
PARCEL NO:	3786 014B
PARCEL ADDRESS:	340 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$42,105,375.00
APPLICANT'S OPINION:	\$21,053,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 18) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0777
APPLICANT:	55 HAWTHORNE SF OWNER LLC
PARCEL NO:	3735 046
PARCEL ADDRESS:	55 HAWTHORNE ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$134,524,744.00
APPLICANT'S OPINION:	\$67,263,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

### 19) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0778
APPLICANT:	703 MARKET STREET SF OWNER LLC
PARCEL NO:	3706 001
PARCEL ADDRESS:	26 3RD ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$57,538,708.00
APPLICANT'S OPINION:	\$28,770,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### 20) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0792
APPLICANT:	WESTLAKE MONTGOMERY OFFICE, LLC
PARCEL NO:	0163 005
PARCEL ADDRESS:	909 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$69,382,638.00
APPLICANT'S OPINION:	\$34,691,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

### 21) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0793
APPLICANT:	WESTFIELD METREON
PARCEL NO:	811295
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$144,874,009.00
APPLICANT'S OPINION:	\$45,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

### 22) Hearing, discussion, and possible action involving:

APPLICATION:	2022-0851
APPLICANT:	WILDCATS OWNER LLC
PARCEL NO:	0022700002
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$101,411,805.00
APPLICANT'S OPINION:	\$25,352,951.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POST/TP

### 23) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1209
APPLICANT:	144 KING STREET ASSOCIATES LLC
PARCEL NO:	3794 024
PARCEL ADDRESS:	136 - 138 KING ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$67,580,747.00
APPLICANT'S OPINION:	\$57,443,634.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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### 24) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1390
APPLICANT:	HARSCH INVESTMENT REALTY LLC S
PARCEL NO:	0285 006
PARCEL ADDRESS:	450 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$141,225,122.00
APPLICANT'S OPINION:	\$70,612,561.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POST/TP

### 25) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1564
APPLICANT:	600 CALIFORNIA OWNER LLC
PARCEL NO:	0241 027
PARCEL ADDRESS:	600 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$332,909,357.00
APPLICANT'S OPINION:	\$166,526,797.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 26) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1566
APPLICANT:	SUTTER ST PROPERTY LLC
PARCEL NO:	0301 017
PARCEL ADDRESS:	1075 SUTTER ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$66,700,741.00
APPLICANT'S OPINION:	\$25,927,789.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 27) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1567
APPLICANT:	SUTTER ST PROPERTY LLC
PARCEL NO:	0301 017
PARCEL ADDRESS:	1075 SUTTER ST
TOPIC:	
CURRENT ASSESSMENT:	\$66,133,063.00
APPLICANT'S OPINION:	\$28,788,991.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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### 28) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1568
APPLICANT:	146 GEARY LLC
PARCEL NO:	0309 007
PARCEL ADDRESS:	146 GEARY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$46,255,522.00
APPLICANT'S OPINION:	\$25,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 30) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1569
APPLICANT:	2675 GEARY BLVD LP
PARCEL NO:	1094 001
PARCEL ADDRESS:	2675 GEARY BLVD
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$164,072,078.00
APPLICANT'S OPINION:	\$60,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 31) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1571
APPLICANT:	555 9TH STREET LP
PARCEL NO:	3781 003
PARCEL ADDRESS:	555 9TH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$152,885,305.00
APPLICANT'S OPINION:	\$76,442,653.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

### 32) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1753
APPLICANT:	TRUSTEE OF THE MARIE K BROOKS REVOCABLE TRUST
PARCEL NO:	0647 001
PARCEL ADDRESS:	1595 VAN NESS AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,930,368.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL



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### 33) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1754
APPLICANT:	TRUSTEE OF THE MARIE K BROOKS REVOCABLE TRUST
PARCEL NO:	0647 001
PARCEL ADDRESS:	1595 VAN NESS AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$6,948,972.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

### 34) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1755
APPLICANT:	TRUSTEE OF THE MARIE K BROOKS REVOCABLE TRUST
PARCEL NO:	0647 002
PARCEL ADDRESS:	1535 VAN NESS AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$2,771,128.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

### 35) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1756
APPLICANT:	TRUSTEE OF THE MARIE K BROOKS REVOCABLE TRUST
PARCEL NO:	0647 002
PARCEL ADDRESS:	1535 VAN NESS AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$2,774,948.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

### 36) Hearing, discussion, and possible action involving:

APPLICATION:	2022-1811
APPLICANT:	DONG, ZHI
PARCEL NO:	2927 019
PARCEL ADDRESS:	341 DORANTES AVE
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$3,350,000.00
APPLICANT'S OPINION:	\$2,600,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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37) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7398
APPLICANT:	CPUS 123 TOWNSEND LP
PARCEL NO:	3794 010
PARCEL ADDRESS:	123 - 131 TOWNSEND ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$137,272,256.00
APPLICANT'S OPINION:	\$33,000,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7464
APPLICANT:	229 ELLIS LLC
PARCEL NO:	0331 001A
PARCEL ADDRESS:	229 ELLIS ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$17,744,058.00
APPLICANT'S OPINION:	\$1,699,000.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

### **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 [sotf@sfgov.org](mailto:sotf@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/>.

### **Ethics 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](http://www.sfgov.org/ethics).

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Under Campaign and Governmental Conduct Code, Section 1.127, no person or entity with a financial interest in a land use matter pending before the Board of Appeals, Board of Supervisors, Building Inspection Commission, Commission on Community Investment and Infrastructure, Historic Preservation Commission, Planning Commission, Port Commission, or the Treasure Island Development Authority Board of Directors, may make a campaign contribution to a member of the Board of Supervisors, the Mayor, the City Attorney, or a candidate for any of those offices, from the date the land use matter commenced until 12 months after the board or commission has made a final decision, or any appeal to another City agency from that decision has been resolved. For more information about this restriction, visit [sfethics.org](http://sfethics.org).

### **Disability Access**

To request sign language interpreters, readers, large print agendas or other accommodations, please contact (415) 554-5184 or (415) 554-5227 (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 [bos@sfgov.org](mailto:bos@sfgov.org) or call (415) 554-5184.

**AVISO EN ESPAÑOL:** La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame [bos@sfgov.org](mailto:bos@sfgov.org) or (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.

More Information: English | 中文 | Español | Filipino

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