

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals ADM Hearing

Room 406, City Hall

Friday, August 25, 2017

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:	2015-0319
APPLICANT:	CHINA BASIN BALLPARK COMPANY LLC
PARCEL NO.:	2015702316
PARCEL ADDRESS:	GIANTS BALLPARK L-12631,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$415,124,195.00
APPLICANT'S OPINION:	\$145,748,029.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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

APPLICATION:	2016-0262
APPLICANT:	PAUL SMITH, INC.
PARCEL NO.:	0310 024
PARCEL ADDRESS:	0046 - 0054 GEARY ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,380,463.00
APPLICANT'S OPINION:	\$7,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0342 |
| APPLICANT: | JAMESTOWN PREMIER GHRSQ LP |
| PARCEL NO.: | 0452 002 |
| PARCEL ADDRESS: | 0851 BEACH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,112,591.00 |
| APPLICANT'S OPINION: | \$3,700,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0343 |
| APPLICANT: | JAMESTOWN PREMIER GHRSQ LP |
| PARCEL NO.: | 0452 003 |
| PARCEL ADDRESS: | 0851 BEACH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$32,467,844.00 |
| APPLICANT'S OPINION: | \$29,200,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0344 |
| APPLICANT: | JAMESTOWN PREMIER GHRSQ LP |
| PARCEL NO.: | 0452 011 |
| PARCEL ADDRESS: | 0900 NORTH POINT ST, UNIT 431 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$7,766,510.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------|
| APPLICATION: | 2016-0345 |
| APPLICANT: | JAMESTOWN PREMIER GHRSQ LP |
| PARCEL NO.: | 0453 002 |
| PARCEL ADDRESS: | 2935 LARKIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$5,673,693.00 |
| APPLICANT'S OPINION: | \$5,100,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0513 |
| APPLICANT: | MONOGRAM RESIDENTIAL 1401 MISS |
| PARCEL NO.: | 3510 001 |
| PARCEL ADDRESS: | 1415 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$35,969,309.00 |
| APPLICANT'S OPINION: | \$10,790,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0704 |
| APPLICANT: | 300 PROSPECT PROPERTIES, INC. |
| PARCEL NO.: | 0267 016 |
| PARCEL ADDRESS: | 0160 - 0180 SANSOME ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$42,449,584.00 |
| APPLICANT'S OPINION: | \$20,045,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0708 |
| APPLICANT: | MISSION PIERS |
| PARCEL NO.: | 4045 041 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$54,850,000.00 |
| APPLICANT'S OPINION: | \$27,872,440.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | BASE YEAR |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0709 |
| APPLICANT: | MISSION PIERS |
| PARCEL NO.: | 4045 041 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$63,066,590.00 |
| APPLICANT'S OPINION: | \$31,533,290.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 12) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0710 |
| APPLICANT: | CHINA BASIN BALLPARK COMPANY LLC |
| PARCEL NO.: | 2016702100 |
| PARCEL ADDRESS: | GIANTS BALLPARK L-12631, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$421,454,839.00 |
| APPLICANT'S OPINION: | \$200,000,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Possessory Interest |
| ROLL TYPE: | REGULAR |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0711 |
| APPLICANT: | CHINA BASIN BALLPARK COMPANY LLC |
| PARCEL NO.: | 2016201995 |
| PARCEL ADDRESS: | 0024 WILLIE MAYS PLZ, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$44,878,449.00 |
| APPLICANT'S OPINION: | \$7,571,883.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0712 |
| APPLICANT: | SAFEWAY STORES INC. |
| PARCEL NO.: | 1691 019 |
| PARCEL ADDRESS: | 0850 LA PLAYA, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$25,278,021.00 |
| APPLICANT'S OPINION: | \$13,061,031.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 15) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0739 |
| APPLICANT: | 156 GEARY PROPERTY OWNER LLC |
| PARCEL NO.: | 0309 009 |
| PARCEL ADDRESS: | 0156 GEARY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$26,075,198.00 |
| APPLICANT'S OPINION: | \$13,037,599.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WD/PHC |

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0782 |
| APPLICANT: | ESSEX PORTFOLIO LP |
| PARCEL NO.: | 8711 017 |
| PARCEL ADDRESS: | SITUS TO BE ASSIGNED, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$123,050,693.00 |
| APPLICANT'S OPINION: | \$20,710,693.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 17) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0783 |
| APPLICANT: | ESSEX SF OWNER LP |
| PARCEL NO.: | 3732 008 |
| PARCEL ADDRESS: | 0252 - 0260 05TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$69,903,149.00 |
| APPLICANT'S OPINION: | \$63,672,481.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 18) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0784 |
| APPLICANT: | ESSEX SF OWNER LP |
| PARCEL NO.: | 3732 009 |
| PARCEL ADDRESS: | 900 FOLSOM ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$135,111,592.00 |
| APPLICANT'S OPINION: | \$41,182,784.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-0785 |
| APPLICANT: | ESSEX SF OWNER LP |
| PARCEL NO.: | 3732 150 |
| PARCEL ADDRESS: | 0240V 5TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$27,153,695.00 |
| APPLICANT'S OPINION: | \$23,616,725.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

20) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0823
APPLICANT:	DCO MISSION BAY LP
PARCEL NO.:	8711 023
PARCEL ADDRESS:	1850 CHANNEL ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$84,030,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0825
APPLICANT:	DCO MISSION BAY LP
PARCEL NO.:	8711 023
PARCEL ADDRESS:	1850 CHANNEL ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$4,200,000.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2016-0987
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	4246 003
PARCEL ADDRESS:	2890 3RD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,051,341.00
APPLICANT'S OPINION:	\$600,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION:	2016-1091
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	0646 012
PARCEL ADDRESS:	1554 VAN NESS AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,000,000.00
APPLICANT'S OPINION:	\$4,500,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

- 24) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1111 |
| APPLICANT: | HEINZER, ERNEST |
| PARCEL NO.: | 3639 029 |
| PARCEL ADDRESS: | 0933 TREAT AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,500,000.00 |
| APPLICANT'S OPINION: | \$1,200,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 25) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1155 |
| APPLICANT: | CIM URBAN REIT 211 MAIN ST SF LP |
| PARCEL NO.: | 3740 033 |
| PARCEL ADDRESS: | 0211 MAIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$229,000,000.00 |
| APPLICANT'S OPINION: | \$173,950,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 26) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1156 |
| APPLICANT: | CIM URBAN REIT 211 MAIN ST SF LP |
| PARCEL NO.: | 3740 033 |
| PARCEL ADDRESS: | 0211 MAIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$229,000,000.00 |
| APPLICANT'S OPINION: | \$174,150,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | POSTPONED |
- 27) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1157 |
| APPLICANT: | P55 HOTEL OWNER LLC |
| PARCEL NO.: | 0330 026 |
| PARCEL ADDRESS: | 0055 CYRIL MAGNIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$487,500,000.00 |
| APPLICANT'S OPINION: | \$300,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 28) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1162 |
| APPLICANT: | LSF HOTEL, LLC |
| PARCEL NO.: | 0261 017 |
| PARCEL ADDRESS: | 0222 SANSOME ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$141,280,868.00 |
| APPLICANT'S OPINION: | \$60,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WD/PHC |
- 29) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1169 |
| APPLICANT: | MISSION STREET SF, LLC |
| PARCEL NO.: | 3575 091 |
| PARCEL ADDRESS: | 2101 - 2129 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$13,900,000.00 |
| APPLICANT'S OPINION: | \$8,500,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 30) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------|
| APPLICATION: | 2016-1170 |
| APPLICANT: | MISSION STREET SF, LLC |
| PARCEL NO.: | 3575 091 |
| PARCEL ADDRESS: | 2101 - 2129 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$13,963,104.00 |
| APPLICANT'S OPINION: | \$2,269,575.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 31) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2016-1171 |
| APPLICANT: | MISSION STREET SF, LLC |
| PARCEL NO.: | 3575 091 |
| PARCEL ADDRESS: | 2101 - 2129 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,242,085.00 |
| APPLICANT'S OPINION: | \$2,314,740.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

32) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1172
APPLICANT: MISSION STREET SF, LLC
PARCEL NO.: 3575 091
PARCEL ADDRESS: 2101 - 2129 MISSION ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$14,459,274.00
APPLICANT'S OPINION: \$2,349,461.00
TAXABLE YEAR: 2016
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

33) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1175
APPLICANT: 225 BUSH LLC
PARCEL NO.: 0289 001
PARCEL ADDRESS: 0225 BUSH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$210,000,000.00
APPLICANT'S OPINION: \$105,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

34) Hearing, discussion, and possible action involving:

APPLICATION: 2016-1176
APPLICANT: 225 BUSH LLC
PARCEL NO.: 0289 007
PARCEL ADDRESS: 0225 BUSH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$140,000,000.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sof@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at <http://www.sfgov.org/sunshine/>

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access

Assessment appeal hearings are usually held in Room 406 at City Hall, 1 Dr. Carlton B. Goodlett Place, in San Francisco. City Hall is accessible to persons using wheelchairs and other assistive mobility devices. Ramps are available at the Grove, Van Ness and McAllister. 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 Derek Evans (415) 554-7702.

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