

## 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: 897 539 513#

# Wednesday, June 08, 2022 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.

- Findings to allow teleconferenced meetings under California Government code section 54953(e).
- 2) Announcements
- 3) Public comment\* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- 4) Hearing, discussion, and possible action involving:

APPLICATION: 2020-0309

APPLICANT: 64 PKN OWNER LLC

PARCEL NO: 4110 012

PARCEL ADDRESS: SITUS TO BE ASSIGNED ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$38,240,000.00 APPLICANT'S OPINION: \$24,000,000.00

TAXABLE YEAR: 2018

APPEAL TYPE: Real Property SUPPLEMENTAL

STATUS: POST/ASR



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

APPLICATION: 2020-0310

APPLICANT: 64 PKN OWNER LLC

PARCEL NO: 4110 012

PARCEL ADDRESS: SITUS TO BE ASSIGNED ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$38,240,000.00 APPLICANT'S OPINION: \$24,000,000.00

TAXABLE YEAR: 2019

APPEAL TYPE: Real Property ROLL TYPE: SUPPLEMENTAL

STATUS: POST/ASR

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

APPLICATION: 2020-1827

APPLICANT: SP PLUS-HYDE PARKING JOINT VENTURE

PARCEL NO: 20200979527

PARCEL ADDRESS: 0

TOPIC: Decline in Value CURRENT ASSESSMENT: \$1,774,840.00 APPLICANT'S OPINION: \$200.00

TAXABLE YEAR: 2018

APPEAL TYPE: Possessory Interest

ROLL TYPE: ESCAPE STATUS: POST/TP

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

APPLICATION: 2020-1828

APPLICANT: SP PLUS-HYDE PARKING JOINT VENTURE

PARCEL NO: 20200979528

PARCEL ADDRESS: 0

TOPIC: Decline in Value CURRENT ASSESSMENT: \$115,308.00 APPLICANT'S OPINION: \$20.00 TAXABLE YEAR: 2019

APPEAL TYPE: Possessory Interest

ROLL TYPE: ESCAPE STATUS: POST/TP

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

APPLICATION: 2021-0088

APPLICANT: BULLETIN BUILDING LLC

PARCEL NO: 3705 007

PARCEL ADDRESS: 814 MISSION ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$60,653,001.00 APPLICANT'S OPINION: \$30,327,000.00

TAXABLE YEAR: 2021



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

APPLICATION: 2021-0089

APPLICANT: EMPORIUM MALL LLC

PARCEL NO: 3705 052

PARCEL ADDRESS: 845 MARKET ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$113,750,248.00 APPLICANT'S OPINION: \$56,875,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0090

APPLICANT: WESTFIELD CORP INC.

PARCEL NO: 802097

PARCEL ADDRESS: 0

TOPIC: Decline in Value

CURRENT ASSESSMENT: \$0.00 APPLICANT'S OPINION: \$0.00 TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0091

APPLICANT: EMPORIUM MALL LLC

PARCEL NO: 3705 056

PARCEL ADDRESS: 845 MARKET ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$489,941,920.00 APPLICANT'S OPINION: \$244,971,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0092

APPLICANT: EMPORIUM MALL LLC

PARCEL NO: 3705 050

PARCEL ADDRESS: 845 MARKET ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$80,364,551.00 APPLICANT'S OPINION: \$40,599,000.00

TAXABLE YEAR: 2021



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

APPLICATION: 2021-0152

APPLICANT: PONTE GADEA CALIFORNIA, LLC

PARCEL NO: 3705z003
PARCEL ADDRESS: 22 4TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$228,210,861.00
APPLICANT'S OPINION: \$114,100,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0207

APPLICANT: OAKWOOD STONE APARTMENTS, LP

PARCEL NO: 3587 071

PARCEL ADDRESS: 9-11 OAKWOOD ST

TOPIC: Base Year/New Construction-Incorrect Value

CURRENT ASSESSMENT: \$180,000.00 APPLICANT'S OPINION: \$75,489.00 TAXABLE YEAR: 2020

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

STATUS: WD/PHC

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

APPLICATION: 2021-0322

APPLICANT: GREENBERG, DOUGLAS

PARCEL NO: 3641 002

PARCEL ADDRESS: 2722-2724 FOLSOM ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$1,708,077.00 APPLICANT'S OPINION: \$1,493,747.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

STATUS: POST/TP

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

APPLICATION: 2021-0336

APPLICANT: ASCENDAS REIT SF 1 LLC

PARCEL NO: 3786 322

PARCEL ADDRESS: 505 BRANNAN ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$196,500,000.00 APPLICANT'S OPINION: \$117,900,000.00

TAXABLE YEAR: 2021



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

APPLICATION: 2021-0337

APPLICANT: ASCENDAS REIT SF 2 LLC

PARCEL NO: 3784 007

PARCEL ADDRESS: 520 TOWNSEND ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$254,563,685.00 APPLICANT'S OPINION: \$152,700,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0338

APPLICANT: ASCENDAS REIT SF 2 LLC

PARCEL NO: 3784 080

PARCEL ADDRESS: 510 TOWNSEND ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$109,098,722.00 APPLICANT'S OPINION: \$65,500,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0339

APPLICANT: ASCENDAS REIT SF 1 LLC

PARCEL NO: 3786 322

PARCEL ADDRESS: 505 BRANNAN ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$196,500,000.00 APPLICANT'S OPINION: \$157,200,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

APPLICATION: 2021-0344

APPLICANT: MOSCONE JOINT VENTURE

PARCEL NO: 813663 PARCEL ADDRESS: 0

TOPIC: Decline in Value CURRENT ASSESSMENT: \$31,484,330.00

APPLICANT'S OPINION: \$1.00 TAXABLE YEAR: 2021

APPEAL TYPE: Possessory Interest

ROLL TYPE: REGULAR



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

APPLICATION: 2021-0566

APPLICANT: 340 BRYANT STREET LLC

PARCEL NO: 3764 061

PARCEL ADDRESS: 340 BRYANT ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$52,537,903.00 APPLICANT'S OPINION: \$45,000,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR STATUS: WD/PHC

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

APPLICATION: 2021-0633

APPLICANT: AU ENERGY LLC

PARCEL NO: 3775 025 PARCEL ADDRESS: 561V 3RD ST

TOPIC:

CURRENT ASSESSMENT: \$2,930,749.00 APPLICANT'S OPINION: \$1,723,440.00

TAXABLE YEAR: 2021

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

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

APPLICATION: 2021-0636

APPLICANT: AU ENERGY LLC

PARCEL NO: 3757 001

PARCEL ADDRESS: 1201 HARRISON ST

TOPIC:

CURRENT ASSESSMENT: \$2,953,642.00 APPLICANT'S OPINION: \$1,681,703.00

TAXABLE YEAR: 2021

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

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

APPLICATION: 2021-0864

APPLICANT: MARRIOTT INTERNATIONAL

PARCEL NO: 3706 096
PARCEL ADDRESS: 55 FOURTH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$501,964,673.00
APPLICANT'S OPINION: \$398,029,822.00

TAXABLE YEAR: 2021

APPEAL TYPE: Possessory Interest ROLL TYPE: REGULAR STATUS: WD/PHC



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

APPLICATION: 2021-0906

APPLICANT: GC 555 MONTGOMERY LLC

PARCEL NO: 0227 048

PARCEL ADDRESS: 555 MONTGOMERY ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$150,108,296.00 APPLICANT'S OPINION: \$140,000,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0907

APPLICANT: FAME MISSION REAL ESTATE LLC

PARCEL NO: 3727 103

PARCEL ADDRESS: 1161 MISSION ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$45,032,486.00 APPLICANT'S OPINION: \$25,000,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0910

APPLICANT: 394 PACIFIC AVENUE LLC

PARCEL NO: 0165 007

PARCEL ADDRESS: 394 PACIFIC AVE TOPIC: Decline in Value CURRENT ASSESSMENT: \$34,675,013.00 APPLICANT'S OPINION: \$17,337,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR STATUS: WITHDRAWN

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

APPLICATION: 2021-0912

APPLICANT: HUDSON ONE FERRY OPERATING LP

PARCEL NO: 2021702232

PARCEL ADDRESS:

TOPIC: Decline in Value CURRENT ASSESSMENT: \$364,994,955.00 APPLICANT'S OPINION: \$182,497,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Possessory Interest

ROLL TYPE: REGULAR



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

APPLICATION: 2021-0914

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 032

PARCEL ADDRESS: 600 MONTGOMERY ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$476,000,000.00 APPLICANT'S OPINION: \$357,000,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

APPLICATION: 2021-0915

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 035

PARCEL ADDRESS: 545 SANSOME ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$30,000,000.00 APPLICANT'S OPINION: \$22,500,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

APPLICATION: 2021-0916

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 036

PARCEL ADDRESS: 517 WASHINGTON ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$7,000,000.00 APPLICANT'S OPINION: \$5,250,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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

APPLICATION: 2021-0917

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 037

PARCEL ADDRESS: 505 SANSOME ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$135,000,000.00 APPLICANT'S OPINION: \$101,250,000.00

TAXABLE YEAR: 2020

APPEAL TYPE: Real Property ROLL TYPE: SUPPLEMENTAL



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

APPLICATION: 2021-0918

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 032

PARCEL ADDRESS: 600 MONTGOMERY ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$476,000,000.00 APPLICANT'S OPINION: \$238,000,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0919

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 035

PARCEL ADDRESS: 545 SANSOME ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$30,000,000.00 APPLICANT'S OPINION: \$22,500,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0920

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 036

PARCEL ADDRESS: 517 WASHINGTON ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$7,000,000.00 APPLICANT'S OPINION: \$5,250,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0921

APPLICANT: BHSD TPC PROPCO LLC

PARCEL NO: 0207 037

PARCEL ADDRESS: 505 SANSOME ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$135,000,000.00 APPLICANT'S OPINION: \$101,250,000.00

TAXABLE YEAR: 2021



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

APPLICATION: 2021-0922

APPLICANT: WEWORK GOLDEN GATE LLC

PARCEL NO: 0343 032

PARCEL ADDRESS: 25-27 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$30,261,486.00 APPLICANT'S OPINION: \$15,130,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

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

APPLICATION: 2021-0927

APPLICANT: SIDRA MONTGOMERY LLC

PARCEL NO: 0289 009

PARCEL ADDRESS: 180 MONTGOMERY ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$202,871,359.00 APPLICANT'S OPINION: \$101,435,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0930

APPLICANT: WW COPPER WORKS LLC

PARCEL NO: 3747 015

PARCEL ADDRESS: 353-355 FOLSOM ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$9,093,240.00 APPLICANT'S OPINION: \$4,500,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0931

APPLICANT: WW COPPER WORKS LLC

PARCEL NO: 3747 015

PARCEL ADDRESS: 353-355 FOLSOM ST

TOPIC: Base Year/Change in Ownership-Incorrect Value

CURRENT ASSESSMENT: \$9,000,000.00 APPLICANT'S OPINION: \$4,500,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: BASE YEAR STATUS: WD/PHC



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

APPLICATION: 2021-0933

APPLICANT: 100 MONTGOMERY SF LLC

PARCEL NO: 0289 005

PARCEL ADDRESS: 100-120 MONTGOMERY ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$297,278,091.00 APPLICANT'S OPINION: \$148,616,577.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0934

APPLICANT: 101 MISSION STRATEGIC VENTURE

PARCEL NO: 3717 001
PARCEL ADDRESS: 100 SPEAR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$173,008,519.00
APPLICANT'S OPINION: \$86,500,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-0935

APPLICANT: VBG 115 SANSOME LLC

PARCEL NO: 0268 002

PARCEL ADDRESS: 115 SANSOME ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$88,992,774.00 APPLICANT'S OPINION: \$44,500,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

# 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.



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

# **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 <a href="https://www.sfgov.org/ethics">www.sfgov.org/ethics</a>.

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.

# **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 Wilson Ng or Arthur Khoo 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 Wilson Ng or Arthur Khoo 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

More Information: English | 中文 | Español | Filipino

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