

Phone (415) 554-6778  
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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: ID: 319 404 419#**

**Monday, January 23, 2023  
01:30 PM**

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

APPLICATION:	2021-0293
APPLICANT:	WAR HORSE GOLDEN GATE LLC
PARCEL NO:	0343 032
PARCEL ADDRESS:	25-27 TAYLOR ST
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	\$26,600,000.00
APPLICANT'S OPINION:	\$13,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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

APPLICATION:	2021-1337
APPLICANT:	COLUMBIA REIT 201 CALIFORNIA LLC
PARCEL NO:	0262 021
PARCEL ADDRESS:	201 CALIFORNIA ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$241,442,422.00
APPLICANT'S OPINION:	\$120,788,634.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WD/PHC

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5) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1368  
APPLICANT: 1045 SANSOME OWNER LLC  
PARCEL NO: 0134 001  
PARCEL ADDRESS: 1045 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$69,714,840.00  
APPLICANT'S OPINION: \$34,857,420.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

6) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1371  
APPLICANT: 735 MONTGOMERY LLC  
PARCEL NO: 0195 001  
PARCEL ADDRESS: 735 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$27,619,200.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

7) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1377  
APPLICANT: 152 GEARY STREET LLC  
PARCEL NO: 0309 008  
PARCEL ADDRESS: 152 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,753,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1386  
APPLICANT: GEARY-STOCKTON REALTY LLC  
PARCEL NO: 0309 011  
PARCEL ADDRESS: 212 STOCKTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$108,494,311.00  
APPLICANT'S OPINION: \$54,247,155.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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9) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1944  
APPLICANT: KANG, LONGQI  
PARCEL NO: 20210043958  
PARCEL ADDRESS: 550 WASHINGTON ST  
TOPIC: Other  
CURRENT ASSESSMENT: \$716,642.00  
APPLICANT'S OPINION: \$56,952.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1961  
APPLICANT: WESTLAKE MONTGOMERY OFFICE LLC  
PARCEL NO: 0163 005  
PARCEL ADDRESS: 909 MONTGOMERY ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$63,343,000.00  
APPLICANT'S OPINION: \$32,318,569.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

11) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1971  
APPLICANT: MOMENTUM MACHINES COMPANY  
PARCEL NO: 20210044114  
PARCEL ADDRESS: 680 FOLSOM ST #120  
TOPIC: Other  
CURRENT ASSESSMENT: \$1,297,071.00  
APPLICANT'S OPINION: \$429,707.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Personal Property  
ROLL TYPE: ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1985  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0107 007  
PARCEL ADDRESS: 1155 BATTERY ST  
TOPIC: Calamity  
CURRENT ASSESSMENT: \$100,632,369.00  
APPLICANT'S OPINION: \$80,596,992.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: CALAMITY REASSESSMENT

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13) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1986  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0107 007  
PARCEL ADDRESS: 1155 BATTERY ST  
TOPIC: Calamity  
CURRENT ASSESSMENT: \$102,645,117.00  
APPLICANT'S OPINION: \$82,209,013.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: CALAMITY REASSESSMENT

14) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1991  
APPLICANT: WESTLAKE MONTGOMERY OFFICE, LLC  
PARCEL NO: 0163 005  
PARCEL ADDRESS: 909 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$64,609,860.00  
APPLICANT'S OPINION: \$32,964,939.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: WD/PHC

15) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1992  
APPLICANT: WESTLAKE MONTGOMERY OFFICE, LLC  
PARCEL NO: 0163 005  
PARCEL ADDRESS: 909 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$65,902,056.00  
APPLICANT'S OPINION: \$33,624,237.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: WD/PHC

16) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1993  
APPLICANT: WESTLAKE MONTGOMERY OFFICE, LLC  
PARCEL NO: 0163 005  
PARCEL ADDRESS: 909 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$67,220,096.00  
APPLICANT'S OPINION: \$34,296,720.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: WD/PHC

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17) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1994  
APPLICANT: WESTLAKE MONTGOMERY OFFICE, LLC  
PARCEL NO: 0163 005  
PARCEL ADDRESS: 909 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$68,022,196.00  
APPLICANT'S OPINION: \$16,632,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE  
STATUS: WD/PHC

18) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7317  
APPLICANT: BPP EMBARCADERO SQUARE PRPT OWNER LLC BLACKSTONE PRPT ADVISO  
PARCEL NO: 0167 063  
PARCEL ADDRESS: 75 BROADWAY  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$84,926,284.00  
APPLICANT'S OPINION: \$72,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

19) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7320  
APPLICANT: BPP EMBARCADERO SQUARE PRPT OWNER LLC BLACKSTONE PRPT ADVISO  
PARCEL NO: 0168 057  
PARCEL ADDRESS: 57 THE EMBARCADERO  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$82,098,918.00  
APPLICANT'S OPINION: \$70,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

20) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7321  
APPLICANT: BPP EMBARCADERO SQUARE PRPT OWNER LLC BLACKSTONE PRPT ADVISO  
PARCEL NO: 0171 068  
PARCEL ADDRESS: 1 JACKSON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$85,463,758.00  
APPLICANT'S OPINION: \$72,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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21) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7415  
APPLICANT: SANDHILL O'FARRELL LLC  
PARCEL NO: 0318 009  
PARCEL ADDRESS: 550 O'FARRELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$8,210,674.00  
APPLICANT'S OPINION: \$4,500,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

22) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7451  
APPLICANT: ROSCO PINE FUND LLC  
PARCEL NO: 0667 021  
PARCEL ADDRESS: 1515-1517 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,477,253.00  
APPLICANT'S OPINION: \$700,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0011  
APPLICANT: PATRICIA CARDENAS 2005 TR  
PARCEL NO: 0310 006  
PARCEL ADDRESS: 2 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$6,234,930.00  
APPLICANT'S OPINION: \$3,912,112.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0012  
APPLICANT: PATRICIA CARDENAS 2005 TR  
PARCEL NO: 0310 006  
PARCEL ADDRESS: 2 GEARY ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$6,050,000.00  
APPLICANT'S OPINION: \$3,912,112.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR

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25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0029  
APPLICANT: 111 SUTTER STREET OWNER LP  
PARCEL NO: 0292 001  
PARCEL ADDRESS: 111 SUTTER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$238,617,528.00  
APPLICANT'S OPINION: \$150,000,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

26) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0039  
APPLICANT: 166 GEARY STREET RETAIL OWNER  
PARCEL NO: 0309 039  
PARCEL ADDRESS: 166-300 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$48,694,285.00  
APPLICANT'S OPINION: \$24,300,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0040  
APPLICANT: 46 GEARY LLC  
PARCEL NO: 0310 024  
PARCEL ADDRESS: 46-54 GEARY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$24,262,536.00  
APPLICANT'S OPINION: \$12,100,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0045  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0080 011  
PARCEL ADDRESS: 1425-1485 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$46,313,688.00  
APPLICANT'S OPINION: \$23,200,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0046  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0083 001  
PARCEL ADDRESS: V  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$14,427,940.00  
APPLICANT'S OPINION: \$2,900,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0049  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0085 048  
PARCEL ADDRESS: 1355 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$57,454,120.00  
APPLICANT'S OPINION: \$28,700,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

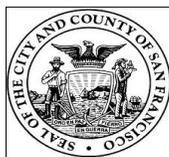
31) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0050  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0107 007  
PARCEL ADDRESS: 1155 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$105,782,689.00  
APPLICANT'S OPINION: \$52,900,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0051  
APPLICANT: JPPF 1155 BATTERY LP  
PARCEL NO: 0107 008  
PARCEL ADDRESS: 1105 BATTERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$5,152,835.00  
APPLICANT'S OPINION: \$2,600,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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33) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7100  
APPLICANT: FONG REAL ESTATE COMPANY  
PARCEL NO: 0013 016  
PARCEL ADDRESS: 107 JEFFERSON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$33,365,511.00  
APPLICANT'S OPINION: \$17,150,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7110  
APPLICANT: BHSD TPC PROPCO LLC  
PARCEL NO: 0207 032  
PARCEL ADDRESS: 600 MONTGOMERY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$485,520,000.00  
APPLICANT'S OPINION: \$227,700,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7111  
APPLICANT: BHSD 545 PROPCO LLC  
PARCEL NO: 0207 035  
PARCEL ADDRESS: 545 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$30,600,000.00  
APPLICANT'S OPINION: \$15,300,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7112  
APPLICANT: BHSD 545 PROPCO LLC  
PARCEL NO: 0207 036  
PARCEL ADDRESS: 517 WASHINGTON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$7,140,000.00  
APPLICANT'S OPINION: \$3,550,000.00  
TAXABLE YEAR: 2022  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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37) Hearing, discussion, and possible action involving:

APPLICATION:	2022-7113
APPLICANT:	BHSD 505 PROPCO LLC
PARCEL NO:	0207 037
PARCEL ADDRESS:	505 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$137,700,000.00
APPLICANT'S OPINION:	\$68,850,000.00
TAXABLE YEAR:	2022
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](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).

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.

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**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 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 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.