

#### 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: 782 606 390#

# Monday, February 27, 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: 2020-1079

APPLICANT: GHC OF SAN FRAN 68 LLC

PARCEL NO: 1853 028
PARCEL ADDRESS: 1575 7TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,779,760.00
APPLICANT'S OPINION: \$5,000,000.00

TAXABLE YEAR: 2020



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

APPLICATION: 2021-0553

APPLICANT: MARKET CENTER OWNER, LP

PARCEL NO: 3708 174

PARCEL ADDRESS: 555 MARKET ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$277,849,000.00 APPLICANT'S OPINION: \$215,000,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR STATUS: POST/TP

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

APPLICATION: 2021-0979

APPLICANT: HWA 555 OWNERS LLC

PARCEL NO: 0259 028

PARCEL ADDRESS: 345 MONTGOMERY ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$72,960,208.00 APPLICANT'S OPINION: \$40,000,000.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1002

APPLICANT: GHC OF SAN FRAN 68, LLC

PARCEL NO: 1853 028
PARCEL ADDRESS: 1575 7TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,881,078.00
APPLICANT'S OPINION: \$2,470,268.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-1091

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 008

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$2,227,943.00 APPLICANT'S OPINION: \$556,985.00 TAXABLE YEAR: 2021

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



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

APPLICATION: 2021-1092

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 009

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$1,732,835.00 APPLICANT'S OPINION: \$433,208.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1093

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 010

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$3,156,260.00 APPLICANT'S OPINION: \$789,024.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1094

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 011

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$5,198,567.00 APPLICANT'S OPINION: \$1,299,641.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1095

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 011A

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$3,713,252.00 APPLICANT'S OPINION: \$928,312.00

TAXABLE YEAR: 2021

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



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

APPLICATION: 2021-1096

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 012

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$6,250,659.00 APPLICANT'S OPINION: \$1,562,664.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1097

APPLICANT: DMP CP PLAZA LLC

PARCEL NO: 0030 013

PARCEL ADDRESS: 2552 TAYLOR ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$13,615,347.00 APPLICANT'S OPINION: \$3,403,836.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1103

APPLICANT: ANCHORAGE HOLDINGS LP

PARCEL NO: 0011 007

PARCEL ADDRESS: 2800 LEAVENWORTH ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$71,647,476.00 APPLICANT'S OPINION: \$17,911,867.00

TAXABLE YEAR: 2021

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

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

APPLICATION: 2021-1104

APPLICANT: ANCHORAGE HOLDINGS LP

PARCEL NO: 0011 008
PARCEL ADDRESS: 500 BEACH ST
TOPIC: Decline in Value

CURRENT ASSESSMENT: \$52,927,202.00 APPLICANT'S OPINION: \$13,231,800.00

TAXABLE YEAR: 2021



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

APPLICATION: 2021-1286

APPLICANT: LCR 1154 HOWARD LLC

PARCEL NO: 3727 022

PARCEL ADDRESS: 1158 HOWARD ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$10,608,780.00 APPLICANT'S OPINION: \$5,304,390.00

TAXABLE YEAR: 2021

APPEAL TYPE: Real Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-1289

APPLICANT: CITIBANK AS LESSEE

PARCEL NO: 2988A031

PARCEL ADDRESS: 130-140 W WEST PORTAL AVE

TOPIC: Decline in Value CURRENT ASSESSMENT: \$7,436,792.00 APPLICANT'S OPINION: \$3,718,396.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1302

APPLICANT: 101 SECOND STREET INC

PARCEL NO: 3721 089
PARCEL ADDRESS: 101 2ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$337,050,331.00
APPLICANT'S OPINION: \$168,575,533.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-1392

APPLICANT: BOP 685 MARKET LLC

PARCEL NO: 3707 051

PARCEL ADDRESS: 685 MARKET ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$91,705,398.00 APPLICANT'S OPINION: \$45,852,699.00

TAXABLE YEAR: 2021



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

APPLICATION: 2021-1616

APPLICANT: AMERICAN MULTI - CINEMA, INC.

PARCEL NO: 3723 113

PARCEL ADDRESS: 763 MISSION ST

TOPIC:

CURRENT ASSESSMENT: \$5,556,105.00 APPLICANT'S OPINION: \$1,300,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Both Real & Personal Prty

ROLL TYPE: REGULAR

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

APPLICATION: 2021-2004

APPLICANT: AU ENERGY LLC

PARCEL NO: 1732 059

PARCEL ADDRESS: 1759 SITUS TO BE ASSIGNED

TOPIC: Other

CURRENT ASSESSMENT: \$6,636,635.00 APPLICANT'S OPINION: \$6,117,118.00

TAXABLE YEAR: 2018

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

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

APPLICATION: 2021-2005

APPLICANT: AU ENERGY LLC

PARCEL NO: 1732 059

PARCEL ADDRESS: 1759 SITUS TO BE ASSIGNED

TOPIC: Other

CURRENT ASSESSMENT: \$4,748,981.00 APPLICANT'S OPINION: \$4,189,074.00

TAXABLE YEAR: 2019

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

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

APPLICATION: 2021-2006

APPLICANT: AU ENERGY LLC

PARCEL NO: 1732 059

PARCEL ADDRESS: 1759 SITUS TO BE ASSIGNED

TOPIC: Other

CURRENT ASSESSMENT: \$3,167,523.00 APPLICANT'S OPINION: \$2,566,418.00

TAXABLE YEAR: 2020

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



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

APPLICATION: 2021-2007

APPLICANT: AU ENERGY LLC

PARCEL NO: 1732 059

PARCEL ADDRESS: 1759 SITUS TO BE ASSIGNED

TOPIC: Other

CURRENT ASSESSMENT: \$4,948,559.00 APPLICANT'S OPINION: \$4,325,687.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-2061

APPLICANT: FUN TO STAY LP, LESSEE

PARCEL NO: 20210044615 PARCEL ADDRESS: 165 STEUART ST

TOPIC:

CURRENT ASSESSMENT: \$5,615,231.00

APPLICANT'S OPINION: \$1.00 TAXABLE YEAR: 2018

APPEAL TYPE: Personal Property

ROLL TYPE: ESCAPE

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

APPLICATION: 2021-2062

APPLICANT: FUN TO STAY LP, LESSEE

PARCEL NO: 20210044615 PARCEL ADDRESS: 165 STEUART ST

TOPIC:

CURRENT ASSESSMENT: \$1,289,898.00

APPLICANT'S OPINION: \$1.00 TAXABLE YEAR: 2019

APPEAL TYPE: Personal Property

ROLL TYPE: ESCAPE

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

APPLICATION: 2021-2063

APPLICANT: FUN TO STAY LP, LESSEE

PARCEL NO: 20210044614 PARCEL ADDRESS: 165 STEUART ST

TOPIC:

CURRENT ASSESSMENT: \$1,251,840.00

APPLICANT'S OPINION: \$1.00 TAXABLE YEAR: 2020

APPEAL TYPE: Personal Property

ROLL TYPE: ESCAPE



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

APPLICATION: 2021-2090

APPLICANT: HWA 555 OWNERS, LLC c/o VORNADO REALTY TRUST

PARCEL NO: 0259 028

PARCEL ADDRESS: 345 MONTGOMERY ST

TOPIC: Base Year/New Construction-Incorrect Value

CURRENT ASSESSMENT: \$27,454,634.00

APPLICANT'S OPINION: \$0.00 TAXABLE YEAR: 2020

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

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

APPLICATION: 2021-7105

APPLICANT: AUADACY CALIFORNIA, LLC

PARCEL NO: 20210011423 PARCEL ADDRESS: 825 BATTERY ST

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$3,373,859.00 APPLICANT'S OPINION: \$1,341,761.00

TAXABLE YEAR: 2021

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-7341

APPLICANT: MOSKOWITZ, MICHAEL

PARCEL NO: 0452T013C

PARCEL ADDRESS: 900 NORTH POINT ST, 510 B25C

TOPIC: Decline in Value CURRENT ASSESSMENT: \$249,514.00 APPLICANT'S OPINION: \$140,000.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-7343

APPLICANT: MOSKOWITZ, MICHAEL

PARCEL NO: 0452T013B

PARCEL ADDRESS: 900 NORTH POINT ST, 510 B25B

TOPIC: Decline in Value CURRENT ASSESSMENT: \$234,834.00 APPLICANT'S OPINION: \$140,000.00

TAXABLE YEAR: 2021

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



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

APPLICATION: 2021-7349
APPLICANT: MACY'S INC
PARCEL NO: 20210011385

PARCEL ADDRESS: 170 OFARRELL ST

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$22,167,232.00 APPLICANT'S OPINION: \$12,000,000.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-7350

APPLICANT: BLOOMINGDALE'S INC

PARCEL NO: 20210010371 PARCEL ADDRESS: 845 MARKET ST

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$5,192,117.00 APPLICANT'S OPINION: \$2,900,000.00

TAXABLE YEAR: 2021

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

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

APPLICATION: 2021-7358 APPLICANT: LYFT INC PARCEL NO: 20210011600

PARCEL ADDRESS: 185 BERRY ST #5000 TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$60,184,714.00 APPLICANT'S OPINION: \$30,092,361.00

TAXABLE YEAR: 2021

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-7419
APPLICANT: APPLE INC
PARCEL NO: 20210007550

PARCEL ADDRESS: 3251 20TH AVE #167 TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$5,766,778.00
APPLICANT'S OPINION: \$200,000.00
TAXABLE YEAR: 2021



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

APPLICATION: 2021-7420
APPLICANT: APPLE INC
PARCEL NO: 20210007552
PARCEL ADDRESS: 300 POST ST

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$77,528,900.00 APPLICANT'S OPINION: \$200,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-7422

APPLICANT: SALESFORCE.COM INC.

PARCEL NO: 20210031284 PARCEL ADDRESS: 450 MISSION ST

TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$2,000,000.00

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

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-7426 APPLICANT: APPLE INC PARCEL NO: 20210007557

PARCEL ADDRESS: 2125 CHESTNUT ST TOPIC: Personal Property / Fixtures

CURRENT ASSESSMENT: \$3,877,217.00 APPLICANT'S OPINION: \$200,000.00

TAXABLE YEAR: 2021

APPEAL TYPE: Personal Property ROLL TYPE: REGULAR

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

APPLICATION: 2021-7434

APPLICANT: DIAMOND, MATTHEW

PARCEL NO: 2830 039

PARCEL ADDRESS: 743-745 ELIZABETH ST

TOPIC: Decline in Value CURRENT ASSESSMENT: \$1,477,328.00 APPLICANT'S OPINION: \$1,314,009.00

TAXABLE YEAR: 2021



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40) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0030

APPLICANT: MARKET CENTER OWNER, LP

PARCEL NO: 3708 174

PARCEL ADDRESS: 555 MARKET ST TOPIC: Decline in Value CURRENT ASSESSMENT: \$283,405,980.00 APPLICANT'S OPINION: \$215,000,000.00

TAXABLE YEAR: 2022

APPEAL TYPE: Real Property ROLL TYPE: REGULAR STATUS: POST/TP

41) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0335 APPLICANT: RYAN, SHANE

PARCEL NO: 4759 037

PARCEL ADDRESS: 1307-1309 PALOU AVE

TOPIC: Decline in Value CURRENT ASSESSMENT: \$1,170,192.00 APPLICANT'S OPINION: \$702,000.00

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.

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.



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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.

#### **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 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.