

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, May 18, 2018

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:

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|----------------------|--------------------------|
| APPLICATION: | 2017-0009 |
| APPLICANT: | PAUL HASTINGS, LLC |
| PARCEL NO.: | 2017212078 |
| PARCEL ADDRESS: | 101 CALIFORNIA, 47TH FLR |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,089,429.00 |
| APPLICANT'S OPINION: | \$300,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

3) Hearing, discussion, and possible action involving:

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|----------------------|-----------------------------|
| APPLICATION: | 2017-0632 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 002 |
| PARCEL ADDRESS: | 2045 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,232,749.00 |
| APPLICANT'S OPINION: | \$5,169,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 4) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2017-0633 |
| APPLICANT: | JMDH REAL ESTATE OF SF, LLC |
| PARCEL NO.: | 4343 016 |
| PARCEL ADDRESS: | 2045 EVANS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$506,343.00 |
| APPLICANT'S OPINION: | \$152,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2017-0822 |
| APPLICANT: | YOUNG BROADCASTING OF SF |
| PARCEL NO.: | 2017208715 |
| PARCEL ADDRESS: | 900 FRONT ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$8,658,133.00 |
| APPLICANT'S OPINION: | \$3,116,959.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
- | | |
|----------------------|---------------------------|
| APPLICATION: | 2017-0823 |
| APPLICANT: | NEXSTAR MEDIA GROUP, INC. |
| PARCEL NO.: | 2017212275 |
| PARCEL ADDRESS: | 1001 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,621,141.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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|----------------------|-------------------------------|
| APPLICATION: | 2017-0834 |
| APPLICANT: | CAPITAL RESEARCH COMPANY |
| PARCEL NO.: | 2017200634 |
| PARCEL ADDRESS: | 1 MARKET STEUART TOWER, #1800 |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$19,462,083.00 |
| APPLICANT'S OPINION: | \$9,731,041.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |

8) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0835
APPLICANT: CAPITAL RESEARCH COMPANY
PARCEL NO.: 2017201002
PARCEL ADDRESS: 1 MARKET STEUART TOWER, #1800
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$3,019,008.00
APPLICANT'S OPINION: \$1,509,504.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0925
APPLICANT: VIVA SOMA LP
PARCEL NO.: 3706 074
PARCEL ADDRESS: 0050 3RD ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$265,238,550.00
APPLICANT'S OPINION: \$158,000,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0926
APPLICANT: VIVA SOMA LP
PARCEL NO.: 3706 074
PARCEL ADDRESS: 0050 3RD ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$265,238,550.00
APPLICANT'S OPINION: \$158,000,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0926
APPLICANT: VIVA SOMA LP
PARCEL NO.: 3706 074
PARCEL ADDRESS: 0050 3RD ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$265,238,550.00
APPLICANT'S OPINION: \$158,000,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 12) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-0927 |
| APPLICANT: | VIVA SOMA LP |
| PARCEL NO.: | 3706 114 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$70,506,450.00 |
| APPLICANT'S OPINION: | \$42,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 13) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-0927 |
| APPLICANT: | VIVA SOMA LP |
| PARCEL NO.: | 3706 114 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$70,506,450.00 |
| APPLICANT'S OPINION: | \$42,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 14) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-0928 |
| APPLICANT: | VIVA SOMA LP |
| PARCEL NO.: | 3706 114 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$70,506,450.00 |
| APPLICANT'S OPINION: | \$42,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 15) Hearing, discussion, and possible action involving:
- | | |
|----------------------|------------------------|
| APPLICATION: | 2017-0928 |
| APPLICANT: | VIVA SOMA LP |
| PARCEL NO.: | 3706 114 |
| PARCEL ADDRESS: | |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$70,506,450.00 |
| APPLICANT'S OPINION: | \$42,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

16) Hearing, discussion, and possible action involving:
APPLICATION: 2017-0967
APPLICANT: DOLBY LABORATORIES, INC.
PARCEL NO.: 3701 065
PARCEL ADDRESS: 1275 MARKET ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$199,888,133.00
APPLICANT'S OPINION: \$135,380,821.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

17) Hearing, discussion, and possible action involving:
APPLICATION: 2017-1012
APPLICANT: UNIVERSITY OF PACIFIC
PARCEL NO.: 3724 071
PARCEL ADDRESS: 0155 5TH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$63,530,000.00
APPLICANT'S OPINION: \$53,145,331.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:
APPLICATION: 2017-1013
APPLICANT: UNIVERSITY OF PACIFIC
PARCEL NO.: 3724 071
PARCEL ADDRESS: 0155 5TH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$63,530,000.00
APPLICANT'S OPINION: \$53,145,331.00
TAXABLE YEAR: 2013
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:
APPLICATION: 2017-1014
APPLICANT: UNIVERSITY OF PACIFIC
PARCEL NO.: 3724 071
PARCEL ADDRESS: 0155 5TH ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$127,060,000.00
APPLICANT'S OPINION: \$54,208,238.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

- 20) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-1015 |
| APPLICANT: | UNIVERSITY OF PACIFIC |
| PARCEL NO.: | 3724 071 |
| PARCEL ADDRESS: | 0155 5TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$178,195,942.00 |
| APPLICANT'S OPINION: | \$55,292,402.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 21) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2017-1016 |
| APPLICANT: | UNIVERSITY OF PACIFIC |
| PARCEL NO.: | 3724 071 |
| PARCEL ADDRESS: | 0155 5TH ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$180,913,428.00 |
| APPLICANT'S OPINION: | \$56,398,250.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 22) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2017-1020 |
| APPLICANT: | 10 SVN LLC |
| PARCEL NO.: | 3506 003A |
| PARCEL ADDRESS: | 0080 SOUTH VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,981,000.00 |
| APPLICANT'S OPINION: | \$890,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 23) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2017-1021 |
| APPLICANT: | 10 SVN LLC |
| PARCEL NO.: | 3506 003A |
| PARCEL ADDRESS: | 0080 SOUTH VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$2,981,000.00 |
| APPLICANT'S OPINION: | \$890,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1022
 - APPLICANT: 10 SVN LLC
 - PARCEL NO.: 3506 003A
 - PARCEL ADDRESS: 0080 SOUTH VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$3,026,460.00
 - APPLICANT'S OPINION: \$910,000.00
 - TAXABLE YEAR: 2016
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1023
 - APPLICANT: 10 SVN LLC
 - PARCEL NO.: 3506 003A
 - PARCEL ADDRESS: 0080 SOUTH VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$3,086,989.00
 - APPLICANT'S OPINION: \$930,000.00
 - TAXABLE YEAR: 2017
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1024
 - APPLICANT: 10 SVN LLC
 - PARCEL NO.: 3506 004
 - PARCEL ADDRESS: 0012 - 0050 S SOUTH VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$55,269,000.00
 - APPLICANT'S OPINION: \$16,580,000.00
 - TAXABLE YEAR: 2014
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL
- 27) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1025
 - APPLICANT: 10 SVN LLC
 - PARCEL NO.: 3506 004
 - PARCEL ADDRESS: 0012 - 0050 S SOUTH VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$55,269,000.00
 - APPLICANT'S OPINION: \$16,580,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE

- 28) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1026
 - APPLICANT: 10 SVN LLC
 - PARCEL NO.: 3506 004
 - PARCEL ADDRESS: 0012 - 0050 S SOUTH VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$56,111,852.00
 - APPLICANT'S OPINION: \$16,830,000.00
 - TAXABLE YEAR: 2016
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 29) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1027
 - APPLICANT: 10 SVN LLC
 - PARCEL NO.: 3506 004
 - PARCEL ADDRESS: 0012 - 0050 S SOUTH VAN NESS AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$57,234,089.00
 - APPLICANT'S OPINION: \$17,170,000.00
 - TAXABLE YEAR: 2017
 - APPEAL TYPE: Real Property
 - ROLL TYPE: ESCAPE
- 30) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1212
 - APPLICANT: LOUIE, CHEE
 - PARCEL NO.: 2187 002
 - PARCEL ADDRESS: 2139 30TH AVE,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$30,948.00
 - APPLICANT'S OPINION: \$15,000.00
 - TAXABLE YEAR: 2009
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL
- 31) Hearing, discussion, and possible action involving:
- APPLICATION: 2017-1216
 - APPLICANT: 45 LANSING DVLPMNT LLC
 - PARCEL NO.: 3749 059
 - PARCEL ADDRESS: 0045 LANSING ST,
 - TOPIC: Pre-Hearing Conference
 - CURRENT ASSESSMENT: \$264,871,761.00
 - APPLICANT'S OPINION: \$79,454,000.00
 - TAXABLE YEAR: 2015
 - APPEAL TYPE: Real Property
 - ROLL TYPE: SUPPLEMENTAL

- 32) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2017-1217 |
| APPLICANT: | 45 LANSING DVLPMT LLC |
| PARCEL NO.: | 3749 059 |
| PARCEL ADDRESS: | 0045 LANSING ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$267,429,876.00 |
| APPLICANT'S OPINION: | \$80,221,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | ESCAPE |
- 33) Hearing, discussion, and possible action involving:
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|----------------------|---------------------------|
| APPLICATION: | 2017-1218 |
| APPLICANT: | 45 LANSING DVLPMT LLC |
| PARCEL NO.: | 3749 059 |
| PARCEL ADDRESS: | 0045 LANSING ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$272,923,003.00 |
| APPLICANT'S OPINION: | \$81,869,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Both Real & Personal Prty |
| ROLL TYPE: | ESCAPE |
- 34) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2017-1258 |
| APPLICANT: | MMI / HINES HARRISON LLC |
| PARCEL NO.: | 3764 063 |
| PARCEL ADDRESS: | 0525 HARRISON ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$36,000,000.00 |
| APPLICANT'S OPINION: | \$8,500,000.00 |
| TAXABLE YEAR: | 2016 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 35) Hearing, discussion, and possible action involving:
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|----------------------|----------------------------|
| APPLICATION: | 2017-7092 |
| APPLICANT: | LF GEORGE PROPERTIES CORP. |
| PARCEL NO.: | 0522 002A |
| PARCEL ADDRESS: | 2601 VAN NESS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,894,524.00 |
| APPLICANT'S OPINION: | \$1,700,000.00 |
| TAXABLE YEAR: | 2017 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

36) Hearing, discussion, and possible action involving:

APPLICATION: 2017-7127
APPLICANT: BRILLIANT CORNERS
PARCEL NO.: 2017211664
PARCEL ADDRESS: 1390 MARKET ST, #405
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$7,885,344.00
APPLICANT'S OPINION: \$256,310.00
TAXABLE YEAR: 2017
APPEAL TYPE: Personal 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 soft@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/>

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 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102; telephone (415) 252-3100; fax (415) 252-3112; 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) 554-5227 (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 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 Peggy Nevin 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

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