

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: 286 384 51#
Tuesday, May 23, 2023
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.

- 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 action involving:

APPLICATION:	2022-1403
APPLICANT:	RECOLOGY PROPERTIES INC
PARCEL NO:	4991 007
PARCEL ADDRESS:	501 TUNNEL AVE
TOPIC:	
CURRENT ASSESSMENT:	\$48,154,581.00
APPLICANT'S OPINION:	\$24,077,291.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1427
APPLICANT: DROPBOX INC
PARCEL NO: 20220028811
PARCEL ADDRESS: 301 HOWARD ST
TOPIC:
CURRENT ASSESSMENT: \$503,163.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1428
APPLICANT: DROPBOX INC
PARCEL NO: 20220010987
PARCEL ADDRESS: 185 BERRY ST #400
TOPIC:
CURRENT ASSESSMENT: \$27,572,720.00
APPLICANT'S OPINION: \$24,850,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1429
APPLICANT: DROPBOX INC
PARCEL NO: 20220011039
PARCEL ADDRESS: 1800 OWENS ST
TOPIC:
CURRENT ASSESSMENT: \$66,085,340.00
APPLICANT'S OPINION: \$63,814,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR
STATUS: POST/TP

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1430
APPLICANT: ZR JACKSON LP
PARCEL NO: 0196 001
PARCEL ADDRESS: 621V SANSOME ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,829,904.00
APPLICANT'S OPINION: \$1,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1431
APPLICANT: ZR JACKSON LP
PARCEL NO: 0196 027
PARCEL ADDRESS: 405-445 SITUS TO BE ASSIGNED ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$53,631,547.00
APPLICANT'S OPINION: \$27,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1432
APPLICANT: PINE STREET CA INC
PARCEL NO: 0258 041
PARCEL ADDRESS: 500V PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$76,736,033.00
APPLICANT'S OPINION: \$40,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1433
APPLICANT: BELL SOUND USA LLC
PARCEL NO: 3736 006
PARCEL ADDRESS: 234-246 1ST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$135,004,303.00
APPLICANT'S OPINION: \$70,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1434
APPLICANT: FELCOR UNION SQUARE HOTEL LLC
PARCEL NO: 0285 021
PARCEL ADDRESS: 480 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$200,002,809.00
APPLICANT'S OPINION: \$122,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1435
APPLICANT: INTUIT, INC. (DBA:DEMANDFORCE, INC.)
PARCEL NO: 20220031642
PARCEL ADDRESS: 760 MARKET ST, 2ND
TOPIC:
CURRENT ASSESSMENT: \$23,920,000.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1437
APPLICANT: SF PIERS OWNER INC
PARCEL NO: 810104
PARCEL ADDRESS:
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$114,898,466.00
APPLICANT'S OPINION: \$57,449,232.00
TAXABLE YEAR: 2022
APPEAL TYPE: Possessory Interest
ROLL TYPE: REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1438
APPLICANT: THE HEARST CORPORATION
PARCEL NO: 3754 017
PARCEL ADDRESS: 385-395 7TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$53,040,000.00
APPLICANT'S OPINION: \$30,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1439
APPLICANT: 2301 POLK STREET LLC
PARCEL NO: 0547 003A
PARCEL ADDRESS: 2301 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$7,253,526.00
APPLICANT'S OPINION: \$3,500,396.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1442
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220031432
PARCEL ADDRESS: 685 MARKET ST #1000
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$6,950,923.00
APPLICANT'S OPINION: \$460,001.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1443
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220011259
PARCEL ADDRESS: 555 MARKET ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$26,255,325.00
APPLICANT'S OPINION: \$882,501.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1444
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220031431
PARCEL ADDRESS: 1515 THIRD ST
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$30,218,159.00
APPLICANT'S OPINION: \$2,015,001.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1445
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220011260
PARCEL ADDRESS:
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$12,380,541.00
APPLICANT'S OPINION: \$1,865,001.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1446
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220032204
PARCEL ADDRESS: Historic Pier 70 Bldg
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$68,772,013.00
APPLICANT'S OPINION: \$597,501.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1447
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220031433
PARCEL ADDRESS: 1455 MARKET ST #400
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$53,717,835.00
APPLICANT'S OPINION: \$2,710,001.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1448
APPLICANT: UBER TECHNOLOGIES, INC
PARCEL NO: 20220036856
PARCEL ADDRESS: 201 3RD ST #2
TOPIC: Personal Property / Fixtures
CURRENT ASSESSMENT: \$8,104,515.00
APPLICANT'S OPINION: \$310,001.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1449
APPLICANT: SCG 110 SUTTER STREET LLC
PARCEL NO: 0288 007
PARCEL ADDRESS: 110 SUTTER ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$27,407,230.00
APPLICANT'S OPINION: \$13,703,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1450
APPLICANT: ACCENTURE LLP
PARCEL NO: 20220006026
PARCEL ADDRESS: 415 MISSION ST #3100
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$55,991,217.00
APPLICANT'S OPINION: \$27,995,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1451
APPLICANT: AUTODESK, INC.
PARCEL NO: 20220004856
PARCEL ADDRESS: 1 MARKET LANDMARK BLDG ST #500
TOPIC:
CURRENT ASSESSMENT: \$34,199,474.00
APPLICANT'S OPINION: \$17,099,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1452
APPLICANT: AUTODESK, INC.
PARCEL NO: 20220004860
PARCEL ADDRESS: 1 MARKET - STEUART TOWER ST #400
TOPIC:
CURRENT ASSESSMENT: \$45,626,986.00
APPLICANT'S OPINION: \$22,812,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1453
APPLICANT: AUTODESK, INC.
PARCEL NO: 20220004858
PARCEL ADDRESS: PIER 9 #106
TOPIC:
CURRENT ASSESSMENT: \$27,800,452.00
APPLICANT'S OPINION: \$13,899,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1454
APPLICANT: AUTODESK, INC.
PARCEL NO: 20220004862
PARCEL ADDRESS: 300 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$78,020,587.00
APPLICANT'S OPINION: \$39,010,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1456
APPLICANT: FRE 593, LLC
PARCEL NO: 20220012755
PARCEL ADDRESS: 28 2ND ST
TOPIC:
CURRENT ASSESSMENT: \$6,180,841.00
APPLICANT'S OPINION: \$3,050,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1457
APPLICANT: FRE 593, LLC
PARCEL NO: 20220012762
PARCEL ADDRESS: 381 BUSH ST
TOPIC:
CURRENT ASSESSMENT: \$27,810.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Personal Property
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1458
APPLICANT: FHFI MONTGOMERY LLC
PARCEL NO: 0268 017
PARCEL ADDRESS: 250 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$33,465,570.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1459
APPLICANT: FHFI MONTGOMERY LLC
PARCEL NO: 0268 018
PARCEL ADDRESS: 250 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,569,426.00
APPLICANT'S OPINION: \$8,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1460
APPLICANT: FHFI MONTGOMERY LLC
PARCEL NO: 0268 019
PARCEL ADDRESS: 250 MONTGOMERY ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$32,350,050.00
APPLICANT'S OPINION: \$16,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1465
APPLICANT: WALGREEN CO.
PARCEL NO: 6569 121
PARCEL ADDRESS: 3400 CESAR CHAVEZ ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,003,026.00
APPLICANT'S OPINION: \$11,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1466
APPLICANT: WALGREEN CO.
PARCEL NO: 0044 001
PARCEL ADDRESS: 2525 JONES ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$11,633,206.00
APPLICANT'S OPINION: \$11,767,665.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1467
APPLICANT: FRANKLIN POST LP
PARCEL NO: 0689 003
PARCEL ADDRESS: 1314V POST ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,048,624.00
APPLICANT'S OPINION: \$4,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1468
APPLICANT: SURVIVORS TRUST
PARCEL NO: 1440 040
PARCEL ADDRESS: 745 CLEMENT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,777,522.00
APPLICANT'S OPINION: \$8,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1469
APPLICANT: WALGREEN CO.
PARCEL NO: 2385 046
PARCEL ADDRESS: 3001-3021 TARAVAL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,428,080.00
APPLICANT'S OPINION: \$0.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1470
APPLICANT: 24TH POTRERO PARTNERSHIP LP
PARCEL NO: 4212 019
PARCEL ADDRESS: 1189 POTRERO AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,768,309.00
APPLICANT'S OPINION: \$7,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1471
APPLICANT: WALGREEN CO.
PARCEL NO: 5414 031
PARCEL ADDRESS: 5300 SITUS TO BE ASSIGNED ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,793,350.00
APPLICANT'S OPINION: \$5,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1472
APPLICANT: 415 MISSION ST. TENANT LLC
PARCEL NO: 20220011904
PARCEL ADDRESS: 415 MISSION ST
TOPIC:
CURRENT ASSESSMENT: \$56,257,950.00
APPLICANT'S OPINION: \$46,992,169.00
TAXABLE YEAR: 2022
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 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.