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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: 348 762 366#**

**Monday, December 12, 2022**  
**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 action involving:

APPLICATION:	2020-1154
APPLICANT:	1844 MARKET ST LLC
PARCEL NO:	0871 016
PARCEL ADDRESS:	1844 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$81,703,370.00
APPLICANT'S OPINION:	\$40,851,681.00
TAXABLE YEAR:	2020
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1159  
APPLICANT: OSIB 816 FOLSOM PROPERTIES LLC  
PARCEL NO: 3733 014  
PARCEL ADDRESS: 816 FOLSOM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$15,085,800.00  
APPLICANT'S OPINION: \$7,542,900.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1160  
APPLICANT: TENTH & MARKET LLC  
PARCEL NO: 3507 041  
PARCEL ADDRESS: 1401 MARKET ST  
TOPIC:  
CURRENT ASSESSMENT: \$429,263,861.00  
APPLICANT'S OPINION: \$215,234,536.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1232  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO: 0808 070  
PARCEL ADDRESS: 451 GOUGH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,291,229.00  
APPLICANT'S OPINION: \$645,614.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1233  
APPLICANT: ULLMAN, SEPS & STEIN LTD LP  
PARCEL NO: 0808 071  
PARCEL ADDRESS: 302 IVY ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$1,812,853.00  
APPLICANT'S OPINION: \$906,427.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1399  
APPLICANT: MASON STREET PORP CO LLC  
PARCEL NO: 0223 005  
PARCEL ADDRESS: 925 POWELL ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,192,033.00  
APPLICANT'S OPINION: \$2,531,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1442  
APPLICANT: GHC OF SAN FRAN 180 LLC  
PARCEL NO: 0278 019  
PARCEL ADDRESS: 1359 PINE ST  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$22,350,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1443  
APPLICANT: GHC OF SAN FRAN 180 LLC  
PARCEL NO: 0278 019  
PARCEL ADDRESS: 1359 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,350,000.00  
APPLICANT'S OPINION: \$12,000,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1444  
APPLICANT: GHC OF SAN FRAN 180 LLC  
PARCEL NO: 0278 019  
PARCEL ADDRESS: 1359 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$22,797,000.00  
APPLICANT'S OPINION: \$12,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1445  
APPLICANT: GHC OF SAN FRAN 68, LLC  
PARCEL NO: 1853 028  
PARCEL ADDRESS: 1575 7TH AVE  
TOPIC: Base Year/Change in Ownership-Incorrect Value  
CURRENT ASSESSMENT: \$9,400,000.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1446  
APPLICANT: GHC OF SAN FRAN 68, LLC  
PARCEL NO: 1853 028  
PARCEL ADDRESS: 1575 7TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,400,000.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1447  
APPLICANT: GHC OF SAN FRAN 68, LLC  
PARCEL NO: 1853 028  
PARCEL ADDRESS: 1575 7TH AVE  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,588,000.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION: 2020-1640  
APPLICANT: 2675 GEARY BLVD LP  
PARCEL NO: 1094 001  
PARCEL ADDRESS: 2675 GEARY BLVD  
TOPIC: Base Year/New Construction-Incorrect Value  
CURRENT ASSESSMENT: \$151,081,942.00  
APPLICANT'S OPINION: \$45,324,582.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WITHDRAWN

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2020-7488  
APPLICANT: CALIFORNIA BD LLC  
PARCEL NO: 0653 023  
PARCEL ADDRESS: 2385 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$13,450,532.00  
APPLICANT'S OPINION: \$9,000,000.00  
TAXABLE YEAR: 2020  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0011  
APPLICANT: 64 PKN OWNER LLC  
PARCEL NO: 4110 012  
PARCEL ADDRESS: SITUS TO BE ASSIGNED ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$39,004,800.00  
APPLICANT'S OPINION: \$19,700,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

18) 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

19) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0547  
APPLICANT: 1066 MARKET LLC  
PARCEL NO: 0350 003  
PARCEL ADDRESS: 1060-1066 MARKET ST  
TOPIC:  
CURRENT ASSESSMENT: \$145,194,332.00  
APPLICANT'S OPINION: \$125,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2021-0981  
APPLICANT: SC 901 BATTERY LC  
PARCEL NO: 0142 006  
PARCEL ADDRESS: 998 SANSOME ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,204,713.00  
APPLICANT'S OPINION: \$2,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

21) 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  
STATUS: POST/TP

22) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1006  
APPLICANT: GHC OF SAN FRAN 180 LLC  
PARCEL NO: 0278 019  
PARCEL ADDRESS: 1359 PINE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$23,493,839.00  
APPLICANT'S OPINION: \$5,873,460.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

23) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1785  
APPLICANT: FARALLON CAPITAL MANAGEMENT LLC  
PARCEL NO: 20210004835  
PARCEL ADDRESS: 1 MARITIME PL # 2100  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$15,518,270.00  
APPLICANT'S OPINION: \$7,759,135.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR  
STATUS: POST/TP

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1786  
APPLICANT: GATES HOTEL INC  
PARCEL NO: 20210009708  
PARCEL ADDRESS: 140 ELLIS ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$12,444,507.00  
APPLICANT'S OPINION: \$6,222,254.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1787  
APPLICANT: GATES HOTEL INC  
PARCEL NO: 0326 023  
PARCEL ADDRESS: 140 ELLIS ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$9,358,746.00  
APPLICANT'S OPINION: \$4,679,374.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1788  
APPLICANT: GOLDEN GATE DISPOSAL & RECYCLING  
PARCEL NO: 20210001580  
PARCEL ADDRESS: 900 7TH ST  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$1,739,114.00  
APPLICANT'S OPINION: \$869,558.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2021-1789  
APPLICANT: PROSPER MARKETPLACE INC  
PARCEL NO: 20210006211  
PARCEL ADDRESS: 221 MAIN ST #300  
TOPIC: Personal Property / Fixtures  
CURRENT ASSESSMENT: \$9,249,047.00  
APPLICANT'S OPINION: \$4,624,524.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7325  
APPLICANT: 1145 POLK LLC  
PARCEL NO: 0691 001  
PARCEL ADDRESS: 1145 POLK ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$30,651,603.00  
APPLICANT'S OPINION: \$20,038,961.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7348  
APPLICANT: DERE INVESTMENT ASSOCIATES  
PARCEL NO: 3538 011  
PARCEL ADDRESS: 52 SANCHEZ ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,693,755.00  
APPLICANT'S OPINION: \$3,516,810.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7359  
APPLICANT: MURPHY, JOHN  
PARCEL NO: 3580 135  
PARCEL ADDRESS: 550 CHURCH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,091,700.00  
APPLICANT'S OPINION: \$2,010,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7379  
APPLICANT: SMITH-BRENNAN PROPERTIES, LLC  
PARCEL NO: 0643 003  
PARCEL ADDRESS: 1630 CALIFORNIA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$19,080,371.00  
APPLICANT'S OPINION: \$14,165,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7380  
APPLICANT: CO, WALGREEN  
PARCEL NO: 0044 001  
PARCEL ADDRESS: 2525 JONES ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$11,466,686.00  
APPLICANT'S OPINION: \$9,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

33) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7395  
APPLICANT: 915 MINNA LLC  
PARCEL NO: 3510 058  
PARCEL ADDRESS: 915 MINNA ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$31,050,939.00  
APPLICANT'S OPINION: \$18,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7439  
APPLICANT: 1737 MASON LLC  
PARCEL NO: 0119 004  
PARCEL ADDRESS: 1737-1741 MASON ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,690,592.00  
APPLICANT'S OPINION: \$1,749,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

35) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7440  
APPLICANT: 135 HYDE LLC  
PARCEL NO: 0346 002  
PARCEL ADDRESS: 135 HYDE ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,116,889.00  
APPLICANT'S OPINION: \$1,600,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7452  
APPLICANT: CITY LLC  
PARCEL NO: 3555 036  
PARCEL ADDRESS: 1785 15TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$4,981,034.00  
APPLICANT'S OPINION: \$2,509,379.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7457  
APPLICANT: 5 HALLAM STREET LLC  
PARCEL NO: 3755 096  
PARCEL ADDRESS: 5 HALLAM ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$2,723,464.00  
APPLICANT'S OPINION: \$1,350,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7467  
APPLICANT: RYAN, MARY  
PARCEL NO: 3519 041  
PARCEL ADDRESS: 335-339 10TH ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$3,363,770.00  
APPLICANT'S OPINION: \$2,500,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2021-7470  
APPLICANT: KONG, SUILING  
PARCEL NO: 1240 037  
PARCEL ADDRESS: 840 WALLER ST  
TOPIC: Decline in Value  
CURRENT ASSESSMENT: \$10,774,580.00  
APPLICANT'S OPINION: \$7,000,000.00  
TAXABLE YEAR: 2021  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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### **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.

### **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](mailto: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](mailto:bos@sfgov.org) or (415) 554-5184.

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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.