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

THIS MEETING IS CANCELLED

CLOSED SESSION Agenda* / Notice of Assessment Appeals Board Assessment Appeals Board 1 Hearing Room 406, City Hall Thursday, March 21, 2019 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.

- A) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)
- B) Closed session to continue deliberating and take possible action on the below listed applications that were taken under submission on March 11 & 12, 2019. (Pursuant to Property Tax Rule 301):
 - 1. Discussion and possible action involving:

APPLICATION: APPLICANT:	2017-0002 EBB 2010 TRUST
PARCEL NO:	3719 157
PARCEL ADDRESS:	0301 MISSION ST, #19F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,866,898.00
APPLICANT'S OPINION:	\$750,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION:	2017-0010
APPLICANT:	ROBINHOOD III, LP
PARCEL NO:	3719 384
PARCEL ADDRESS:	0301 MISSION ST, PH2A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$13,962,826.00
APPLICANT'S OPINION:	\$2,737,810.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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3 Discussion and possible action involving:

APPLICATION:	2017-0012
APPLICANT:	HORN, SABRINA
PARCEL NO:	3719 164
PARCEL ADDRESS:	301 MISSION ST, #20E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,275,292.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
ROLL I II L.	HE GO E IN

4. Discussion and possible action involving:

2017-0080
FAN, RANDALL
3719 409
301 MISSION ST, #605
Decline in Value
\$1,856,818.00
\$1,100,000.00
2017
Real Property
REGULAR

5. Discussion and possible action involving:

APPLICATION:	2017-0129
APPLICANT:	MAH AB LIVING TRUST
PARCEL NO:	3719 111
PARCEL ADDRESS:	0301 MISSION ST, #14D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$725,112.00
APPLICANT'S OPINION:	\$134,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
	Real Property REGULAR



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7. Discussion and possible action involving:

8. Discussion and possible action involving:

APPLICATION:	2017-0132
APPLICANT:	FOX, JOANNE
PARCEL NO:	3719 232
PARCEL ADDRESS:	0301 MISSION ST, #29C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,543,040.00
APPLICANT'S OPINION:	\$407,200.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9. Discussion and possible action involving:

APPLICATION:	2017-0139
APPLICANT:	RATNER, JOYCE
PARCEL NO:	3719 250
PARCEL ADDRESS:	0301 MISSION ST, #32C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,813,878.00
APPLICANT'S OPINION:	\$1,403,434.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE: POLL TYPE	2017-0146 MARTINEZ, MARIA 3719 305 0301 MISSION ST, #41D Decline in Value \$2,991,862.00 \$1,022,120.00 2017 Real Property
APPEAL TYPE: ROLL TYPE:	Real Property REGULAR



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11. Discussion and possible action involving:

APPLICATION:	2017-0153
APPLICANT:	SAAL REVOC LVG TR
PARCEL NO:	3719 269
PARCEL ADDRESS:	301 MISSION ST, #35D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,015,008.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2017

12. Discussion and possible action involving:

APPLICATION:	2017-0154
APPLICANT:	DODSON LIVING TRUST
PARCEL NO:	3719 312
PARCEL ADDRESS:	301 MISSION ST, #42E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,372,912.00
APPLICANT'S OPINION:	\$800,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13. Discussion and possible action involving:

APPLICATION: APPLICANT:	2017-0155 STRICKLAND, TYRONE
PARCEL NO:	3719 268
PARCEL ADDRESS: TOPIC:	0301 MISSION ST, #35C Decline in Value
CURRENT ASSESSMENT:	\$4,031,952.00
APPLICANT'S OPINION:	\$3,023,889.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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15. Discussion and possible action involving:

APPLICATION:	2017-0177
APPLICANT:	DUFFY, ROBIN
PARCEL NO:	3719 220
PARCEL ADDRESS:	0301 MISSION ST, #27C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,387,338.00
APPLICANT'S OPINION:	\$1,380,338.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16. Discussion and possible action involving:

APPLICATION:	2017-0181
APPLICANT: PARCEL NO:	SPENCER, STIRLING 3719 273
PARCEL ADDRESS: TOPIC:	0301 MISSION ST, #36B Decline in Value
CURRENT ASSESSMENT:	\$2,804,984.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR: APPEAL TYPE:	2017 Real Property
ROLL TYPE:	REGULAR

17. Discussion and possible action involving:

APPLICATION: APPLICANT: PARCEL NO:	2017-0189 CMJ VENTURES, LLC 3719 120
PARCEL ADDRESS:	0301 MISSION ST, #15D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,082,758.00
APPLICANT'S OPINION:	\$400,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION:	2017-0198
APPLICANT:	CONNICK, MARY
PARCEL NO:	3719 261
PARCEL ADDRESS:	0301 MISSION ST, #34B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,830,998.00
APPLICANT'S OPINION:	\$590,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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19. Discussion and possible action involving:

APPLICATION:	2017-0200
APPLICANT:	DANIEL SPRINGER REVOCABLE TRUST
PARCEL NO:	3719 262
PARCEL ADDRESS:	301 MISSION ST, #34C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,742,676.00
APPLICANT'S OPINION:	\$1,900,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20. Discussion and possible action involving:

APPLICATION:	2017-0201
APPLICANT:	PROTIVA, LINDA
PARCEL NO:	3719 388
PARCEL ADDRESS:	0301 MISSION ST, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,971,792.00
APPLICANT'S OPINION:	\$900,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21. Discussion and possible action involving:

APPLICATION:	2017-0225
APPLICANT:	CA MILLENIUM LLC
PARCEL NO:	3719 343
PARCEL ADDRESS:	0301 MISSION ST, #48F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,334,286.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR:	2017-0251 SNYDER, AMY 3719 216 0301 MISSION ST, #26E Decline in Value \$1,835,156.00 \$997,101.00 2017
• • • • • • • • • • • • • • • • • • • •	
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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23. Discussion and possible action involving:

APPLICATION:	2017-0263
APPLICANT:	MOTHER FISH LLC
PARCEL NO:	3719 301
PARCEL ADDRESS:	301 MISSION ST, #40F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,003,240.00
APPLICANT'S OPINION:	\$737,230.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24. Discussion and possible action involving:

2017-0276
2017-0270
FUMARELLI, THOMAS
3719 314
301 MISSION ST, #43A
Decline in Value
\$1,839,842.00
\$500,000.00
2017
Real Property
REGULAR

25. Discussion and possible action involving:

APPLICATION:	2017-0292
APPLICANT:	TIKU, VIKAS
PARCEL NO:	3719 084
PARCEL ADDRESS:	0301 MISSION ST, #10C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,943,486.00
APPLICANT'S OPINION:	\$1,300,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE:	2017-0348 GUSSIN, AMY 3719 183 0301 MISSION ST, #22G Decline in Value \$1,375,386.00 \$400,000.00 2017 Real Property
TAXABLE YEAR: APPEAL TYPE:	
ROLL TYPE:	REGULAR



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27. Discussion and possible action involving:

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE: POLL TYPE:	2017-0356 HINOHARA TRUST 3719 300 301 MISSION ST, #40E Decline in Value \$2,305,344.00 \$1,500,000.00 2017 Real Property BECUL AR
ROLL TYPE:	REGULAR

28. Discussion and possible action involving:

APPLICATION:	2017-0361
APPLICANT:	LEE, SOOK
PARCEL NO:	3719 150
PARCEL ADDRESS:	0301 MISSION ST, #18G
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,476,214.00
APPLICANT'S OPINION:	\$700,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29. Discussion and possible action involving:

APPLICATION:	2017-0374
APPLICANT:	TONG, PAUL
PARCEL NO:	3719 167
PARCEL ADDRESS:	0301 MISSION ST, #20H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$722,940.00
APPLICANT'S OPINION:	\$180,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

2017-0410 ROSENBERG, JEROLD 3719 353 0301 MISSION ST, #51B Decline in Value \$8,276,114.00 \$4,000,000.00 2017 Real Property
Real Property REGULAR



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31. Discussion and possible action involving:

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT: APPLICANT'S OPINION: TAXABLE YEAR: APPEAL TYPE: POLL TYPE:	2017-0653 LI, HON LAM 3719 248 0301 MISSION ST, #32A Decline in Value \$1,644,604.00 \$300,000.00 2017 Real Property BECUL AP
ROLL TYPE:	REGULAR

32. Discussion and possible action involving:

APPLICATION:	2017-0664
APPLICANT:	MEHTA, NIRAJ
PARCEL NO:	3719 173
PARCEL ADDRESS:	0301 MISSION ST, #21F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,235,586.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33. Discussion and possible action involving:

APPLICATION:	2017-0820
APPLICANT:	MORGAN, KAZUKO
PARCEL NO:	3719 241
PARCEL ADDRESS:	0301 MISSION ST, #30F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,822,648.00
APPLICANT'S OPINION:	\$1,366,986.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION:	2017-0849
APPLICANT:	REID SURVIVOR'S TRUST
PARCEL NO:	3719 191
PARCEL ADDRESS:	301 MISSION ST, #23F
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,774,890.00
APPLICANT'S OPINION:	\$750,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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35. Discussion and possible action involving:

APPLICATION:	2017-7011
APPLICANT:	HERBERT I. FINKELMAN LIVING TRUST
PARCEL NO:	3719 330
PARCEL ADDRESS:	0301 MISSION ST, #46E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,196,350.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36. Discussion and possible action involving:

APPLICATION:	2017-7032
APPLICANT:	WONG, MICHAEL
PARCEL NO:	3719 048
PARCEL ADDRESS:	0301 MISSION ST, #6A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,368,740.00
APPLICANT'S OPINION:	\$500,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37. Discussion and possible action involving:

APPLICATION:	2017-7049
APPLICANT:	MAHBUBANI, VINITI
PARCEL NO:	3719 315
PARCEL ADDRESS:	0301 MISSION ST, #43B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,978,586.00
APPLICANT'S OPINION:	\$989,294.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

PARCEL ADDRESS:0301 MISSION ST, #31CTOPIC:Decline in ValueCURRENT ASSESSMENT:\$2,662,960.00APPLICANT'S OPINION:\$1,331,480.00TAXABLE YEAR:2017APPEAL TYPE:Real Property	APPLICATION: APPLICANT: PARCEL NO:	2017-7064 CAMP, EVA 3719 244
CURRENT ASSESSMENT:\$2,662,960.00APPLICANT'S OPINION:\$1,331,480.00TAXABLE YEAR:2017APPEAL TYPE:Real Property	PARCEL ADDRESS:	0301 MISSION ST, #31C
APPLICANT'S OPINION:\$1,331,480.00TAXABLE YEAR:2017APPEAL TYPE:Real Property	TOPIC:	Decline in Value
TAXABLE YEAR:2017APPEAL TYPE:Real Property	CURRENT ASSESSMENT:	\$2,662,960.00
APPEAL TYPE: Real Property	APPLICANT'S OPINION:	\$1,331,480.00
	TAXABLE YEAR:	2017
	APPEAL TYPE:	Real Property
ROLL TYPE: REGULAR	ROLL TYPE:	REGULAR



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39. Discussion and possible action involving:

APPLICATION:	2017-7102
APPLICANT:	TANG, XIAO
PARCEL NO:	3719 288
PARCEL ADDRESS:	0301 MISSION ST, #38E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,427,656.00
APPLICANT'S OPINION:	\$2,027,656.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40. Discussion and possible action involving:

APPLICATION: APPLICANT: PARCEL NO: PARCEL ADDRESS: TOPIC: CURRENT ASSESSMENT:	2017-7124 SIMONS, BARBARA 3719 323 0301 MISSION ST, #45D Decline in Value \$2,925,000.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41. Discussion and possible action involving:

APPLICATION:	2017-7126
APPLICANT:	ABBASZADEH FAMILY TRUST
PARCEL NO:	3719 348
PARCEL ADDRESS:	0301 MISSION ST, #50A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,757,142.00
APPLICANT'S OPINION:	\$2,028,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

APPLICATION:	2017-7133
APPLICANT:	PETERSON REVOCABLE TRUST
PARCEL NO:	3719 354
PARCEL ADDRESS:	0301 MISSION ST, #51C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,116,374.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2017
APPE AL TYPE:	Pagel Property
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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43. Discussion and possible action involving:

APPLICATION: APPLICANT:	2017-7150 PH2B MISSION STREET LLC
PARCEL NO:	3719 385
PARCEL ADDRESS:	0301 MISSION ST, PH2B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$10,462,288.00
APPLICANT'S OPINION:	\$4,184,915.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

44. Discussion and possible action involving:

APPLICATION:	2017-7159
APPLICANT:	SHOUSE LLC
PARCEL NO:	3719 208
PARCEL ADDRESS:	0301 MISSION ST, #25E
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,390,269.00
APPLICANT'S OPINION:	\$650,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
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 <u>sotf@sfgov.org</u>.

Citizens may obtain a free copy of the Sunshine Ordinance by printing the San Francisco Administrative Code, Chapter 67 on the Internet, at <u>http://www.sfgov.org/sunshine/</u>

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.



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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.