

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, December 9, 2015

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:

APPLICATION: 2011-4642
APPLICANT: NORTHWEST DEALER CO.
PARCEL NO.: 2025 003
PARCEL ADDRESS: 1700 NORIEGA ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,032,541.00
APPLICANT'S OPINION: \$1,000,000.00
TAXABLE YEAR: 2011
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION: 2012-3795
APPLICANT: PLATINUM ENERGY
PARCEL NO.: 1444 023
PARCEL ADDRESS: 4856 GEARY BLVD,
TOPIC:
CURRENT ASSESSMENT: \$2,171,025.00
APPLICANT'S OPINION: \$800,000.00
TAXABLE YEAR: 2012
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3796 |
| APPLICANT: | PLATINUM ENERGY/WESTERN DEALER, LESSEE |
| PARCEL NO.: | 2397 035 |
| PARCEL ADDRESS: | 1855 TARAVAL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,175,991.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 5) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2012-3797 |
| APPLICANT: | PLATINUM ENERGY |
| PARCEL NO.: | 2025 003 |
| PARCEL ADDRESS: | 1700 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,073,191.00 |
| APPLICANT'S OPINION: | \$800,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-0559 |
| APPLICANT: | PLATINUM ENERGY/WESTERN DEALER, LESSEE |
| PARCEL NO.: | 2025 003 |
| PARCEL ADDRESS: | 1700 NORIEGA ST, |
| TOPIC: | Base Year/Change in Ownership-Incorrect Value |
| CURRENT ASSESSMENT: | \$2,763,000.00 |
| APPLICANT'S OPINION: | \$1,300,000.00 |
| TAXABLE YEAR: | 2010 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2815 |
| APPLICANT: | PLATINUM ENERGY |
| PARCEL NO.: | 2397 035 |
| PARCEL ADDRESS: | 1855 TARAVAL ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,219,509.00 |
| APPLICANT'S OPINION: | \$1,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |

- 8) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2816 |
| APPLICANT: | PLATINUM ENERGY |
| PARCEL NO.: | 2025 003 |
| PARCEL ADDRESS: | 1700 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,874,623.00 |
| APPLICANT'S OPINION: | \$1,020,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-2817 |
| APPLICANT: | PLATINUM ENERGY |
| PARCEL NO.: | 1444 023 |
| PARCEL ADDRESS: | 4856 GEARY BLVD, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,415,113.00 |
| APPLICANT'S OPINION: | \$900,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 10) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3045 |
| APPLICANT: | WESTERN DEALER HOLDING CO., LLC |
| PARCEL NO.: | 2025 003 |
| PARCEL ADDRESS: | 1700 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$730,459.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2011 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 11) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2013-3046 |
| APPLICANT: | WESTERN DEALER HOLDING CO., LLC |
| PARCEL NO.: | 2025 003 |
| PARCEL ADDRESS: | 1700 NORIEGA ST, |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$745,068.00 |
| APPLICANT'S OPINION: | \$0.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |

- 12) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2217
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 019
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #201
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,243,920.00
 APPLICANT'S OPINION: \$638,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 13) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2218
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 020
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #202
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,277,904.00
 APPLICANT'S OPINION: \$651,500.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 14) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2219
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 021
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #203
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,260,864.00
 APPLICANT'S OPINION: \$645,500.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 15) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2220
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 022
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #204
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,584,672.00
 APPLICANT'S OPINION: \$814,500.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

16) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2221
APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
PARCEL NO.: 0311 023
PARCEL ADDRESS: 0690 MARKET ST, UNIT #205
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$1,738,068.00
APPLICANT'S OPINION: \$892,500.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

17) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2222
APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
PARCEL NO.: 0311 024
PARCEL ADDRESS: 0690 MARKET ST, UNIT #301
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,500,665.00
APPLICANT'S OPINION: \$1,276,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

18) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2223
APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
PARCEL NO.: 0311 025
PARCEL ADDRESS: 0690 MARKET ST, UNIT #302
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,864,106.00
APPLICANT'S OPINION: \$1,303,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

19) Hearing, discussion, and possible action involving:
APPLICATION: 2014-2224
APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
PARCEL NO.: 0311 026
PARCEL ADDRESS: 0690 MARKET ST, UNIT #303
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$2,762,574.00
APPLICANT'S OPINION: \$1,291,000.00
TAXABLE YEAR: 2014
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WITHDRAWN

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2225 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 027 |
| PARCEL ADDRESS: | 0690 MARKET ST, UNIT #304 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,788,217.00 |
| APPLICANT'S OPINION: | \$1,707,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 21) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2226 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 028 |
| PARCEL ADDRESS: | 0690 MARKET ST, UNIT #305 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,225,001.00 |
| APPLICANT'S OPINION: | \$1,785,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 22) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2227 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 029 |
| PARCEL ADDRESS: | 0690 MARKET ST, UNIT #401 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$1,708,275.00 |
| APPLICANT'S OPINION: | \$1,276,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 23) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2228 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 032 |
| PARCEL ADDRESS: | 0690 MARKET ST, UNIT #404 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,014,356.00 |
| APPLICANT'S OPINION: | \$1,707,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

- 24) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2229
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 033
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #405
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,914,092.00
 APPLICANT'S OPINION: \$1,785,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 25) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2230
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 034
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #501
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,873,992.00
 APPLICANT'S OPINION: \$1,276,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 26) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2231
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 035
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #502
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,873,992.00
 APPLICANT'S OPINION: \$1,304,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 27) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2232
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 036
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #503
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$1,947,528.00
 APPLICANT'S OPINION: \$1,299,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 28) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2233
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 037
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #504
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,380,320.00
 APPLICANT'S OPINION: \$1,715,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 29) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2234
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 038
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #505
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$2,453,892.00
 APPLICANT'S OPINION: \$1,801,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 30) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2235
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 048
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #801
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$3,191,150.00
 APPLICANT'S OPINION: \$1,775,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN
- 31) Hearing, discussion, and possible action involving:
- APPLICATION: 2014-2236
 APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
 PARCEL NO.: 0311 049
 PARCEL ADDRESS: 0690 MARKET ST, UNIT #802
 TOPIC: Decline in Value
 CURRENT ASSESSMENT: \$4,220,640.00
 APPLICANT'S OPINION: \$2,476,000.00
 TAXABLE YEAR: 2014
 APPEAL TYPE: Real Property
 ROLL TYPE: REGULAR
 STATUS: WITHDRAWN

- 32) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2237 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 050 |
| PARCEL ADDRESS: | 0690 MARKET ST, UNIT #803 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$2,907,695.00 |
| APPLICANT'S OPINION: | \$1,679,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 33) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2238 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 051 |
| PARCEL ADDRESS: | 0690 MARKET ST, UNIT #804 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,198,556.00 |
| APPLICANT'S OPINION: | \$1,889,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 34) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2239 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 058 |
| PARCEL ADDRESS: | 0690 MARKET ST, #1002 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,869,186.00 |
| APPLICANT'S OPINION: | \$2,577,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |
- 35) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2014-2240 |
| APPLICANT: | 690 MARKET CLUB OWNER'S ASSOC. |
| PARCEL NO.: | 0311 066 |
| PARCEL ADDRESS: | 0690 MARKET ST, #1201 |
| TOPIC: | Decline in Value |
| CURRENT ASSESSMENT: | \$3,495,695.00 |
| APPLICANT'S OPINION: | \$1,861,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
| STATUS: | WITHDRAWN |

36) Hearing, discussion, and possible action involving:

APPLICATION: 2014-2241
APPLICANT: 690 MARKET CLUB OWNER'S ASSOC.
PARCEL NO.: 0311 067
PARCEL ADDRESS: 0690 MARKET ST, #1202
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$3,212,159.00
APPLICANT'S OPINION: \$2,003,000.00
TAXABLE YEAR: 2014
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 it's 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 (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: 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 415.554.7854, or by e-mail at sof@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from 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 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; 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.

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.

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 Derek Evans (415) 554-7702.

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.