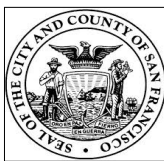


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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

**Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Pre-Hearing Conference Hearing**

**REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 799 853 113#**

**Monday, March 20, 2023
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.

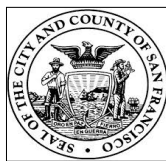
The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

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

APPLICATION:	2021-0334
APPLICANT:	HARRISON & TREAT, LLC
PARCEL NO:	3639 002
PARCEL ADDRESS:	2652 HARRISON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,145,735.00
APPLICANT'S OPINION:	\$8,100,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0036
APPLICANT: BRYANT STREET HOLDINGS LLC
PARCEL NO: 4022 027
PARCEL ADDRESS: 2000 BRYANT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$154,365,961.00
APPLICANT'S OPINION: \$80,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0037
APPLICANT: BRYANT STREET HOLDINGS LLC
PARCEL NO: 4022 027
PARCEL ADDRESS: 2000 BRYANT ST
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$123,000,000.00
APPLICANT'S OPINION: \$68,800,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

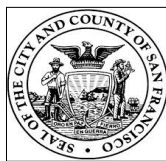
6) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0059
APPLICANT: 875 CALIFORNIA II LLC
PARCEL NO: 0256 087
PARCEL ADDRESS: 875 CALIFORNIA ST #102
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$1,704,380.00
APPLICANT'S OPINION: \$1,473,502.00
TAXABLE YEAR: 2021
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0066
APPLICANT: 1532 HARRISON
PARCEL NO: 3521 056
PARCEL ADDRESS: 1532V HARRISON ST
TOPIC: Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT: \$59,600,000.00
APPLICANT'S OPINION: \$11,060,400.00
TAXABLE YEAR: 2020
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0077
APPLICANT: 345 TAYLOR OWNER LLC
PARCEL NO: 0324 002
PARCEL ADDRESS: 345 TAYLOR ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$56,019,270.00
APPLICANT'S OPINION: \$28,601,511.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0090
APPLICANT: 1066 MARKET LLC
PARCEL NO: 0350 003
PARCEL ADDRESS: 1060-1066 MARKET ST
TOPIC:
CURRENT ASSESSMENT: \$148,098,218.00
APPLICANT'S OPINION: \$105,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

10) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0191
APPLICANT: 1030-1040 POLK II, LLC
PARCEL NO: 0693 015
PARCEL ADDRESS: 1030-1042 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$15,512,964.00
APPLICANT'S OPINION: \$7,752,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0192
APPLICANT: 737 PINE II, LLC
PARCEL NO: 0272 001b
PARCEL ADDRESS: 737 PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$22,055,206.00
APPLICANT'S OPINION: \$11,118,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0193
APPLICANT: 324 LARKIN ST I5 LLC
PARCEL NO: 0347 009
PARCEL ADDRESS: 324 LARKIN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$10,967,949.00
APPLICANT'S OPINION: \$5,508,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0194
APPLICANT: 920 LEAVENWORTH ST I5 LLC
PARCEL NO: 0276 017
PARCEL ADDRESS: 920 LEAVENWORTH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$14,182,411.00
APPLICANT'S OPINION: \$7,140,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

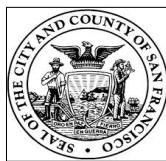
14) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0236
APPLICANT: 100 LAKE ST G1 LP
PARCEL NO: 1355 012
PARCEL ADDRESS: 100 LAKE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,824,852.00
APPLICANT'S OPINION: \$4,284,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0237
APPLICANT: 175 21ST AVE G1 LP
PARCEL NO: 1381 012
PARCEL ADDRESS: 175 21ST AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$9,954,515.00
APPLICANT'S OPINION: \$4,998,927.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0239
APPLICANT: 415 BUCHANAN ST G1 LP
PARCEL NO: 0841 003
PARCEL ADDRESS: 415 BUCHANAN ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,166,106.00
APPLICANT'S OPINION: \$6,018,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0265
APPLICANT: 605 JONES ST I2 LLC
PARCEL NO: 0304 004
PARCEL ADDRESS: 605 JONES ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$12,074,060.00
APPLICANT'S OPINION: \$6,046,039.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

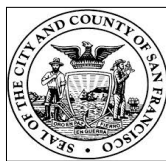
18) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0266
APPLICANT: 990 FULTON ST I2 LLC
PARCEL NO: 0779 014
PARCEL ADDRESS: 990 FULTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,171,151.00
APPLICANT'S OPINION: \$8,596,086.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0267
APPLICANT: 1340 LOMBARD ST I2 LLC
PARCEL NO: 0499 002d
PARCEL ADDRESS: 1340-1360 LOMBARD ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$65,827,029.00
APPLICANT'S OPINION: \$32,789,869.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0308
APPLICANT: POLK STREET GROUP, LLC
PARCEL NO: 0691 002
PARCEL ADDRESS: 1101-1127 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$8,550,414.00
APPLICANT'S OPINION: \$5,130,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0311
APPLICANT: POWELL PARTNERS, LLC
PARCEL NO: 0117 016
PARCEL ADDRESS: 1636-1656 POWELL ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,232,148.00
APPLICANT'S OPINION: \$3,739,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

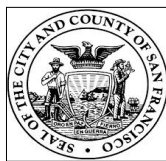
22) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0344
APPLICANT: OCTAGON PROPERTIES LLC
PARCEL NO: 2660 043
PARCEL ADDRESS: 1310 CLAYTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$6,727,542.00
APPLICANT'S OPINION: \$5,500,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0352
APPLICANT: WESTLAKE KIRKHAM HEIGHTS, LLC
PARCEL NO: 2636 001
PARCEL ADDRESS: 1545 5TH AVE
TOPIC: Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT: \$45,146,712.00
APPLICANT'S OPINION: \$22,646,712.00
TAXABLE YEAR: 2017
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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24) Hearing, discussion, and possible action involving:

APPLICATION: 2022-0436
APPLICANT: GS 1401 MISSION PROJECT OWNER
PARCEL NO: 3510 001
PARCEL ADDRESS: 1415 MISSION ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$76,233,560.00
APPLICANT'S OPINION: \$38,116,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION: 2022-1361
APPLICANT: WESTLAKE KIRKHAM HEIGHTS, LLC
PARCEL NO: 2636 001
PARCEL ADDRESS: 1545 5TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$49,297,243.00
APPLICANT'S OPINION: \$24,650,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Both Real & Personal Prty
ROLL TYPE: REGULAR

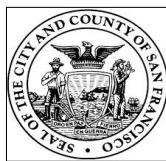
26) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7055
APPLICANT: RP PENNSYLVANIA AVE
PARCEL NO: 4167 011
PARCEL ADDRESS: 790 PENNSYLVANIA AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$26,891,820.00
APPLICANT'S OPINION: \$13,410,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7061
APPLICANT: H22, LLC
PARCEL NO: 3639 001
PARCEL ADDRESS: 2600 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,589,882.00
APPLICANT'S OPINION: \$8,300,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7062
APPLICANT: HARRISON & TREAT, LLC
PARCEL NO: 3639 002
PARCEL ADDRESS: 2652 HARRISON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$16,468,649.00
APPLICANT'S OPINION: \$8,200,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7067
APPLICANT: RP PENNSYLVANIA LLC
PARCEL NO: 4167 013
PARCEL ADDRESS: 1395 22ND ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$215,680,585.00
APPLICANT'S OPINION: \$107,825,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

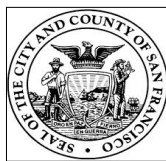
30) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7071
APPLICANT: 530 STOCKTON STREET OWNER LP
PARCEL NO: 0271 017
PARCEL ADDRESS: 530 STOCKTON ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$21,102,599.00
APPLICANT'S OPINION: \$10,600,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

31) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7072
APPLICANT: 1472 FILBERT STREET OWNER LP
PARCEL NO: 0523 013
PARCEL ADDRESS: 1472 FILBERT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$42,340,640.00
APPLICANT'S OPINION: \$21,200,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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32) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7077
APPLICANT: 1635 GOUGH STREET OWNER LP
PARCEL NO: 0664 028
PARCEL ADDRESS: 1635 GOUGH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$17,840,685.00
APPLICANT'S OPINION: \$8,900,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7098
APPLICANT: 915 MINNA LLC
PARCEL NO: 3510 058
PARCEL ADDRESS: 915 MINNA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,671,956.00
APPLICANT'S OPINION: \$15,800,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

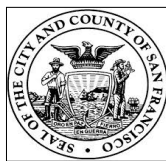
34) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7099
APPLICANT: 1201 SUTTER LLC
PARCEL NO: 0691 001
PARCEL ADDRESS: 1145 POLK ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$31,264,642.00
APPLICANT'S OPINION: \$15,600,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7141
APPLICANT: NM-JASPER LLC
PARCEL NO: 3749 059
PARCEL ADDRESS: 45 LANSING ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$322,186,222.00
APPLICANT'S OPINION: \$292,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: WD/PHC

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7250
APPLICANT: GOODMAN, KEITH
PARCEL NO: 1446 048
PARCEL ADDRESS: 1345 CLEMENT ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$5,664,985.00
APPLICANT'S OPINION: \$4,813,516.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7287
APPLICANT: AVA NINTH LP
PARCEL NO: 3701 066
PARCEL ADDRESS: 55 9TH ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$183,080,896.00
APPLICANT'S OPINION: \$90,700,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

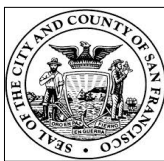
38) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7288
APPLICANT: HAYES VALLEY LP
PARCEL NO: 0831 023
PARCEL ADDRESS: 325 OCTAVIA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$112,658,778.00
APPLICANT'S OPINION: \$55,700,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7289
APPLICANT: AVB OPERA WAREHOUSE LP
PARCEL NO: 4105 009
PARCEL ADDRESS: 800 INDIANA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$229,809,660.00
APPLICANT'S OPINION: \$114,900,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7305
APPLICANT: SOMA ACQUISITION LLC
PARCEL NO: 3995 022
PARCEL ADDRESS: 595 MARIPOSA ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$19,629,412.00
APPLICANT'S OPINION: \$9,800,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7707
APPLICANT: GHC OF SAN FRAN 180, LLC
PARCEL NO: 0278 019
PARCEL ADDRESS: 1359 PINE ST
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$33,000,000.00
APPLICANT'S OPINION: \$3,000,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

42) Hearing, discussion, and possible action involving:

APPLICATION: 2022-7708
APPLICANT: GHC OF SAN FRAN 68, LLC (LESSEE)
PARCEL NO: 1853 028
PARCEL ADDRESS: 1575 7TH AVE
TOPIC: Decline in Value
CURRENT ASSESSMENT: \$13,700,000.00
APPLICANT'S OPINION: \$1,300,000.00
TAXABLE YEAR: 2022
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR
STATUS: POST/TP

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.

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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.

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

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