

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing

Room 406, City Hall

Friday, January 27, 2017

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:	2013-1372
APPLICANT:	CONTINENTAL DEVELOPMENT CORP.
PARCEL NO.:	3724 072
PARCEL ADDRESS:	0888 HOWARD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$220,927,603.00
APPLICANT'S OPINION:	\$115,489,963.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 3) Hearing, discussion, and possible action involving:

APPLICATION:	2014-1513
APPLICANT:	CDC SAN FRANCISCO, LLC
PARCEL NO.:	3724 072
PARCEL ADDRESS:	0888 HOWARD ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$222,219,765.00
APPLICANT'S OPINION:	\$116,303,388.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

- 4) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0054 |
| APPLICANT: | BRE PARC 55 OWNER LLC |
| PARCEL NO.: | 0330 026 |
| PARCEL ADDRESS: | 0055 CYRIL MAGNIN ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$221,717,072.00 |
| APPLICANT'S OPINION: | \$36,897,645.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
- 5) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2015-0676 |
| APPLICANT: | CROWN CASTLE SOLUTIONS CORP |
| PARCEL NO.: | 2015208732 |
| PARCEL ADDRESS: | 0757 MARKET ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$1,163,139.00 |
| APPLICANT'S OPINION: | \$254,279.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Personal Property |
| ROLL TYPE: | REGULAR |
- 6) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-0690 |
| APPLICANT: | PAUL SMITH, INC. |
| PARCEL NO.: | 0310 024 |
| PARCEL ADDRESS: | 0046 - 0054 GEARY ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$15,149,440.00 |
| APPLICANT'S OPINION: | \$7,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | REGULAR |
- 7) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-0999 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 003 |
| PARCEL ADDRESS: | 0038 - 0040 1 ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,368,000.00 |
| APPLICANT'S OPINION: | \$13,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 8) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2015-1000 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 006 |
| PARCEL ADDRESS: | 0062 1 ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$64,136,000.00 |
| APPLICANT'S OPINION: | \$48,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 9) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1001 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 007 |
| PARCEL ADDRESS: | 0076 - 0080 1 ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$14,686,179.00 |
| APPLICANT'S OPINION: | \$11,032,179.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 10) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2015-1002 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 009 |
| PARCEL ADDRESS: | 0088 1 ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$17,910,000.00 |
| APPLICANT'S OPINION: | \$13,400,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 11) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-1003 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 010 |
| PARCEL ADDRESS: | 0512 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$7,555,000.00 |
| APPLICANT'S OPINION: | \$5,700,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

- 12) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-1004 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 011 |
| PARCEL ADDRESS: | 0516 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$25,921,000.00 |
| APPLICANT'S OPINION: | \$19,400,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 13) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1005 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 012 |
| PARCEL ADDRESS: | 0526 MISSION ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$50,763,000.00 |
| APPLICANT'S OPINION: | \$38,100,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 14) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1006 |
| APPLICANT: | OCEANWIDE CENTER LLC |
| PARCEL NO.: | 3708 055 |
| PARCEL ADDRESS: | 0050 1 ST ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$97,693,000.00 |
| APPLICANT'S OPINION: | \$73,300,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 15) Hearing, discussion, and possible action involving:
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|----------------------|------------------------|
| APPLICATION: | 2015-1145 |
| APPLICANT: | SANSOME HOLDINGS LP |
| PARCEL NO.: | 0239 030 |
| PARCEL ADDRESS: | 0343 SANSOME ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$126,100,000.00 |
| APPLICANT'S OPINION: | \$105,750,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WITHDRAWN/PHC |

- 16) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1146 |
| APPLICANT: | HOUSING CORPS |
| PARCEL NO.: | 0162 003 |
| PARCEL ADDRESS: | 0222 COLUMBUS AVE, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$4,638,797.00 |
| APPLICANT'S OPINION: | \$2,980,512.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 17) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2015-1181 |
| APPLICANT: | ELM PROPERTY VENTURE LLC |
| PARCEL NO.: | 0263 011 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$957,000,000.00 |
| APPLICANT'S OPINION: | \$890,000,000.00 |
| TAXABLE YEAR: | 2012 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
| STATUS: | WITHDRAWN/PHC |
- 18) Hearing, discussion, and possible action involving:
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|----------------------|--------------------------|
| APPLICATION: | 2015-1182 |
| APPLICANT: | ELM PROPERTY VENTURE LLC |
| PARCEL NO.: | 0263 011 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$957,000,000.00 |
| APPLICANT'S OPINION: | \$890,000,000.00 |
| TAXABLE YEAR: | 2013 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 19) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1183 |
| APPLICANT: | ELM PROPERTY VENTURE LLC |
| PARCEL NO.: | 0263 011 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$961,344,780.00 |
| APPLICANT'S OPINION: | \$890,000,000.00 |
| TAXABLE YEAR: | 2014 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |

- 20) Hearing, discussion, and possible action involving:
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| APPLICATION: | 2015-1184 |
| APPLICANT: | ELM PROPERTY VENTURE LLC |
| PARCEL NO.: | 0263 011 |
| PARCEL ADDRESS: | 0101 CALIFORNIA ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$980,552,447.00 |
| APPLICANT'S OPINION: | \$890,000,000.00 |
| TAXABLE YEAR: | 2015 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | ESCAPE |
| STATUS: | WITHDRAWN |
- 21) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2015-1480 |
| APPLICANT: | ARE-SAN FRANCISCO NO.26 LLC |
| PARCEL NO.: | 8709 007 |
| PARCEL ADDRESS: | 1700 OWENS ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$64,092,409.00 |
| APPLICANT'S OPINION: | \$63,948,609.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 22) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2015-1481 |
| APPLICANT: | ARE-SAN FRANCISCO NO.26 LLC |
| PARCEL NO.: | 8709 007 |
| PARCEL ADDRESS: | 1700 OWENS ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$73,806,409.00 |
| APPLICANT'S OPINION: | \$63,948,609.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |
- 23) Hearing, discussion, and possible action involving:
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|----------------------|-----------------------------|
| APPLICATION: | 2015-1482 |
| APPLICANT: | ARE-SAN FRANCISCO NO.26 LLC |
| PARCEL NO.: | 8709 007 |
| PARCEL ADDRESS: | 1700 OWENS ST, |
| TOPIC: | Pre-Hearing Conference |
| CURRENT ASSESSMENT: | \$73,998,409.00 |
| APPLICANT'S OPINION: | \$63,948,609.00 |
| TAXABLE YEAR: | 2007 |
| APPEAL TYPE: | Real Property |
| ROLL TYPE: | SUPPLEMENTAL |

24) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1483
APPLICANT:	ARE-SAN FRANCISCO NO.26 LLC
PARCEL NO.:	8709 007
PARCEL ADDRESS:	1700 OWENS ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$74,287,381.00
APPLICANT'S OPINION:	\$63,997,581.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

25) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1488
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,912,339.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

26) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1489
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,407,198.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

27) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1490
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,418,125.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

28) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1491
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 202
PARCEL ADDRESS:	1278 MINNESOTA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,466,438.00
APPLICANT'S OPINION:	\$1,000,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

29) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1492
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$383,248.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

30) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1493
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$449,818.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

31) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1494
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$451,858.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

32) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1495
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 203
PARCEL ADDRESS:	1295 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$460,885.00
APPLICANT'S OPINION:	\$190,000.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

33) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1496
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 204
PARCEL ADDRESS:	1305 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$219,577.00
APPLICANT'S OPINION:	\$120,000.00
TAXABLE YEAR:	2012
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

34) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1497
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 204
PARCEL ADDRESS:	1305 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$265,199.00
APPLICANT'S OPINION:	\$120,000.00
TAXABLE YEAR:	2013
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

35) Hearing, discussion, and possible action involving:

APPLICATION:	2015-1498
APPLICANT:	MILLWHEEL, LLC
PARCEL NO.:	4228 204
PARCEL ADDRESS:	1305 INDIANA ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$266,401.00
APPLICANT'S OPINION:	\$120,000.00
TAXABLE YEAR:	2014
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

36) Hearing, discussion, and possible action involving:

APPLICATION: 2015-1499
APPLICANT: MILLWHEEL, LLC
PARCEL NO.: 4228 204
PARCEL ADDRESS: 1305 INDIANA ST,
TOPIC: Pre-Hearing Conference
CURRENT ASSESSMENT: \$271,723.00
APPLICANT'S OPINION: \$120,000.00
TAXABLE YEAR: 2015
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

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 (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 sotf@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. 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.

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.