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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**  
**Room 406, City Hall**  
**Friday, January 17, 2020**  
**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:	2018-0443
APPLICANT:	FELCOR UNION SQUARE HOTEL LLC
PARCEL NO:	0285 020
PARCEL ADDRESS:	480 SUTTER ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$7,637,384.00
APPLICANT'S OPINION:	\$7,091,593.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2018-0445
APPLICANT:	FELCOR UNION SQUARE HOTEL LLC
PARCEL NO:	0285 021
PARCEL ADDRESS:	480 SUTTER ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$187,750,694.00
APPLICANT'S OPINION:	\$172,564,895.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION: 2018-0861  
APPLICANT: CHRONIS LIVING TRUST  
PARCEL NO: 1708 004  
PARCEL ADDRESS: 1227 42ND AVE  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$94,000.00  
APPLICANT'S OPINION: \$0.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0032  
APPLICANT: CARROLL, MANDY  
PARCEL NO: 3614 050  
PARCEL ADDRESS: 719 - 721 SHOTWELL ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,190,000.00  
APPLICANT'S OPINION: \$1,800,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: BASE YEAR  
STATUS: WD/PHC

6) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0040  
APPLICANT: HWA 555 OWNERS, LLC c/o VORNADO REALTY TRUST  
PARCEL NO: 0259 028  
PARCEL ADDRESS: 345 MONTGOMERY ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$87,680,912.00  
APPLICANT'S OPINION: \$40,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

7) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0042  
APPLICANT: MINDFUL INVESTMENTS LP  
PARCEL NO: 3550 010  
PARCEL ADDRESS: 75 14TH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,800,000.00  
APPLICANT'S OPINION: \$1,000,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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8) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0043  
APPLICANT: GEARY DARLING LP  
PARCEL NO: 0317 001  
PARCEL ADDRESS: 501 - 507 GEARY ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$131,438,487.00  
APPLICANT'S OPINION: \$65,719,243.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0044  
APPLICANT: GEARY DARLING LP  
PARCEL NO: 0317 026  
PARCEL ADDRESS: 34 SHANNON ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,337,051.00  
APPLICANT'S OPINION: \$1,168,525.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

10) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0046  
APPLICANT: WHOLE FOODS MARKET INC.  
PARCEL NO: 3535 043  
PARCEL ADDRESS: 2001 MARKET ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$29,644,600.00  
APPLICANT'S OPINION: \$19,600,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

11) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0047  
APPLICANT: WHOLE FOODS MARKET INC.  
PARCEL NO: 3535 044  
PARCEL ADDRESS: 2001 MARKET ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$4,355,400.00  
APPLICANT'S OPINION: \$2,900,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

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12) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0054  
APPLICANT: GEARY MANOR APARTMENTS LP  
PARCEL NO: 0303 006  
PARCEL ADDRESS: 760 GEARY ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$62,000.00  
APPLICANT'S OPINION: \$34,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0059  
APPLICANT: 3560 DIVISADERO I4, LLC  
PARCEL NO: 0921 030  
PARCEL ADDRESS: 3560 DIVISADERO ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$98,000.00  
APPLICANT'S OPINION: \$49,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0060  
APPLICANT: 3035 BAKER II, LLC  
PARCEL NO: 0933 005  
PARCEL ADDRESS: 3035 BAKER ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$167,480.00  
APPLICANT'S OPINION: \$83,740.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0077  
APPLICANT: FENG 24TH LLC  
PARCEL NO: 4264 001  
PARCEL ADDRESS: 2601 - 2611 24TH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$5,203,100.00  
APPLICANT'S OPINION: \$2,750,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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16) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0078  
APPLICANT: FENG 24TH LLC  
PARCEL NO: 4264 001  
PARCEL ADDRESS: 2601 - 2611 24TH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$5,203,100.00  
APPLICANT'S OPINION: \$2,750,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

17) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0079  
APPLICANT: FENG 24TH LLC  
PARCEL NO: 4264 001  
PARCEL ADDRESS: 2601 - 2611 24TH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$5,304,000.00  
APPLICANT'S OPINION: \$2,750,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0096  
APPLICANT: PEBBLEBROOK HOTEL TRUST  
PARCEL NO: 2018304195  
PARCEL ADDRESS: 8 MISSION ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$166,024,322.00  
APPLICANT'S OPINION: \$83,012,160.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

19) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0104  
APPLICANT: SERENITY NOW LP  
PARCEL NO: 0317 003  
PARCEL ADDRESS: 401 - 405 TAYLOR ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$107,090,073.00  
APPLICANT'S OPINION: \$75,000,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

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20) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0105  
APPLICANT: KAFAYI, SASSAN  
PARCEL NO: 2019402242  
PARCEL ADDRESS: 450 SUTTER ST, #2104  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$300,000.00  
APPLICANT'S OPINION: \$500.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0106  
APPLICANT: DCP SF COLUMBUS AVE OWNER LLC  
PARCEL NO: 0022 010  
PARCEL ADDRESS: 475 BEACH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$63,874,139.00  
APPLICANT'S OPINION: \$19,162,242.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

22) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0107  
APPLICANT: DCP SF COLUMBUS AVE OWNER LLC  
PARCEL NO: 0022 012  
PARCEL ADDRESS: 475 BEACH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$11,375,861.00  
APPLICANT'S OPINION: \$3,412,758.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0114  
APPLICANT: IC SAN FRANCISCO MOSCONE  
PARCEL NO: 3724 072  
PARCEL ADDRESS: 888 HOWARD ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$219,136,517.00  
APPLICANT'S OPINION: \$166,509,270.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Both Real & Personal Prty  
ROLL TYPE: SUPPLEMENTAL

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24) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0118
APPLICANT:	PACIFIC MSO LLC
PARCEL NO:	2019210746
PARCEL ADDRESS:	55 FRANCISCO ST, #500
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$5,161,684.00
APPLICANT'S OPINION:	\$646,875.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0119
APPLICANT:	EPC COVENTRY PLACE LLC
PARCEL NO:	0673 012
PARCEL ADDRESS:	1550 SUTTER ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$79,114,300.00
APPLICANT'S OPINION:	\$52,000,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WD/PHC

26) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0120
APPLICANT:	EPC GOLDEN GATE LLC
PARCEL NO:	1924 004
PARCEL ADDRESS:	1601 19TH AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$71,181,217.00
APPLICANT'S OPINION:	\$56,305,000.00
TAXABLE YEAR:	2016
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

27) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0121
APPLICANT:	TESLA INC
PARCEL NO:	2019209655
PARCEL ADDRESS:	999 VAN NESS AVE
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$6,440,830.00
APPLICANT'S OPINION:	\$5,965,719.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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28) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0123  
APPLICANT: 33 GOUGH LLC  
PARCEL NO: 2016300295  
PARCEL ADDRESS: 33 GOUGH STREET  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$62,400,000.00  
APPLICANT'S OPINION: \$10,300,000.00  
TAXABLE YEAR: 2016  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

9) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0124  
APPLICANT: 33 GOUGH LLC  
PARCEL NO: 2017300234  
PARCEL ADDRESS: 33 GOUGH STREET  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$62,400,000.00  
APPLICANT'S OPINION: \$10,300,000.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: SUPPLEMENTAL  
STATUS: WD/PHC

30) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0125  
APPLICANT: 33 GOUGH LLC  
PARCEL NO: 2019703136  
PARCEL ADDRESS: 33 GOUGH STREET  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$64,920,960.00  
APPLICANT'S OPINION: \$10,300,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR  
STATUS: WD/PHC

31) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0157  
APPLICANT: ATC INDOOR DAS, LLC  
PARCEL NO: 2019207200  
PARCEL ADDRESS: 601 16TH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$3,836,412.00  
APPLICANT'S OPINION: \$1,500,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR



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32) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0170
APPLICANT:	TEAM WORK RESTAURANT, LLC
PARCEL NO:	2019212264
PARCEL ADDRESS:	4 EMBARCADERO CTR, LOBBY LV
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$11,435,818.00
APPLICANT'S OPINION:	\$799,621.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0173
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 003
PARCEL ADDRESS:	201 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$104,125,475.00
APPLICANT'S OPINION:	\$60,203,821.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

34) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0174
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 006
PARCEL ADDRESS:	221 - 225 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$20,049,552.00
APPLICANT'S OPINION:	\$11,592,357.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

35) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0175
APPLICANT:	LET IT FLHO LP
PARCEL NO:	0315 007
PARCEL ADDRESS:	201 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$16,259,967.00
APPLICANT'S OPINION:	\$9,401,274.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POST/TP

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36) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0176  
APPLICANT: LET IT FLHO LP  
PARCEL NO: 0315 008  
PARCEL ADDRESS: 201 POWELL ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$16,645,535.00  
APPLICANT'S OPINION: \$9,624,204.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

37) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0177  
APPLICANT: LET IT FLHO LP  
PARCEL NO: 0315 009  
PARCEL ADDRESS: 201 POWELL ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$15,874,398.00  
APPLICANT'S OPINION: \$9,178,344.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL  
STATUS: POST/TP

38) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0178  
APPLICANT: QUAN, WILLIAM  
PARCEL NO: 1435 013b  
PARCEL ADDRESS: 3900 GEARY BLVD  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$3,178,363.00  
APPLICANT'S OPINION: \$2,400,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0186  
APPLICANT: KR MISSION BAY, LLC  
PARCEL NO: 8727 008  
PARCEL ADDRESS: 1800 OWENS ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$773,750,177.00  
APPLICANT'S OPINION: \$732,350,177.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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40) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0187  
APPLICANT: 975 BRYANT STREET APTS INVESTORS  
PARCEL NO: 3780 044  
PARCEL ADDRESS: 955 - 975 BRYANT ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$37,000,000.00  
APPLICANT'S OPINION: \$3,700,000.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

41) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0188  
APPLICANT: EQUINOX FITNESS SC SAN FRANCISCO  
PARCEL NO: 2019206878  
PARCEL ADDRESS: 747 MARKET ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$23,239,419.00  
APPLICANT'S OPINION: \$5,800,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0189  
APPLICANT: EQUINOX FITNESS UNION ST., INC.  
PARCEL NO: 2019206779  
PARCEL ADDRESS: 2055 UNION ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$12,013,667.00  
APPLICANT'S OPINION: \$3,100,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Personal Property  
ROLL TYPE: REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0190  
APPLICANT: HPT GEARY PROPERTIES  
PARCEL NO: 0316 013  
PARCEL ADDRESS: 0491- 0499 GEARY ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$98,764,567.00  
APPLICANT'S OPINION: \$49,382,284.00  
TAXABLE YEAR: 2017  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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44) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0192  
APPLICANT: STONESTOWN SHOPPING CENTER LP  
PARCEL NO: 7295 004  
PARCEL ADDRESS: 3251 20TH AVE  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$41,500,000.00  
APPLICANT'S OPINION: \$31,849,937.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

45) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0193  
APPLICANT: STONESTOWN SHOPPING CENTER LP  
PARCEL NO: 7295 035  
PARCEL ADDRESS: 3251 20TH AVE  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$38,400,000.00  
APPLICANT'S OPINION: \$29,470,785.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

46) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0194  
APPLICANT: STONESTOWN SHOPPING CENTER LP  
PARCEL NO: 7295 038  
PARCEL ADDRESS: 3251 20TH AVE  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$320,000,000.00  
APPLICANT'S OPINION: \$245,589,879.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

47) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0196  
APPLICANT: STONESTOWN SHOPPING CENTER LP  
PARCEL NO: 7296 007  
PARCEL ADDRESS: 0285 WINSTON DR  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$20,800,000.00  
APPLICANT'S OPINION: \$15,963,342.00  
TAXABLE YEAR: 2018  
APPEAL TYPE: Real Property  
ROLL TYPE: SUPPLEMENTAL

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48) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0197
APPLICANT:	STONESTOWN SHOPPING CENTER LP
PARCEL NO:	7296 008
PARCEL ADDRESS:	285V WINSTON DR
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$625,000.00
APPLICANT'S OPINION:	\$479,668.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

49) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0208
APPLICANT:	HUDSON ONE FERRY OPERATING. L.P.
PARCEL NO:	2018304196
PARCEL ADDRESS:	FERRY BUILDING
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$354,169,000.00
APPLICANT'S OPINION:	\$291,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

50) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0209
APPLICANT:	TWILIO INC.
PARCEL NO:	2015209810
PARCEL ADDRESS:	645 HARRISON ST, 3RD FL
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,160,496.00
APPLICANT'S OPINION:	\$580,248.00
TAXABLE YEAR:	2015
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

51) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0210
APPLICANT:	TWILIO INC.
PARCEL NO:	2017212058
PARCEL ADDRESS:	375 BEALE ST, #300
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$14,349,492.00
APPLICANT'S OPINION:	\$7,174,746.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

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52) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0211
APPLICANT:	TWILIO INC.
PARCEL NO:	2018209937
PARCEL ADDRESS:	375 BEALE ST, #300
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$12,634,504.00
APPLICANT'S OPINION:	\$6,317,252.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Personal Property
ROLL TYPE:	ROLL CORRECTION

53) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0212
APPLICANT:	TWILIO INC.
PARCEL NO:	2018304175
PARCEL ADDRESS:	SUITE 510 0
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$807,638.00
APPLICANT'S OPINION:	\$403,818.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL

54) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0217
APPLICANT:	431 SUTTER LLC
PARCEL NO:	0295 013
PARCEL ADDRESS:	431 - 437 SUTTER ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,000,000.00
APPLICANT'S OPINION:	\$8,000,000.00
TAXABLE YEAR:	2018
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

55) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0219
APPLICANT:	MOSHI
PARCEL NO:	3995 007
PARCEL ADDRESS:	2092 3RD ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$1,800,621.00
APPLICANT'S OPINION:	\$1,188,377.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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56) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0220
APPLICANT:	SAMS MANAGEMENT COMPANY
PARCEL NO:	0582 024
PARCEL ADDRESS:	2635 FILLMORE ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$13,719,000.00
APPLICANT'S OPINION:	\$10,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0221
APPLICANT:	SF GREEN CAB LLC
PARCEL NO:	2019401189
PARCEL ADDRESS:	3031 MISSION ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$61,924.00
APPLICANT'S OPINION:	\$24,586.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0230
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO:	0295 006
PARCEL ADDRESS:	350 - 360 POST ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$140,454,000.00
APPLICANT'S OPINION:	\$98,400,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0231
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO:	0296 006
PARCEL ADDRESS:	400 POST ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$123,707,994.00
APPLICANT'S OPINION:	\$86,600,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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60) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0232
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO:	0327 026
PARCEL ADDRESS:	150 POWELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$73,864,477.00
APPLICANT'S OPINION:	\$51,700,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0234
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO:	0315 013
PARCEL ADDRESS:	268 OFARRELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,294,936.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0235
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO:	0315 014
PARCEL ADDRESS:	272 OFARRELL ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$2,488,079.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0241
APPLICANT:	MINDFUL INVESTMENTS LP
PARCEL NO:	3550 010
PARCEL ADDRESS:	75 14TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$6,862,059.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR



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64) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0251  
APPLICANT: 39 STOCKTON STRATEGIC VENTURE LLC  
PARCEL NO: 0327 004  
PARCEL ADDRESS: 39 STOCKTON ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$28,611,000.00  
APPLICANT'S OPINION: \$20,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0252  
APPLICANT: JPMORGAN CHASE BANK NA  
PARCEL NO: 0486A026  
PARCEL ADDRESS: 2166 CHESTNUT ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$8,999,460.00  
APPLICANT'S OPINION: \$8,160,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0258  
APPLICANT: LC DEVELOPMENT CORP  
PARCEL NO: 3703 003  
PARCEL ADDRESS: 26 -28 6TH ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$2,527,507.00  
APPLICANT'S OPINION: \$1,517,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

67) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0272  
APPLICANT: CALIFORNIA STATE UNIVERSITY  
PARCEL NO: 2019701314  
PARCEL ADDRESS: PARKMERCED NON-STUDENT APTS  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$5,702,324.00  
APPLICANT'S OPINION: \$3,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Possessory Interest  
ROLL TYPE: REGULAR  
STATUS: WITHDRAWN

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68) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0273
APPLICANT:	CALIFORNIA STATE UNIVERSITY
PARCEL NO:	2019701654
PARCEL ADDRESS:	PARKMERCED NON STUDENT APTS
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$15,803,398.00
APPLICANT'S OPINION:	\$8,000,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

69) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0288
APPLICANT:	363 6TH LLC
PARCEL NO:	3753 079
PARCEL ADDRESS:	363 6TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$36,364,600.00
APPLICANT'S OPINION:	\$21,001,230.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0289
APPLICANT:	22 FRANKLIN LLC
PARCEL NO:	0836 031
PARCEL ADDRESS:	22 - 24 FRANKLIN ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$8,027,811.00
APPLICANT'S OPINION:	\$5,207,811.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0290
APPLICANT:	345 6TH LLC
PARCEL NO:	3753 081
PARCEL ADDRESS:	345 6TH ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$20,591,932.00
APPLICANT'S OPINION:	\$12,544,637.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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72) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0291  
APPLICANT: AXIS FEE OWNER LLC  
PARCEL NO: 5431a041  
PARCEL ADDRESS: 5830 - 5880 3RD ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$69,525,196.00  
APPLICANT'S OPINION: \$53,607,885.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

73) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0293  
APPLICANT: REGENCY CENTERS LP  
PARCEL NO: 3931A001  
PARCEL ADDRESS: 200 POTRERO AVE  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$8,531,280.00  
APPLICANT'S OPINION: \$5,000,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

74) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0294  
APPLICANT: REGENCY CENTERS LP  
PARCEL NO: 3931A002  
PARCEL ADDRESS: 0226 POTRERO AVE  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$1,872,720.00  
APPLICANT'S OPINION: \$700,000.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

75) Hearing, discussion, and possible action involving:

APPLICATION: 2019-0298  
APPLICANT: IHMS SF, LLC  
PARCEL NO: 0294 013  
PARCEL ADDRESS: 340 STOCKTON ST  
TOPIC: Pre-Hearing Conference  
CURRENT ASSESSMENT: \$59,373,422.00  
APPLICANT'S OPINION: \$47,689,473.00  
TAXABLE YEAR: 2019  
APPEAL TYPE: Real Property  
ROLL TYPE: REGULAR

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76) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0299
APPLICANT:	1049 MARKET ST LLC
PARCEL NO:	3703 067
PARCEL ADDRESS:	1049 MARKET ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$4,305,231.00
APPLICANT'S OPINION:	\$1,500,000.00
TAXABLE YEAR:	2019
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

77) Hearing, discussion, and possible action involving:

APPLICATION:	2019-0300
APPLICANT:	SERENITY NOW LP
PARCEL NO:	0317 003
PARCEL ADDRESS:	0401- 0405 TAYLOR ST
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	\$107,090,073.00
APPLICANT'S OPINION:	\$75,000,000.00
TAXABLE YEAR:	2019
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 [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).

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## **ASSESSMENT APPEALS BOARD**

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### **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 (415) 554-5184 or (415) 554-5227 (TTY). Requests made at least 48 hours in advance of the meeting will help to ensure availability.

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. There is accessible parking in the vicinity of City Hall at Civic Center Plaza and adjacent to Davies Hall and the War Memorial Complex. Accessible curbside parking is available on Dr. Carlton B. Goodlett Place and Grove Street.

In order to assist the City's efforts to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to perfumes and various other chemical-based scented products. Please help the City to accommodate these individuals.

### **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 (415) 554-5184.

AVISO EN ESPAÑOL: La solicitud para un traductor debe recibirse antes de mediodía de el viernes anterior a la reunion. Llame (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.