

Phone (415) 554-6778
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E-mail AAB@sfgov.org



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

Agenda* / Notice of Assessment Appeals Board
Assessment Appeals Admin Hearing

REMOTE MEETING
PUBLIC COMMENT CALL-IN
1(415) 906-4659 / Meeting ID: 957 942 35#

Tuesday, December 16, 2025
09:30 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) 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 action involving:

APPLICATION:	2021-0838
APPLICANT:	28 SASF OWNER LLC
PARCEL NO:	0261 017
PARCEL ADDRESS:	222 SANSOME ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$129,504,579.00
APPLICANT'S OPINION:	\$103,517,388.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2021-1994
APPLICANT:	WESTLAKE MONTGOMERY OFFICE, LLC
PARCEL NO:	0163 005
PARCEL ADDRESS:	909 MONTGOMERY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$68,022,196.00
APPLICANT'S OPINION:	\$16,632,000.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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5) 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

6) 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

7) Hearing, discussion, and possible action involving:

APPLICATION:	2023-0292
APPLICANT:	AFFOLTER, JOHN
PARCEL NO:	6597 040
PARCEL ADDRESS:	41-43 DUNCAN ST
TOPIC:	
CURRENT ASSESSMENT:	\$1,286,539.00
APPLICANT'S OPINION:	\$1,116,973.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10185
APPLICANT:	NEW DEAL HOLDINGS
PARCEL NO:	0509 005
PARCEL ADDRESS:	2120 GREENWICH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,218,498.00
APPLICANT'S OPINION:	\$1,109,249.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10421
APPLICANT:	RHI MOSSER 275 TURK STREET
PARCEL NO:	0344 007
PARCEL ADDRESS:	275 TURK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$16,781,817.00
APPLICANT'S OPINION:	\$9,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10428
APPLICANT:	1677 BUSH STREET ASSOC LLC
PARCEL NO:	0672 011
PARCEL ADDRESS:	1677 BUSH ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,571,678.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10431
APPLICANT:	45 BROSNAN STREET ASSOC LLC
PARCEL NO:	3533 073
PARCEL ADDRESS:	45 BROSNAN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,029,775.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10432
APPLICANT:	140 HAIGHT STREET ASSOC LLC
PARCEL NO:	0852 005A
PARCEL ADDRESS:	140 HAIGHT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$4,488,000.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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13) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10433
APPLICANT:	1074 UNION STREET ASSOC LLC
PARCEL NO:	0098 006
PARCEL ADDRESS:	1074 UNION ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$6,069,000.00
APPLICANT'S OPINION:	\$5,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10436
APPLICANT:	1565 WASHINGTON STREET ASSOC LLC
PARCEL NO:	0217 021
PARCEL ADDRESS:	1565 WASHINGTON ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,916,000.00
APPLICANT'S OPINION:	\$4,900,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10437
APPLICANT:	1521-1523 TAYLOR STREET ASSOC
PARCEL NO:	0157 005
PARCEL ADDRESS:	1521-1523 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,978,000.00
APPLICANT'S OPINION:	\$3,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10438
APPLICANT:	1525 CLAY STREET ASSOC LLC
PARCEL NO:	0218 025
PARCEL ADDRESS:	1525 CLAY ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,023,500.00
APPLICANT'S OPINION:	\$4,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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17) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10439
APPLICANT:	590 8TH AVENUE ASSOC LLC
PARCEL NO:	1550 030
PARCEL ADDRESS:	590 8TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,825,000.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2023-10440
APPLICANT:	716-720 20TH AVENUE ASSOC LLC
PARCEL NO:	1662 039
PARCEL ADDRESS:	1845 CABRILLO ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$2,841,859.00
APPLICANT'S OPINION:	\$2,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3347
APPLICANT:	FORCE INVESTMENT LLC
PARCEL NO:	1629 012A
PARCEL ADDRESS:	691-697 15TH AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$3,823,152.00
APPLICANT'S OPINION:	\$2,485,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3470
APPLICANT:	JPMORGAN CHASE BANK NA
PARCEL NO:	0486A026
PARCEL ADDRESS:	2166 CHESTNUT ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$9,649,236.00
APPLICANT'S OPINION:	\$5,900,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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21) Hearing, discussion, and possible action involving:

APPLICATION:	2023-3683
APPLICANT:	GIC SAN FRANCISCO LLC
PARCEL NO:	5230 008
PARCEL ADDRESS:	2270 JERROLD AVE
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$71,471,053.00
APPLICANT'S OPINION:	\$35,000,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4038
APPLICANT:	SF TREAT LP
PARCEL NO:	20230009006
PARCEL ADDRESS:	8 MISSION ST
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	\$20,811,530.00
APPLICANT'S OPINION:	\$5,100,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POST/TP

23) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4532
APPLICANT:	PPF/BLATTEIS 120 STOCKTON
PARCEL NO:	0313 017
PARCEL ADDRESS:	120 STOCKTON ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$135,800,000.00
APPLICANT'S OPINION:	\$101,406,316.00
TAXABLE YEAR:	2021
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2023-4533
APPLICANT:	PPF/BLATTEIS 120 STOCKTON
PARCEL NO:	0313 017
PARCEL ADDRESS:	120 STOCKTON ST
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	\$135,800,000.00
APPLICANT'S OPINION:	\$102,076,442.00
TAXABLE YEAR:	2022
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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25) Hearing, discussion, and possible action involving:

APPLICATION:	2023-7814
APPLICANT:	CYPRESS CAPITAL INC
PARCEL NO:	0291 001
PARCEL ADDRESS:	540-548 MARKET ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$21,503,271.00
APPLICANT'S OPINION:	\$0.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2023-8493
APPLICANT:	DAVIDSON, ANDREA
PARCEL NO:	3994 036
PARCEL ADDRESS:	2011 3RD ST, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,250,899.00
APPLICANT'S OPINION:	\$1,050,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9078
APPLICANT:	531 COMMERCIAL ST
PARCEL NO:	0228 018
PARCEL ADDRESS:	529-531 COMMERCIAL ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$8,781,357.00
APPLICANT'S OPINION:	\$3,874,128.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9083
APPLICANT:	211 JEFFERSON LLC
PARCEL NO:	0012 001
PARCEL ADDRESS:	2739-2755 TAYLOR ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$20,584,042.00
APPLICANT'S OPINION:	\$8,750,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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29) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9186
APPLICANT:	VALLA LLC
PARCEL NO:	3754 041
PARCEL ADDRESS:	1061-1065 FOLSOM ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,712,000.00
APPLICANT'S OPINION:	\$3,217,403.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9200
APPLICANT:	A&A PORTFOLIO INVESTMENTS LLC
PARCEL NO:	3774 241
PARCEL ADDRESS:	200 BRANNAN ST, #100
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,068,833.00
APPLICANT'S OPINION:	\$775,485.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9335
APPLICANT:	CAI, YUCHEN
PARCEL NO:	8702 144
PARCEL ADDRESS:	250 KING ST, #426
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,471,648.00
APPLICANT'S OPINION:	\$1,050,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9777
APPLICANT:	DIVCO GROUP LLC
PARCEL NO:	0744 020
PARCEL ADDRESS:	885 FRANKLIN ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$7,956,392.00
APPLICANT'S OPINION:	\$3,809,908.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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33) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9820
APPLICANT:	AK 10 RENO LLC
PARCEL NO:	0133 034
PARCEL ADDRESS:	10 RENO PL
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$5,847,840.00
APPLICANT'S OPINION:	\$3,500,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2023-9876
APPLICANT:	MELANIE BEECHER LIVING TRUST
PARCEL NO:	0523 045
PARCEL ADDRESS:	2507A POLK ST
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	\$1,560,600.00
APPLICANT'S OPINION:	\$1,100,000.00
TAXABLE YEAR:	2023
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2024-0103
APPLICANT:	RONALD, THOMAS
PARCEL NO:	6980 030
PARCEL ADDRESS:	142 BRIGHTON AVE
TOPIC:	Other
CURRENT ASSESSMENT:	\$865,000.00
APPLICANT'S OPINION:	\$40,000.00
TAXABLE YEAR:	2017
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

36) Hearing, discussion, and possible action involving:

APPLICATION:	2024-4565
APPLICANT:	GOULD, SUSAN
PARCEL NO:	6490 014C
PARCEL ADDRESS:	151 WHITTIER ST
TOPIC:	Change in Ownership-Bifurcated
CURRENT ASSESSMENT:	\$605,971.00
APPLICANT'S OPINION:	\$64,486.00
TAXABLE YEAR:	2024
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	

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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.

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

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.

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

LANGUAGE INTERPRETERS: Language services are available in Spanish, Chinese and Filipino for requests made at least two (2) business days in advance of the meeting, to help ensure availability. For more information or to request services, contact (415) 554-5184.

傳譯服務: 所有常規及特別市參事會會議和常務委員會會議將提供西班牙文, 中文以及菲律賓文的傳譯服務, 但必須在會議前最少兩 (2) 個工作日作出請求, 以確保能獲取到傳譯服務. 將因應請求提供交替傳譯服務, 以便公眾向有關政府機構發表意見. 如需更多資訊或請求有關服務, 請發電郵至 bos@sfgov.org 或致電 (415) 554-5184 聯絡我們。

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Intérpretes de idiomas: Para asegurar la disponibilidad de los servicios de interpretación en chino, filipino y español, presente su petición por lo menos con dos (2) días hábiles de antelación previo a la reunión. Para más información o para solicitar los servicios, envíe su mensaje a bos@sfgov.org o llame al (415) 554-5184.

TAGA SALIN-WIKA: Ipaabot sa amin ang mga kahilingan sa pag salin-wika sa Kastila, Tsino at Pilipino ng hindi bababa sa dalawang araw bago ang pulong. Makakatulong ito upang tiyakin na ang mga serbisyo ay nakalaan at nakahanda. Para sa dagdag kaalaman o para humiling ng serbisyo, maki pagugnayan po sa bos@sfgov.org o tumawag sa (415) 554-5184.

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