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**NOTICE OF THE REGULAR MEETING OF
THE SAN FRANCISCO RESIDENTIAL RENT
STABILIZATION & ARBITRATION BOARD,**

Tuesday, February 15, 2011
at 6:00 p.m.
25 Van Ness Avenue, Suite 70, Lower Level

- I. Call to Order
- II. Roll Call
- III. Approval of the Minutes
- IV. Remarks from the Public

NOTE: Pursuant to Section 2.13(e) of the Rules and Regulations, members of the public shall be limited to comments of no more than 3 minutes' duration.

V. Consideration of Appeals

A. 164 Henry AT100104

The tenants appeal the decision certifying capital improvement costs on the grounds of financial hardship.

B. #31 Hoff St. AL100111

The Master Tenant appeals the decision granting the subtenant's claim that she paid more than a proportional share of the rent pursuant to Rules §6.15C(3).

C. 301 Judah #301 AL110008

The landlord appeals the decision granting a claim of unlawful rent increase on the grounds of financial hardship.

D. 653 Shotwell AL110007

The Master Tenant appeals the decision granting the subtenant's §6.15C(3) claim on the grounds of financial hardship and non-receipt of notice of hearing.

E. 1922 Rivera St.

AL110002

The landlords appeal the decision granting a claim of decreased housing services.

F. 2 Maynard St. #4

AT100105

The tenant appeals the decision only partially granting a claim of decreased housing services.

G. 1284 McAllister #1 & #5

AL100103

The landlord appeals the decision disallowing the passthrough of capital improvement costs to two units pursuant to the 6-Month Rule (Rules §7.12{b}).

H. 941 Pacific Ave.

AT110001

The tenant appeals the decision denying a claim of decreased housing services because the Administrative Law Judge found that the tenant did not have standing to file the petition.

I. 2987-2995 – 22nd St.

AL100110

The landlord appeals the decision denying certification of capital improvement costs due to the prior owner having failed to abate a code violation for more than 90 days.

J. 2360 Pacific Ave. #301 & 201

AL110005 & -04

The landlord appeals the decision granting claims of decreased housing services due to the lack of a resident manager on the premises.

K. 2722-2724 Folsom St.

AL110003

The landlord appeals the decision denying a petition for rent increases based on increased operating expenses.

L. 92 Virgil St.

AL100006

The landlord appeals the decision granting a claim of unlawful rent increase on the grounds that the tenant still permanently resides in the subject unit.

VI. Communications

VII. Director's Report

VIII. Old Business

IV. Remarks from the Public (cont.)

NOTE: Pursuant to Section 2.13(e) of the Rules and Regulations, members of the public shall be limited to comments of no more than 3 minutes' duration.

IX. New Business

A. Departmental Budget

B. City Attorney Action to Defend Validity of Rent Board Regulation 12.20 in Marino v. Hernandez (Superior Court Case No. 632110)

X. Calendar Items

XI. Adjournment

NOTE: If any materials related to an item on this agenda have been distributed to the Commission after distribution of the agenda packet, those materials are available for public inspection at the office of the Rent Board during normal office hours.



ACCESSIBLE MEETING POLICY

Translation services, sound enhancement or alternative formats are available if requested at least 72 hours prior to the meeting. Call 252-4628 to place your specific request. Late requests will be honored if possible.

如果在開會前預早至少72小時提出申請，就可以使用我們的翻譯服務、音量增強服務或其他開會方式。如果你提出申請，我們也可以提供美式手語譯員。請致電252-4628向我們申請你想要的服務。如果遲了申請，我們會盡量安排。

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There is accessible parking available on adjacent streets (Oak Street and Hickory). Metered street parking is also available.

Policy of Nondiscrimination on the Basis of Disability and Equal Employment Opportunity Statement

The Rent Board does not discriminate on the basis of disability in employment or in the admission and access to its programs or activities.

Robert Collins has been designated to coordinate this agency's compliance with the nondiscrimination requirements of Title II of the Americans with Disabilities Act (ADA). Information concerning the provisions of the ADA, and the rights provided under the Act, are available from the ADA Coordinator. The Rent Board TTY number is 554-9845.

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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. The Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) assures that deliberations are conducted before the people and that City operations are open to the people's review.

For information on your rights under the Sunshine Ordinance 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; by phone at (415) 554-7724; by fax at (415) 554-7854; or by email at soft@sfgov.org. Citizens may obtain a free copy of the Sunshine Ordinance from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, found at <http://www.sfbos.org/sunshine>.