



Edwin M. Lee
Mayor

Delene Wolf
Executive Director

DAVID GRUBER
PRESIDENT

BROOKS BEARD
DAVE CROW
SHOBA DANDILLAYA
JIM HURLEY
POLLY MARSHALL
CATHY MOSBRUCKER
NEVEO MOSSER
BARTHOLOMEW MURPHY
KENT QIAN

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

Tuesday, April 16, 2013
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. 2503 Jones St. AL130021

The landlord appeals the dismissal of his petition for certification of capital improvement costs.

B. 1250 Taylor #16 AT130022-24

One tenant appeals the decision certifying capital improvement costs on the grounds of financial hardship.

C. 230 Central #7 AT130029

The tenant appeals the remand decision denying his claim of financial hardship.

D. 1922 Broderick #3 AT130035

The tenant appeals the dismissal of his petition alleging decreased housing services.

E. 700-712 Polk AL130019

The landlord appeals the denial of their Petition for Extension of Time to Do Capital Improvement Work.

F. 436 Castro #3

AL130025

The landlord appeals the decision determining that no rent increase is warranted pursuant to Costa-Hawkins.

G. 3001 Pine #6

AT130026

The tenant appeals the decision determining that he is not a “Tenant in Occupancy” pursuant to Rules §1.21.

H. 2159-B Lombard

AL130028

The landlord appeals the decision granting a claim of unlawful rent increase because the landlord failed to prove that the building was exempt as new construction under Costa-Hawkins.

I. 3815-17 – 18th St.

AL130030 & -31

The landlord appeals the decision granting a claim of decreased housing services due to the loss of storage space.

J. 2238 Vicente, Apt. 3

AT130033

The tenant appeals the decision denying her claims of decreased housing services.

K. 1186 Fulton St.

AL130032

The Master Tenant appeals the decision granting a claim of disproportional rent pursuant to Rules §6.15C(3).

L. 2436 San Bruno Ave.

AL130034

The landlord appeals the decision granting a claim of unlawful rent increases on the grounds that the subject tenancy is commercial.

VI. Communications

VII. Director’s Report

VIII. Old Business

A. Assembly Bill 1925 (Civil Code Section 1947.9)

B. Rules and Regulations Section 12.19

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

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。

Se pueden obtener servicios de traduccion, ampliacion de sonida, u otras formas de presentacion si se solicitan por lo menos 72 horas antes de la reunion. Llame al 252-4628 para hacer su solicitud.

American sign language interpreters will be available upon request. Please contact the Rent Board at 252-4628 at least 72 hours prior to the meeting.

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 various chemical based products. Please help the City to accommodate these individuals.

Rent Board Commission meetings are held at 25 Van Ness Avenue, Suite 70, lower level, and are wheelchair accessible. The closest accessible BART station is located at Civic Center. All MUNI Metro lines at Van Ness and Market Street are accessible. For other accessible MUNI lines serving this location and information about MUNI accessible services, call 3-1-1 from San Francisco or (415) 701-2311 from other areas.

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.

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. 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>.