



Edwin M. Lee
Mayor

DAVID GRUBER
PRESIDENT

Delene Wolf
Executive Director

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

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

Tuesday, April 22, 2014
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. 3030 Buchanan AT140027

The tenant appeals the dismissal of his petition requesting a determination of jurisdiction due to his failure to appear at the hearing.

B. 1400 Jones, Apt. 203 AT140033

The tenant appeals the decision determining that a Costa-Hawkins increase is warranted, claiming that he failed to appear at the hearing because he did not receive the Notice of Hearing in a timely manner.

C. 2905 San Bruno Ave. AL140034

The Master Tenant appeals the decision finding her liable to the subtenant for overpayments pursuant to Rules §6.15C(3).

D. 1300 Irving St. AT140026

The tenant appeals the denial of her petition claiming decreased housing services due to alleged noise from a neighboring unit.

E. 2251 – 25th Ave. AL140022

The landlord appeals the decision finding him liable for overpayments due to unlawful rent increases.

F. 505 – 26th Ave. #2A AL140032

The landlord appeals the decision finding him liable for overpayments due to utility charges imposed after the inception of the tenancy.

G. .757 Gonzalez Dr. AT140031

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

H. 2238 Vicente #3 AT140025

One tenant appeals the decision certifying capital improvement costs.

I. 238 Divisadero, Units A & B AL140023

The landlord appeals the denial of his request to rescind a Notice of Intent to Withdraw Residential Units pursuant to the Ellis Act.

J. 1710 – 19th Ave. #3 AT140024

The tenant appeals the decision determining that a Costa-Hawkins increase is warranted because the original tenant no longer permanently resides in the unit.

K. 2951 Bush, Unit A AL140028

The landlord appeals the decision granting a claim of decreased housing services.

L. 254 Divisadero #5 AT140029

The tenants appeal the decision denying their claim of decreased housing services.

M. 435 Powell #6 AT140030

The tenant appeals the decision denying his claim of unlawful rent increase.

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
- 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 traducción, ampliación de sonida, u otras formas de presentación si se solicitan por lo menos 72 horas antes de la reunión. Llame al 252-4628 para hacer su solicitud.

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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.

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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 sof@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>.