



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,**

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

Tuesday, August 19, 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. 1224 Hyde #9 AT140138

The tenant appeals the decision granting rent increases based on increased operating expenses on the grounds of financial hardship.

B. 215 14th Street #15 AL140140

The Master Tenant appeals the remand decision denying a claim of financial hardship.

C. 542 London AL140143

The landlord appeals the decision granting a claim of unlawful rent increase.

D. 1743 Judah #3 AT140145

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

E. 2629 Folsom #106

AL140144

The landlord appeals the decision granting the tenant's Hardship Application challenging a capital improvement passthrough.

F. 1176 Pacific Ave.

AT140148

The tenant appeals the denial of their Hardship Application seeking relief from a capital improvement passthrough.

G. 1020 Bush St.

AL140137

The landlord appeals the decision denying certification of capital improvement costs as the work was completed more than five years prior to the petition being filed.

H. 3039 Buchanan

AL140139

The landlord appeals the decision finding that the subject unit does not qualify for the new construction exemption from the Ordinance.

I. 1895 Jackson #601.

AL140141

The landlord appeals the decision granting claims of decreased housing services.

J. 62 Edinburgh

AT140142

The tenant appeals the decision denying a claim of decreased housing services.

K. 740 Parnassus #4

AL140147

The landlords appeal the decision granting a claim of decreased housing services, alleging that the rental of the garage constitutes a commercial transaction.

L. 764 Arguello Blvd.

AL140146

The landlord appeals the decision granting claims of unlawful rent increases and improper calculation of a water revenue bond passthrough.

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

Departmental Budget

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.

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 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>.