



Gavin Newsom
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
DEBORAH HENDERSON
JIM HURLEY
POLLY MARSHALL
CATHY MOSBRUCKER
NEVEO MOSSER
BARTHOLOMEW MURPHY
AMELIA YAROS

Tuesday, at 6:00 p.m.
September 21, 2010
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. 510 – 26th Ave. #203 AT100068

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

B. 3036 – 26th St. AT100070

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

C. 737 Bush #105 & 204 AT100073 thru -75

The tenants in two units appeal decisions certifying capital improvement costs on the grounds of financial hardship.

D. 937 Clay #202 AT100076 & -77

The tenant appeals two decisions certifying capital improvement costs on the grounds of financial hardship

E. 1337 California #6 AL100071

The landlord appeals the dismissal of her petition for certification of capital improvement costs due to her failure to appear at the hearing.

F. 1221 Jones #PH-A2 AT100066

The tenant in one unit appeals the decision granting rent increases based on increased operating expenses.

G. 643 Oak, No. 4 AL100067

The landlord appeals the decision denying a claim of decreased housing services but granting a claim of unlawful rent increase.

H. 1040 Ashbury AL100069

The landlord appeals the decision only partially certifying capital improvement costs because the prior landlord had not made timely good faith efforts to cure a Notice of Violation within ninety days of receipt.

I. 3540 – 20th St. #1 AL100072

The landlord appeals the decision granting claims of unlawful rent increases and decreased housing services.

J. 151 – 26th Ave. AT100078 & AL100079

The landlord and tenant appeal the decision on second remand determining that the subject unit was the tenant's principal place of residence at the time the first Rules §1.21 petition was filed but was not at the time the landlord filed a second 1.21 petition.

K. 1907 – 18th Ave. AT100081 & -82

The tenant appeals the decision granting a rent increase based on comparable rents on hardship and substantive grounds.

L. 55 Chumasero Dr. 12M AT100080

The tenant appeals the decision determining that his base rent is a proper amount.

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。

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

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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>.