



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,**

CALVIN ABE
DAVE CROW
SHOBA DANDILLAYA
RICHARD HUNG
POLLY MARSHALL
CATHY MOSBRUCKER
NEVEO MOSSER
KENT QIAN
DAVID WASSERMAN

Tuesday, December 15, 2015
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. 139 Caine #A AT150136

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

B. 945 Larkin #14 & 44 AT150134 & -35

The tenants in two units appeal the decision granting rent increases based on increased operating expenses on the grounds of financial hardship.

C. 1114 Dolores AL150139

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

D. 1338 Baker #8 AT150129

The subtenant appeals the decision granting a claim that she paid a disproportional share of the rent.

E. 615 Prague AL150125

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

F. 2915 Franklin #4 AT150126

The tenant appeals the decision finding that a Costa-Hawkins rent increase is warranted.

G. 411 Eddy #17 AT150130

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

H. 151-A Duncan St. AL150128

The landlord appeals the decision denying a rent increase based on increased debt service stemming from his having bought his parents out of their share of the property.

I. 3118 – 23rd St. “A” AL150121

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

J. 438A Vallejo AL150124; AT150122 & -23

The landlord and tenants appeal the decision determining the proper base rent and granting rent reductions due to substandard conditions in the unit.

K. 279 Crescent Ave. AT150131

The tenant appeals the decision finding that she does not have protected status for purposes of an OMI eviction.

L. 1600 Filbert #35 AL150119
(cont. from 11/10/15)

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

M. 2130 Mason AL150132

The landlord appeals the decision granting rent overpayments due to unlawful rent increases and determining the proper base rent.

N. 1008 Tennessee #B AL150138

The Master Tenant appeals the decision granting a claim under Rules §6.15C(3).

O. 396 – 5th Ave. AT150133

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The tenant appeals the decision denying a claim of decreased housing services due to noise from a neighboring unit.

P. 1221 Jones

AL150137

The landlord appeals the decision only partially granting certification of capital improvement costs.

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

For questions about the meeting, please contact 415-252-4628. The ringing of and use of cell phones, pagers and similar sound-producing electronic devices are prohibited at this meeting. Please be advised that the Chair may order the removal from the meeting room of any person(s) responsible for the ringing or use of a cell phone, pager, or other similar sound-producing electronic devices.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils, and other agencies of the City and County exist to conduct the people's business. This ordinance 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 (Chapters 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, please contact:

Sunshine Ordinance Task Force Administrator
City Hall – Room 244 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4683
415-554-7724 (Office); 415-554-7854 (Fax)
E-mail: SOTF@sfgov.org

Copies of the Sunshine Ordinance can be obtained from the Clerk of the Sunshine Task Force, the San Francisco Public Library and on the City's website at www.sfgov.org. Copies of explanatory documents are available to the public online at <http://www.sfbos.org/sunshine>.

LANGUAGE ACCESS

Per the Language Access Ordinance (Chapter 91 of the San Francisco Administrative Code), Chinese, Spanish and or Filipino (Tagalog) interpreters will be available upon request. Meeting Minutes may be translated, if requested, after they have been adopted by the Commission. Assistance in additional languages may be honored whenever possible. To request assistance with these services, please contact the Deputy Director, Robert Collins, at 415-252-4628 at least 48 hours in advance of the hearing. Late requests will be honored if possible.

DISABILITY ACCESS

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.

Assistive listening devices, American Sign Language interpreters, readers, large print agendas or other accommodations are available upon request. Please make your requests for accommodations to the Deputy Director, Robert Collins, at 415-252-4628. Requesting accommodations at least 72 hours prior to the meeting will help to ensure availability.

LOBBYIST ORDINANCE

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, (415) 252-3100, FAX (415) 252-3112, website: sfgov.org/ethics.

無障礙輔助會議政策

租務委員會在方案或活動的許可及使用方面，不會對身心障礙者有任何差別待遇。Robert Collins 已被指派為協調者，負責確保本機構遵循《美國身心障礙人士法》(ADA) 第二條款不得歧視身心障礙者的規定。有關 ADA 規定的資訊以及根據該法案所提供的權利，皆可向 ADA 協調者索取。租務委員會的聽障專線 (TTY) 為 554-9845。

本會議備有助聽器、美國手語口譯員、朗讀裝置、放大字體的議程及其他協助工具，若有需要，請提出要求。請致電 415-252-4628 向委員會秘書 Robert Collins 申請協助工具。請至少在會議前 72 小時提出申請，如此有助於確保順利提供相關工具。

了解你在陽光政策下的權益

政府的職責是為公眾服務，並在具透明度的情況下作出決策。市及縣政府的委員會，市參事會，議會和其他機構的存在是為處理民眾的事務。本政策保證一切政務討論都在民眾面前進行，而市政府的運作也公開讓民眾審閱。如果你需要知道你在陽光政策 (San Francisco Administrative Code Chapter 67) 下擁有的權利，或是需要舉報違反本條例的情況，請聯絡：

陽光政策 專責小組行政官
地址：City Hall – Room 244 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4683
電話號碼：415-554-7724；傳真號碼415-554-5163
電子郵件：SOIF@sfgov.org

陽光政策的文件可以通過陽光政策專責小組秘書、三藩市公共圖書館、以及市政府網頁www.sfgov.org等途徑索取。民眾也可以到網頁<http://www.sfbos.org/sunshine> 瀏覽有關的解釋文件，或根據以上提供的地址和電話向委員會秘書索取。

語言服務

根據語言服務條例(三藩市行政法典第91章)，中文、西班牙語和/或菲律賓語(泰加洛語)傳譯人員在收到要求後將會提供傳譯服務。翻譯版本的會議記錄可在委員會通過後透過要求而提供。其他語言協助在可能的情況下也將可提供。上述的要求，請於會議前最少48小時致電415-252-4628委員會秘書Robert Collins提出。逾期提出的請求，若可能的話，亦會被考慮接納。

殘障通路

房屋管理處委員會會議在Van Ness Avenue 25號70室舉行，位於建築物下層，方便輪椅出入。可供傷殘人士使用的最就近BART車站位於市政中心 (Civic Center)。位於Van Ness及Market Street的所有MUNI Metro路線都方便傷殘人士使用。附近的街道 (Oak Street及Hickory) 並設有傷殘人士專用車位。街上也有咪表停車位。

遊行者法令

依據「三藩市遊行者法令」 (SF Campaign & Governmental Conduct Code 2.100) 能影響或欲影響本地立法或行政的人士或團體可能需要註冊，並報告其遊行行為。如需更多有關遊行法令的資訊，請聯絡位於 Van Ness 街 25號 220室的三藩市道德委員會，電話號碼：415-252-3100，傳真號碼 415-252-3112，網址：sfgov.org/ethics。

POLÍTICA DE REUNIÓN ACCESIBLE

La Junta del Control de Rentas no discrimina sobre la base de discapacidad en la admisión y el acceso a sus programas o actividades. Robert Collins ha sido designado para coordinar el cumplimiento de este organismo con el requisito de no discriminación estipulado en el Título II de la Ley de Estadounidenses con Discapacidades (ADA, por sus siglas en inglés). Puede solicitarle información sobre las disposiciones de la ADA y los derechos que surgen de esta al Coordinador de ADA. El número TTY de la Junta del Control de Rentas es 554-9845.

Puede solicitar dispositivos de asistencia auditiva, intérpretes del Lenguaje Americano de Señas, lectores, programas con letra grande y otras adaptaciones. Solicite las adaptaciones que necesite al subdirector, Robert Collins, al 415-252-4628. Solicitar adaptaciones por lo menos 72 horas antes de la reunión ayudará a garantizar su disponibilidad.

CONOZCA SUS DERECHOS BAJO LA ORDENANZA SUNSHINE

El deber del Gobierno es servir al público, alcanzando sus decisiones a completa vista del público. Comisiones, juntas, concilios, y otras agencias de la Ciudad y Condado, existen para conducir negocios de la gente. Esta ordenanza asegura que las deliberaciones se lleven a cabo ante la gente y que las operaciones de la ciudad estén abiertas para revisión de la gente. Para obtener información sobre sus derechos bajo la Ordenanza Sunshine (capítulo 67 del Código Administrativo de San Francisco) o para reportar una violación de la ordenanza, por favor póngase en contacto con:

Administrador del Grupo de Trabajo de la Ordenanza Sunshine (Sunshine Ordinance Task Force Administrator)
City Hall – Room 244 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4683
415-554-7724 (Oficina); 415-554-5163 (Fax);
Correo electrónico: SOTF@sfgov.org

Copias de la Ordenanza Sunshine pueden ser obtenidas del Secretario del grupo de Trabajo de la Ordenanza Sunshine, la Biblioteca Pública de San Francisco y en la página web del internet de la ciudad en www.sfgov.org. Copias de documentos explicativos están disponibles al público por Internet en <http://www.sfbos.org/sunshine>; o, pidiéndolas al Secretario de la Comisión en la dirección o número telefónico mencionados arriba.

ACCESO A IDIOMAS

De acuerdo con la Ordenanza de Acceso a Idiomas “*Language Access Ordinance*” (Capítulo 91 del Código Administrativo de San Francisco “*Chapter 91 of the San Francisco Administrative Code*”) intérpretes de chino, español y/o filipino (tagalo) estarán disponibles de ser requeridos. Las minutas podrán ser traducidas, de ser requeridas, luego de ser aprobadas por la Comisión. La asistencia en idiomas adicionales se tomará en cuenta siempre que sea posible. Para solicitar asistencia con estos servicios favor comunicarse con el subdirector Roberto Collins al 415-252-4628 por lo menos 48 horas antes de la reunión. Las solicitudes tardías serán consideradas de ser posible.

ACCESO DE DISCAPACITADOS

Las reuniones de la Comisión de La Junta del Control de Renta, se llevan a cabo en el 25 Van Ness Avenue, Suite 70, en la planta baja y tienen acceso para sillas de ruedas. La estación accesible de BART más cercana está localizada en el Civic Center. Todas las líneas del MUNI METRO de las calles Van Ness y Market, son accesibles. Existe estacionamiento accesible en las calles, (Oak Street y Hickory). También puede estacionarse en las calles con parquímetros.

ORDENANZA DE CABILDEO

Individuos y entidades que influyen o intentan influenciar legislación local o acciones administrativas podrían ser requeridos por la Ordenanza de Cabildeo de San Francisco (SF Campaign & Governmental Conduct Code 2.100) a registrarse y a reportar actividades de cabildeo. Para más información acerca de la Ordenanza de Cabildeo, por favor contactar la Comisión de Ética: 25 de la avenida Van Ness , Suite 220, San Francisco, CA 94102, 415-252-3100, FAX 415-252-3112, sitio web: sfgov.org/ethics.

MADALING MAKUHANG POLISIYA NANG PULONG-PULONG

Hindi nag didiskrimina ang Lupon ng Upa na pinagbabasehan ang kapansanan sa pagtanggap at pagpasok sa mga aktibidad at mga programa nito. Si Robert Collins ay naitalaga ng ahensyang ito na magkoordinong magpatupad sa walang diskriminasyon na kailangan sa Titulo II na Akto nang mga Amerikanong may Kapansanan (ADA). Ang inpormasyon hinggil sa mga probisyon ng ADA at ang mga naibigay na karapatan sa ilalim ng Akto ay makukuha sa ADA Koordinator. Ang TTY na numero ng Lupon ng Upa ay 554-9845.

Ang mga kagamitang pandinig na tumutulong, mga tagasalin ng Lengwaheng Senyales ng Amerikano, mga tagabasa, mga adyendang malalaki ang printa o mga ibang akomodasyon ay makukuha ayon sa kahilingan. Paki gawa ang iyong mga kahilingan para sa mga akomodasyon sa Diputadong Direktor, Robert Collins, sa 415-252-4628. Ang paghiling ng mga akomodasyon na hindi liliit sa 72 na mga oras bago ang pulong-pulong ay makakatulong para seguradong magkakaroon.

ALAMIN ANG INYONG MGA KARAPATAN SA ILALIM NG SUNSHINE ORDINANCE

Tungkulin ng Pamahalaan na paglinkuran ang publiko, maabot ito sa patas at medaling maunawaan na paraan. Ang mga komisyon, board, kapulungan at iba pang mga ahensya ng Lungsod at County ay mananatili upang maglingkod sa pamayanan. Tinutiyak ng ordinansa na ang desisyon o pagpapasya ay ginagawa kasama ng mamamayan at ang mga gawaing panglungsod na napagkaisahan ay bukas sa pagsusuri ng publiko. Para sa impormasyon ukol sa inyong karapatan sa ilalim ng Sunshine Ordinance (Kapitulo 67 sa San Francisco Administrative Code) o para mag report sa paglabag sa ordinansa, mangyaring tumawag sa Administrador ng Sunshine Ordinance Task Force .

City Hall – Room 244 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4683
415-554-7724 (Opisina); 415-554-7854 (Fax)
E-mail: SOTF@sfgov.org

Ang mga kopya ng Sunshine Ordinance ay makukuha sa Clerk ng Sunshine Task Force, sa pampublikong aklatan ng San Francisco at sa website ng Lungsod sa www.sfgov.org. Mga kopya at mga dokumentong na nagpapaliwanag sa Ordinance ay makukuha online sa <http://www.sfbos.org/sunshine> o sa kahilingan sa Commission Secretary, sa address sa itaas o sa numero ng telepono.

PAG-ACCESS SA WIKA

Ayon sa Language Access Ordinance (Chapter 91 ng San Francisco Administrative Code), maaaring mag-request ng mga tagapagsalin sa wikang Tsino, Espanyol, at/o Filipino (Tagalog). Kapag hiniling, ang mga kaganapan ng miting ay maaring isalin sa ibang wika matapos ito ay aprobahan ng komisyon. Maari din magkaroon ng tulong sa ibang wika. Sa mga ganitong uri ng kahilingan, mangyaring tumawag sa Deputy Director Robert Collins sa 415-252-4628 sa hindi bababa sa 48 oras bago mag miting. Kung maari, ang mga late na hiling ay posibleng pagbibigyan.

ACCESS PARA SA MAY KAPANSANAN

Ang mga pulong-pulong sa Komisyon ng Renta ng Lupa ay isinasagawa sa 25 Van Ness Avenue, Suite 70, ibabang palapag, at madadaan ng upuang de gulong. Ang pinakamalapit na mapupuntahang BART na estasyon ay nasa Civic Center. Lahat ng linya ng MUNI Metro sa Van Ness at Market Street ay madadaan. Mayroong mapupuntahang paradahan sa magkalapit na mga kalye (Oak Street at Hickory). Mayroon ding de metrong paradahan sa kalye.

LOBBYIST ORDINANCE

Ayon sa San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code 2.100], ang mga indibidwal o mga entity na nag iimpluensiya o sumusubok na mag impluensiya sa mga lokal na pambatasan o administrative na aksyon ay maaring kailangan mag register o mag report ng aktibidad ng lobbying. Para sa karagdagan na impormasyon tungkol sa Lobbyist Ordinance, mangyaring tumawag sa San Francisco Ethics Commission at 25 Van Ness Avenue, Suite 220, San Francisco, CA 94102, (415) 252-3100, FAX (415) 252-3112, website: sfgov.org/ethics.
bos.org/sunshine.