



**City and County of San Francisco**  
**Meeting Minutes**  
**Rules Committee**

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

*Members: Hillary Ronen, Shamann Walton, Gordon Mar*

*Clerk: Victor Young (415) 554-7723*

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**Monday, December 2, 2019**

**10:00 AM**

**City Hall, Committee Room 263**

**Regular Meeting**

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**Present:** 3 - Hillary Ronen, Shamann Walton, and Gordon Mar

*The Rules Committee met in regular session on Monday, December 2, 2019, with Chair Hillary Ronen presiding. Chair Ronen called the meeting to order at 10:06 a.m.*

**ROLL CALL AND ANNOUNCEMENTS**

*On the call of the roll, Chair Ronen, Vice Chair Walton, and Member Mar were noted present. A quorum was present.*

**AGENDA CHANGES**

*There were no agenda changes.*

## REGULAR AGENDA

### 191193 [Appointment, Close Juvenile Hall Working Group - Kandy Kalani Ifopo]

Hearing to consider appointing two members, indefinite terms, to the Close Juvenile Hall Working Group. (Rules Committee)

Vacant Seat 3, new appointment, shall be held by a person under the age of 29 who was previously detained or incarcerated, for an indefinite term.

Vacant Seat 4, new appointment, shall be held by a person under the age of 29 who was previously detained or incarcerated, for an indefinite term.

11/20/19; REACTIVATED PURSUANT TO RULE 5.23 to Rules Committee.

*Heard in Committee. Speakers: None.*

*Appointment of Kandy Kalani Ifopo, seat 4, recommended.*

#### **PREPARED IN COMMITTEE AS A MOTION**

Motion appointing Kandy Kalani Ifopo, indefinite term, to the Close Juvenile Hall Working Group. (Rules Committee)

Kandy Kalani Ifopo, seat 4, new appointment, shall be held by a person under the age of 29 who was previously detained or incarcerated, for an indefinite term.

**Member Mar moved that this Motion be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Ronen, Walton, Mar

**191105 [Administrative Code - Extending Eviction Control to Units Constructed After 1979]****Sponsors: Haney; Fewer, Ronen and Walton**

Ordinance amending the Administrative Code to apply eviction controls to units that are exempt from rent increase limitations because they first received a certificate of occupancy after June 13, 1979, or have undergone a substantial rehabilitation; clarifying the law's application to units with pending notices to vacate; extending the City's current residential rental unit fee to these units; making non-substantive, technical changes; and making findings as required by the Tenant Protection Act of 2019.

10/29/19; ASSIGNED UNDER 30 DAY RULE to Rules Committee, expires on 11/28/2019.

11/06/19; REFERRED TO DEPARTMENT. Referred to Mayor's Office of Housing and Community Development, Housing Authority, Rent Board, HOPE SF, and the Department of Homelessness and Supportive Housing for reports and/or comments.

11/12/19; SUBSTITUTED AND ASSIGNED UNDER 30 DAY RULE to Rules Committee. Supervisor Haney introduced a substitute Ordinance bearing a new title.

11/22/19; NOTICED. Fee ad placed in the November 22 and 29, 2019, SF Examiner.

11/26/19; REFERRED TO DEPARTMENT. Referred to Mayor's Office of Housing and Community Development, Housing Authority, Rent Board, HOPE SF, and the Department of Homelessness and Supportive Housing for reports and/or comments.

*Heard in Committee. Speakers: Supervisor Matt Haney (Board of Supervisors); Robert Collins, Director (Rent Board); provided an overview and responded to questions raised throughout the discussion. Julian Sarkar; Speaker; Cathy Litscome; Tony Apacoli; Anastaysha Nicopocolis; Ossie Rosen; Gail Seagraves; Susan Marsh; Curtis Bradford; Cynthia; Brian Edwards; Fred Chirpson; Victoria Hansen; Jennifer Friedenbach (Coalition on Homelessness); Sara Short; spoke in support of the matter. Jacard Russell; spoke neither in support nor opposition on the matter.*

*Supervisor Walton requested to be added as a co-sponsor.*

**Member Mar moved that this Ordinance be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Ronen, Walton, Mar

**191196 [Appointments, Our City, Our Home Oversight Committee - Shanell Williams, Julie Leadbetter, Julia D'Antonio, and Jennifer Friedenbach]**

Hearing to consider appointing four members, terms ending April 22, 2021, to the Our City, Our Home Oversight Committee. (Rules Committee)

Seat 2, new appointment, must be an individual representing families with minor children residing in an SRO unit or a family member residing in an SRO unit, for the unexpired portion of a two-year term ending April 22, 2021.

Seat 4, new appointment, must be an individual with experience providing homeless services, for the unexpired portion of a two-year term ending April 22, 2021.

Seat 6, new appointment, must be an individual who has personally experienced homelessness, for the unexpired portion of a two-year term ending April 22, 2021.

Seat 8, new appointment, must be an individual who has experience advocating on homeless or mental health issues, for the unexpired portion of a two-year term ending April 22, 2021.

11/20/19; RECEIVED AND ASSIGNED to Rules Committee.

*Heard in Committee. Speakers: Julia D'Antonio; Jennifer Friedenbach; Alice Chiu; Cherelle Jackson; spoke on their qualifications and answered questions raised throughout the discussion. Sara Short; spoke in support of the appointments of Jennifer Friedenbach and Julie Leadbetter. Mary Kate Backenwa; Brian Edwards; Curtis Bradford; spoke in support of the appointment of Jennifer Friedenbach. Sam Lew; spoke in support of the appointment of various applicants.*

*Appointment of Shanell Williams, seat 2, recommended.*

*Appointment of Julie Leadbetter, seat 4, recommended.*

*Appointment of Julia D'Antonio, seat 6, recommended.*

*Appointment of Jennifer Friedenbach, seat 8, recommended.*

**PREPARED IN COMMITTEE AS A MOTION**

Motion appointing Shanell Williams, Julie Leadbetter, Julia D'Antonio, and Jennifer Friedenbach, terms ending April 22, 2021, to the Our City, Our Home Oversight Committee. (Rules Committee)  
Shanell Williams, seat 2, new appointment, must be an individual representing families with minor children residing in an SRO unit or a family member residing in an SRO unit, for the unexpired portion of a two-year term ending April 22, 2021.

Julie Leadbetter, seat 4, new appointment, must be an individual with experience providing homeless services, for the unexpired portion of a two-year term ending April 22, 2021.

Julia D'Antonio, seat 6, new appointment, must be an individual who has personally experienced homelessness, for the unexpired portion of a two-year term ending April 22, 2021.

Jennifer Friedenbach, seat 8, new appointment, must be an individual who has experience advocating on homeless or mental health issues, for the unexpired portion of a two-year term ending April 22, 2021.

**Member, seconded by Chair Ronen, moved that this Motion be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Ronen, Walton, Mar

**191198 [Reappointments, Assessment Appeals Board No. 1 - Jeffrey Morris and Eugene Valla]**

Hearing to consider appointing two members, terms ending September 5, 2022, and one member term ending September 6, 2021, to the Assessment Appeals Board No. 1. (Rules Committee) Seat 1, succeeding Jeffrey Morris, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Seat 4, succeeding Eugene Valla, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Seat 5, succeeding Edward Campana, resigned, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portions of a three-year term ending September 6, 2021.

11/20/19; RECEIVED AND ASSIGNED to Rules Committee.

*Heard in Committee. Speakers: Jeffrey Morris; Eugene Valla; spoke on their qualifications and answered questions raised throughout the discussion.*

*Appointment of Jeffrey Morris, seat 1, recommended.  
Appointment of Eugene Valla, seat 4, recommended.*

**PREPARED IN COMMITTEE AS A MOTION**

Motion reappointing Jeffrey Morris and Eugene Valla, terms ending September 5, 2022, to Assessment Appeals Board No. 1. (Rules Committee)

Jeffrey Morris, seat 1, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

Eugene Valla, seat 4, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

**Chair Ronen moved that this Motion be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Ronen, Walton, Mar

**191199 [Reappointments, Assessment Appeals Board No. 2 - John Lee, Mervin Conlan, and Yosef Tahbazof]**

Hearing to consider appointing three members, terms ending September 5, 2022, and one member term ending September 6, 2021, to the Assessment Appeals Board No. 2. (Rules Committee) Seat 2, succeeding John Lee, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Seat 3, succeeding Mervin Conlan, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Seat 4, succeeding Yosef Tahbazof, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Vacant Seat 6 (Alternate Member), succeeding Joyce Lewis, resigned, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending on September 6, 2021.

11/20/19; RECEIVED AND ASSIGNED to Rules Committee.

*Heard in Committee. Speaker: John Lee; spoke on their qualifications and answered questions raised throughout the discussion.*

*Appointment of John Lee, seat 2, recommended.*

*Appointment of Mervin Conlan, seat 3, recommended.*

*Appointment of Yosef Tahbazof, seat 4, recommended.*

**PREPARED IN COMMITTEE AS A MOTION**

Motion reappointing John Lee, Mervin Conlan, and Yosef Tahbazof, terms ending September 5, 2022, to the Assessment Appeals Board No. 2. (Rules Committee)

John Lee, seat 2, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

Mervin Conlan, seat 3, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

Yosef Tahbazof, seat 4, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

**Chair Ronen moved that this Motion be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Ronen, Walton, Mar

**191200 [Reappointments, Assessment Appeals Board No. 3 - Shawn Ridgell and James Reynolds]**

Hearing to consider appointing three members, terms ending September 5, 2022, two members term ending September 6, 2021, and two members terms ending September 7, 2020, to the Assessment Appeals Board No. 3. (Rules Committee)

Seat 1, succeeding Shawn Ridgell, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Seat 2, succeeding Kristine Nelson, term expired September 3, 2018, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 6, 2021.

Vacant Seat 3, succeeding Anne Ferrel, resigned, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 7, 2020.

Seat 4, succeeding James Reynolds, term expires September 2, 2019, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for a three-year term ending September 5, 2022.

Vacant Seat 6, succeeding James Reynolds, resigned, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

Vacant Seat 7 (Alternate Member), new appointment, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 6, 2021.

Vacant Seat 8 (Alternate Member), new appointment, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 7, 2020.

11/20/19; RECEIVED AND ASSIGNED to Rules Committee.

*Heard in Committee. Speakers: Shawn Ridgell; James Reynolds; spoke on their qualifications and answered questions raised throughout the discussion.*



*Appointment of Shawn Ridgell, seat 1, recommended.  
Appointment of James Reynolds, seat 4, recommended.*

**PREPARED IN COMMITTEE AS A MOTION**

Motion reappointing Shawn Ridgell and James Reynolds, terms ending September 5, 2022, to the Assessment Appeals Board No. 3. (Rules Committee)

Shawn Ridgell seat 1, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

James Reynolds seat 4, succeeding himself, term expired, must have a minimum of five years professional experience in the State of California as one of the following: certified public accountant or public accountant; licensed real estate broker; attorney; or a property appraiser accredited by a nationally recognized professional organization, certified by the Office of Real Estate Appraisers, or certified by the State Board of Equalization, for the unexpired portion of a three-year term ending September 5, 2022.

**Chair Ronen moved that this Motion be RECOMMENDED. The motion carried by the following vote:**

Ayes: 3 - Ronen, Walton, Mar

## **ADJOURNMENT**

*There being no further business, the Rules Committee adjourned at the hour of 11:30 a.m.*

*N.B. The Minutes of this meeting set forth all actions taken by the Rules Committee on the matters stated, but not necessarily in the chronological sequence in which the matters were taken up.*