



City and County of San Francisco

Meeting Minutes

Rules Committee

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

Members: Shamann Walton, Stephen Sherrill, Rafael Mandelman

*Clerk: Victor Young
(415) 554-7723 ~ victor.young@sfgov.org*

Monday, November 17, 2025

10:00 AM

City Hall, Legislative Chamber, Room 250

Regular Meeting

The Rules Committee met in regular session on Monday, November 17, 2025, with Chair Shamann Walton presiding. Chair Walton called the meeting to order at 10:00 a.m.

Present: 3 - Shamann Walton, Stephen Sherrill, and Rafael Mandelman

ROLL CALL AND ANNOUNCEMENTS

On the call of the roll, Chair Walton, Vice Chair Sherrill and Member Mandelman were noted present. A quorum of the Committee was present.

COMMUNICATIONS

Victor Young, Rules Committee Clerk, instructed members of the public that public comment is taken on each item on the agenda. Alternatively, written comments may be submitted through email (victor.young@sfgov.org) or the U.S. Postal Service at City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102.

AGENDA CHANGES

There were no agenda changes.

REGULAR AGENDA

251082 [Administrative Code - Fillmore Entertainment Zone]**Sponsors: Mahmood; Walton, Mandelman and Sherrill**

Ordinance amending the Administrative Code to create the Fillmore Entertainment Zone, on Fillmore Street between Sutter and McAllister Streets and O'Farrell Street between Steiner and Fillmore Streets; and affirming the Planning Department's determination under the California Environmental Quality Act.

10/28/25; ASSIGNED to Rules Committee. 10/30/25 - President Mandelman waived the 30-day rule pursuant to Board Rule No. 3.22.

11/04/25; REFERRED TO DEPARTMENT. Referred to the Entertainment Commission for information purposes. Referred to the Planning Department for CEQA determination.

11/13/25; RESPONSE RECEIVED. Not defined as a project under DEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Heard in Committee. Speaker(s): Supervisor Bilal Mahmood (Board of Supervisors); provided an overview and responded to questions raised throughout the discussion. Speaker; Jake Crawford; spoke in support of the matter.

Supervisor Sherrill requested to be added as a co-sponsor.

Chair Walton moved that this Ordinance be RECOMMENDED AS A COMMITTEE REPORT.

The motion carried by the following vote:

Ayes: 3 - Walton, Sherrill, Mandelman

251093 [Controller's Appointment - Inspector General - Alexandra Shepard]

Motion confirming/rejecting the Controller's appointment of Alexandra Shepard as Inspector General, for an indefinite term, pursuant to Charter, Section 3.105(j). (Clerk of the Board)

10/28/25; RECEIVED AND ASSIGNED to Rules Committee.

Heard in Committee. Speaker(s): Alexandra Shepard; spoke on their qualifications and answered questions raised throughout the discussion. Greg Wagner, Controller (Office of the Controller); provided an overview and responded to questions raised throughout the discussion.

Member Mandelman moved that this Motion be AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE, to approve Controller's nomination for appointment and making clarifying and conforming changes. The motion carried by the following vote:

Ayes: 3 - Walton, Sherrill, Mandelman

Motion confirming the Controller's appointment of Alexandra Shepard as Inspector General, for an indefinite term, pursuant to Charter, Section 3.105(j). (Clerk of the Board)

Member Mandelman moved that this Motion be RECOMMENDED AS AMENDED AS A COMMITTEE REPORT. The motion carried by the following vote:

Ayes: 3 - Walton, Sherrill, Mandelman

251030 [Appointments, Assessment Appeals Board No. 1 - Jeffrey Jonathan Morris and Nicholas Goldman]

Hearing to consider appointing two members, terms ending September 4, 2028, to the Assessment Appeals Board No. 1. (Rules Committee)

Vacant seat 1, succeeding Jeffrey Morris, 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 4, 2028.

Vacant seat 4, succeeding Kristine Nelson, 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 4, 2028.

10/14/25; RECEIVED AND ASSIGNED to Rules Committee.

Heard in Committee. Speaker(s): Franco Cirelli; Jeffrey Jonathan Morris; Nicholas Goldman; spoke on their qualifications and answered questions raised throughout the discussion.

Jeffrey Jonathan Morris, seat 1, recommended.

Nicholas Goldman, seat 4, recommended.

PREPARED IN COMMITTEE AS A MOTION

Motion appointing Jeffrey Jonathan Morris and Nicholas Goldman, terms ending September 4, 2028, to the Assessment Appeals Board No. 1. (Rules Committee)

Jeffrey Jonathan 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 4, 2028;

Nicholas Goldman, seat 4, succeeding Kristine Nelson, 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 4, 2028.

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

Ayes: 3 - Walton, Sherrill, Mandelman

251031 [Reappointments, Assessment Appeals Board No. 2 - John Lee, Mervin Conlan, and Susan Elizabeth Miller]

Hearing to consider appointing three members, terms ending September 4, 2028, to the Assessment Appeals Board No. 2. (Rules Committee)

Vacant Seat 2, succeeding John Lee, 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 4, 2028.

Vacant Seat 3, succeeding Mervin Conlan, 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 4, 2028.

Vacant Seat 4, succeeding Susan Elizabeth Miller, 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 4, 2028.

10/14/25; RECEIVED AND ASSIGNED to Rules Committee.

Heard in Committee. Speaker(s): John Lee; Mervin Conlan; Susan Elizabeth Miller; spoke on their qualifications and answered questions raised throughout the discussion. Alistair Gibson, Administrator (Assessment Appeals Board); provided an overview and responded to questions raised throughout the discussion.

John Lee, seat 2, recommended.

Mervin Conlan, seat 3, recommended.

Susan Elizabeth Miller, seat 4, recommended.

PREPARED IN COMMITTEE AS A MOTION

Motion reappointing John Lee, Mervin Conlan, and Susan Elizabeth Miller, terms ending September 4, 2028, 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 4, 2028.

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 4, 2028.

Susan Elizabeth Miller, seat 4, succeeding herself, 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 4, 2028.

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

Ayes: 3 - Walton, Sherrill, Mandelman

251032 [Appointment, Assessment Appeals Board No. 3 - Franco Cirelli, James Reynolds, and Kristine Nelson]

Hearing to consider appointing two members, terms ending September 7, 2026, one member, term ending September 6, 2027, and four members, terms ending September 4, 2028, to the Assessment Appeals Board No. 3. (Rules Committee)

Vacant Seat 1, succeeding Shawn Ridgell, 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 4, 2028.

Vacant Seat 2, succeeding Susan Elizabeth Miller, 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 6, 2027.

Vacant Seat 3, succeeding Jeffrey Lee, 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, 2026.

Vacant Seat 4, succeeding James Reynolds, 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 4, 2028.

Vacant Seat 6, (ALTERNATE MEMBER), succeeding John Su, 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 4, 2028.

Vacant Seat 7, (ALTERNATE MEMBER), 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 4, 2028.

Vacant Seat 8, (ALTERNATE MEMBER), 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, 2026.

10/14/25; RECEIVED AND ASSIGNED to Rules Committee.

Heard in Committee. Speaker(s): James Reynolds; spoke on their qualifications and answered questions raised throughout the discussion. Alistair Gibson, Administrator (Assessment Appeals Board); provided an overview and responded to questions raised throughout the discussion.

Franco Cirelli, seat 1, recommended.

James Reynolds, seat 4, recommended.

Kristine Nelson, seat 6, recommended.

PREPARED IN COMMITTEE AS A MOTION

Motion appointing Franco Cirelli, James Reynolds, and Kristine Nelson, terms ending September 4, 2028, to the Assessment Appeals Board No. 3. (Rules Committee)

Franco Cirelli, seat 1, succeeding Shawn Ridgell, 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 4, 2028.

James Reynolds, seat 4, succeeding himself, 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 4, 2028.

Kristine Nelson, seat 6, (ALTERNATE MEMBER), succeeding John Su, 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 4, 2028.

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

Ayes: 3 - Walton, Sherrill, Mandelman

ADJOURNMENT

There being no further business, the Rules Committee adjourned at the hour of 10:48 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.