



4x4 Committee on Housing
City Council and Rent Board

4 X 4 JOINT COMMITTEE ON HOUSING CITY COUNCIL/RENT STABILIZATION BOARD

Wednesday, March 10, 2021 – 3:00 p.m.

Minutes - *Approved*

1. Roll Call: RB Chair Simon-Weisberg called the meeting to order at 3:03 p.m.
Present: RBC Alpert, Mayor Arreguín, CM Harrison (logged off at 4:14 p.m.), RBC Johnson, RBC Kelley, CM Robinson, RB Chair Simon-Weisberg.
Absent: CM Taplin.
Staff present: Diego Aguilar-Canabal, Matt Brown, Lief Bursell, Stefan Elgstrand, J.T. Harechmak, Ola Ojigbo, Matthew Siegel, Be Tran.
2. Approval of the Agenda: M/S/C (Robinson/Harrison) Approve the agenda with the following change: continue item 7 to the next meeting. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None: ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.
3. Public Comment on Non-Agenda Matters: There were no speakers.
4. Approval of February 24, 2021 Committee Meeting Minutes: M/S/C (Robinson/Alpert) Approve the minutes as written. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None: ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.
5. Update on Amendments to Short Term Rental Ordinance (CM Harrison):

The committee had an extensive discussion about how to deal with Airbnb listings that are for 14 days or more and thus do not trigger the requirement for a zoning certificate for short-term rentals, but for 30 days or less triggering payment of the transient occupancy tax.

There were no public speakers.

M/S/C (Harrison/Alpert) Motion to recommend that: (1) The City Council direct the City Manager to contact hosts that are renting units they own for more than 14 days and thus operating as a hotel, in zoning districts where a hotel is not a permitted use, to cease and desist; (2) the City Council refer to the City Manager to negotiate a requirement that Airbnb list the zoning certificate for properties that are renting; and (3) The City Council refer as a short-term referral to the City Manager to submit the list of hosts renting short-term rentals for more than 13 days to the Rent Board and that the Rent Board inform these hosts of the requirement to register with the Rent Board under the Rent Ordinance (including Measure MM amendments thereto), as appropriate. **Friendly amendment by Mayor Arreguín (accepted)**: request that the City Council prioritize the

existing referral for statutory changes to the Short-Term Rentals Ordinance in the Planning Commission's 2021 workplan. Roll call vote. YES: Alpert, Arreguín, Harrison, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Taplin. Carried: 7-0-0-1.

6. Update on Amendments to Demolition Ordinance (Planning Department): CM Harrison reported on a conversation with Supervisor Peskin of San Francisco on how San Francisco is approaching SB 330. The committee had an extensive discussion on pathways for and challenges around the "replacement" of demolished rent-controlled units.

There were no public comments.

7. Affordable Housing Overlay (CM Taplin): Continued to the next meeting by a prior vote of the committee.
8. Quick Updates on Previously Discussed Items: None.
9. Discussion of Possible Future Agenda Items: None.
10. Adjournment: M/S/C (Alpert/Robinson) Motion to adjourn. Roll call vote. YES: Alpert, Arreguín, Johnson, Kelley, Robinson, Simon-Weisberg; NO: None; ABSTAIN: None; ABSENT: Harrison, Taplin. Carried: 6-0-0-2.

The meeting adjourned at 4:19 p.m.

COMMITTEE MEMBERS:

Mayor Jesse Arreguín
City Councilmember Kate Harrison
City Councilmember Rigel Robinson
City Councilmember Terry Taplin

Rent Board Chairperson Leah Simon-Weisberg
Rent Board Vice-Chairperson Soli Alpert
Rent Board Commissioner Xavier Johnson
Rent Board Commissioner Andy Kelley