



MINUTES - DRAFT

Hall of Justice

Tuesday, November 19, 2019

2:30 PM

SPECIAL MEETING OF THE BOARD OF SUPERVISORS

Please take notice that the President of the San Mateo County Board of Supervisors, acting pursuant to the authority of Government Code §54956, hereby calls a special meeting of the San Mateo County Board of Supervisors, to take place on Tuesday, November 19, 2019 at 2:30 PM in the Board of Supervisors Chambers, Hall of Justice, 400 County Center, First Floor, Redwood City. Chambers will open at 2:00 PM.

If you wish to speak to the Board during the meeting, please fill out a green speaker's slip as you enter the Board Chambers. If you have anything else that you wish distributed to the Board and included in the official record, please provide ten (10) copies and hand it to the Assistant Clerk of the Board who will distribute the information to the Board members and staff.

Meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact Sukhmani Purewal, Assistant Clerk of the Board, at least 2 working days before the meeting at (650) 363-1802 and/or spurewal@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Attendees to this meeting are reminded that other attendees may be sensitive to various chemical based products.

PLEDGE OF ALLEGIANCE

The meeting began at 2:30 p.m.

ROLL CALL

Present: 5 - Supervisor Dave Pine, Supervisor Don Horsley, Supervisor Warren Slocum, Supervisor David J. Canepa, and President Carole Groom.

Staff Present: Mr. Michael P. Callagy, County Manager; Mr. John C. Beiers, County Counsel; and Mr. Sukhmani S. Purewal, Assistant Clerk of the Board.

Item no. 1 was introduced by Mr. John Nibbelin, Chief Deputy County Counsel. It was discussed in detail after motion was made to set the agenda.

ACTION TO SET AGENDA

Motion: Horsley / Second: Slocum

Yes: 5 - Pine, Groom, Slocum, Canepa, and Horsley

No: 0

REGULAR AGENDA

BOARD OF SUPERVISORS

1. Adopt an urgency ordinance implementing tenant eviction protections and limiting large rental rate increases effective immediately to avoid circumvention of Assembly Bill 1482 (AB 1482).

Sponsors: Supervisor Dave Pine

Speakers recognized by the President:

Mr. John Nibbelin, Chief Deputy County Counsel
Ms. Monali Sheth, Deputy County Counsel
Supervisor David J. Canepa, Board of Supervisors
Mr. John C. Beiers, County Counsel
Supervisor Don Horsley, Board of Supervisors
Ms. Peggy Jensen, Deputy County Manager
Supervisor Dave Pine, Board of Supervisors
Supervisor Warren Slocum, Board of Supervisors
Supervisor Carole Groom, Board of Supervisors
Mr. Ken Cole, Director of Housing

PUBLIC COMMENT:

Mr. Michael Verdone, Redwood City
Ms. Stacy Townsend, speaking on behalf of Community Legal Services
Ms. Sue Digre, Pacifica
Mr. Jeffery Lamont, San Mateo County resident
Mr. Rafel Cons, Pacifica
Ms. Judy Taylor, Half Moon Bay
Ms. Suzanne Moore, Pacifica
Ms. Alisa Ruiz-Johnson, Burlingame

Ms. Rebecca DeLuna, San Mateo
Mr. David Pollack, San Mateo County resident
Ms. Karen Camacho, San Mateo
Mr. Elmer Martinez, Redwood City
Rev. Penny Nixon, San Mateo
Ms. Ernestina Colin, speaking on behalf of Faith in Action
Ms. Trinidad Villagomez, speaking on behalf of Faith in Action
Ms. Ellen Hague, speaking on behalf of Faith in Action
Mr. Robert Pedro, Redwood City
Pastor Connie Winter-Eulberg, San Mateo
Ms. Carolyn Jararmillo, Pacifica
Mr. Jesse Gutierrez, San Carlos
Ms. Diana Reddy, Redwood City
Rabbi Ilana Goldhaber-Gordon, Redwood City
Ms. Gloria Stofan, Pacifica
Mr. John Brook, San Mateo
Ms. Kathleen Moresco, Pacifica
Mr. Frank Vella, Pacifica
Mr. Thomas Thompson, speaking on behalf of Housing Providers
Mr. Paul Beaudreau, San Mateo County resident
Ms. Ariel Moseley, speaking on behalf of Faith in Action
Ms. Suzanne Drake, Pacifica
Mr. Daniel Lee, San Mateo County resident
Ms. Adeles Fan, San Mateo County resident
Ms. Gina Zari, speaking on behalf of San Mateo County Association of Realtors
Mr. Ryan Carrigan, speaking on behalf of Silicon Valley Association of Realtors
Ms. Rhovy Lyn Antonio, speaking on behalf of C.A. Apartment Association Tri-County
Mr. Lin Nay from Daly City spoke; however asked Ms. Rhovy Lyn Antonio to speak on his behalf
Ms. Johanna Rasmussen, Redwood City
Ms. Suzan Getchall-Wallace, Pacifica

Supervisor David Canepa made the motion to approve the Just Cause Eviction, Section 4(a)1 in the proposed ordinance but strike out Sections 4 (a)2 and 4(b) and deny rent control Section 5 in its entirety; and to direct the Department of Housing to prioritize cases received by the County to deploy and allocate resources to help with No-Cause Eviction cases in addition to referring to organizations to help with emergency housing assistance programs or county funded resources to help renters.

The motion failed due to lack of second.

Upon motion by Supervisor Dave Pine, seconded by Supervisor Warren Slocum, and carried 4-1 with Supervisor David Canepa dissenting, the board adopted the Urgency Ordinance of the County of San Mateo implementing tenant eviction protections and limiting large rental rate increases, subject to two amendments,

as follows:

- Amend Section 4(a)(2) of the Urgency Ordinance in its entirety to read as follows: “Notwithstanding any other provision of this Section 4, any unlawful detainer action filed on or after November 19, 2019 with respect to a Tenancy shall be based on just cause, as defined in the Just Cause Eviction Protections. The provisions of this Urgency Ordinance shall apply where a notice to vacate or quit any such unit has been served prior to, as of, or after the effective date of this Urgency Ordinance, but where an unlawful detainer action has not yet been filed as of the effective date of this Urgency Ordinance.”
- Add a Section 5(d) to the Urgency Ordinance to read as follows: “The provisions of this Section shall not apply to any Tenancies for residential real properties that have been issued a certificate of occupancy after February 1, 1995.”

Enactment No: Ordinance - 4820

ADJOURNMENT

The meeting adjourned at 5:06 p.m.