



Weekly Management Report

August 11, 2017

1. **Synopsis** Downtown Burbank Partnership (P-BID) Meeting of July 20, 2017
Community Development Department
2. **Memo** 2014 – 2016 Biennial Inspection
Board of State and Community Corrections
3. **Letter** Employee Separations at Burbank Office
Warner Music Inc.
4. **Article** The High Cost of Rent Control
City Manager
5. **Handout** Citizens for a Green Hollywood Burbank Airport
Handed out at Council Goal Setting on August 5, 2017
City Manager
6. **Minutes** Burbank Police Commission Meeting of July 19, 2017
Police Department



memorandum

DATE: August 1, 2017

TO: Ron Davis, City Manager

FROM: Patrick Prescott, Community Development Director 
Via: Simone McFarland, Asst. Community Development Director - Business & Economic Development 

SUBJECT: Downtown Burbank Partnership (P-BID) Meeting – July 20, 2017

- Staff provided an update to the Board on the 6th Annual Downtown Burbank Car Classic event which will be held on August 5th from 3PM to 9PM. As of July 19th, over 100 cars have registered. This year staff is working with the Road Kings to help facilitate registration and day of event activities. This year's event entertainment will feature three DJ's playing music from various decades and an awards ceremony honoring longtime Road King members: Bob Muravez and Jimmy Miles. The shows popular VIP block will feature vehicles from the Peterson Automotive Museum, The Television Motion Picture Car Club, Tesla, and The Burbank Historical Society.

Staff also reviewed the Car Classic budget and cost comparisons from 2015 to 2017. In 2017, the proposed cost of the Car Classic event is \$58,000, a potential cost decrease of \$7,000 from 2016.

- Staff gave an update on the Paseo Improvement Program which is set to enliven the district adding art features in addition to the currently approved infrastructure upgrades taking place. Benches and trash receptacles have been ordered for the paseos, and the capital improvement plans for the work are set to be approved the week of July 24th. Plans for paseo art and design work including budget and pricing for labor and materials will be provided to the Board for review at the next meeting.
- The next regular board meeting will be held on June 9, 2017.



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CITY OF BURBANK
CITY MANAGER'S OFFICE

17 JUL 18 P1:10

June 29, 2017

Scott La Chasse, Chief of Police
Burbank Police Department
200 North 3rd Street
Burbank, CA 91502

2014 – 2016 BIENNIAL INSPECTION

PENAL CODE SECTION 6031; WELFARE AND INSTITUTIONS CODE SECTION 209; JUVENILE JUSTICE AND DELINQUENCY PREVENTION ACT

Dear Chief La Chasse:

On April 14, 2016, staff of the California Board of State and Community Corrections (BSCC) conducted the 2014 – 2016 biennial inspection of the Burbank City Jail pursuant to Penal Code Section 6031 and Welfare and Institutions Code (WIC) Section 209. The jail was inspected for compliance with the Minimum Standards for Local Detention Facilities as outlined in Titles 15 and 24, California Code of Regulations and the federal Juvenile Justice and Delinquency Prevention Act (JJDP) requirements for holding minors.

The inspection consisted of a review of applicable policies and procedures governing the operation of the facility, staff interviews, a review of documentation to verify that your practices follow your written procedures, and a walk-through of the physical plant.

The complete BSCC inspection report is enclosed and consists of:

- This transmittal letter;
- The Procedures checklist outlining applicable Title 15 sections;
- The Physical Plant Evaluation outlining Title 24 requirements for design; and,
- The Living Area Space Evaluation that summarizes the detention facility's physical plant configuration.

We encourage continuing the practice of maintaining a permanent file for historical copies of all inspections. This file should be the first point of reference when preparing for all future inspections.

LOCAL INSPECTIONS

In addition to a biennial inspection by the BSCC, inspections are also required annually by the County Health Officer and biennially by the State Fire Marshal or an authorized representative (Health and Safety Code Sections 101045 and 13146.1). Please consider our report in conjunction with these reports for a comprehensive perspective of your facility.

FIRE INSPECTION:

By regulation, a fire inspection is required every two years. The most recent fire inspection occurred on May 19, 2014 and a fire clearance was granted.

HEALTH INSPECTIONS:

Health Department inspections for the facility occurred as follows:

	Environmental Health	Medical /Mental Health	Nutritional
Burbank City Jail	12/15/2015	12/15/2015	12/15/2015

All local inspection reports are complete and no areas of non-compliance were noted.

BSCC INSPECTION

PHYSICAL PLANT:

The Burbank City Jail was opened in 1998 and is evaluated under the 1994 Title 24 standards.¹ The facility consists of 14 dormitories with a rated capacity of 70 inmates, plus holding and sobering cells. Based on the relevant standard, there were no issues of non-compliance noted. The facility has a modern design and was very clean and well equipped.

The agency does not house minors in secure detention. Minors in non-secure detention are held in a report writing room

POLICY REVIEW:

BSCC reviewed the relevant sections of agency policy against regulations to ensure that each subject required by regulation was addressed in policy.²

The agency has implemented a jail-specific policy which is reviewed annually and reprinted when needed. The most recent policy revision occurred in March, 2016.

Regarding policy, no point of non-compliance was noted.

PROCEDURES REVIEW:

BSCC continued its inspection by evaluating procedures at the facility and reconciling them against regulation. Those evaluations typically include an in-depth review of documentation related to jail operations including security logs, shift schedules, local inspection results, classification documents, incident reports and other records which give insight to the facility's operations. BSCC sought out evidence to ensure that practices matched regulations.

¹ Facilities are assessed against Title 24 requirements in place at the time of design or significant remodel.

² BSCC does not review all of your policies and procedures. We only review those policies related specifically to the applicable regulations included in Title 15, Minimum Standards for Local Detention Facilities for issues of non-compliance. We do not "approve" your policies nor do we review them for constitutional or legal issues. We recommend that agencies seek policy review through their legal advisor, risk manager, and other people deemed appropriate.

Two inmates were housed during our site visit and were interviewed as part of our review. Both has received a classification interview, orientation and medical screening. Both were aware of the method to summon assistance or medical care, felt safe in their environment, and expressed no unexpected complaints.

The jail is staffed by police department employees and is a client of BSCC's Standards and Training for Correction (STC) program. The most recent STC audit found the agency in compliance with all training requirements. Jail operations are supervised by a police sergeant who is also Core trained.

BSCC reviewed a variety of records to determine the adequacy of staffing and to insure that procedures were adequate to meet the minimum standards. Minimum staffing is one jailer on duty, but the agency strives to maintain two jailers whenever possible. Vacancies may be filled with patrol staff or off-duty jailers on overtime, but a Core trained staff member is always on duty. Intake records indicated that trained officers were uniformly assessing each inmate's overall health and risk factors and were expediting the transfer or release of any high-risk inmates. A sergeant or lieutenant reviews any out of the ordinary responses on the intake questionnaires.

Special needs inmates, who require enhanced surveillance and care, include inebriated, self-destructive or violent inmates. Suicidal or mentally disordered arrestees and those requiring restraints are not housed at this facility and are transferred as soon as practical after booking. Inebriated inmates who are so impaired as to require a protected environment are held in the sobering cells where staff initiates an enhanced surveillance procedure. All checks and required functions involving inebriated arrestees were reviewed and noted to be complete and timely. Staff records all safety checks on paper logs with oversight noted by jail managers and the patrol watch commander.

Concerning the jail's procedures, no area of non-compliance was noted.

JUVENILE JUSTICE AND DELINQUENCY PREVENTION ACT COMPLIANCE MONITORING:

In accordance with the JJDP, BSCC monitors law enforcement facilities for compliance with three core requirements of the Act: Deinstitutionalization of Status Offenders, Separation of Juveniles from Incarcerated Adults, and Removal from Adult Jails and Lockups (6-hour secure detention limitation). All logs were reviewed and found complete and comprehensive. The agency does not keep minors in secure detention.

CORRECTIVE ACTION:

No areas of non-compliance exist and no correction action is required.

This concludes our inspection report for the 2014 - 2016 inspection cycle. We would like to thank you and your staff for the hospitality and courtesy extended during this inspection. If you have any questions, or concerns, please contact our office at any time.

Sincerely,



Steve Keithley, Field Representative
Facility Standards and Operations Division

Scott La Chasse, Chief of Police
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Phone: (916) 323-2613

E-mail: Steve.Keithley@bscc.ca.gov

Enclosures

cc: Chair, City Council, City of Burbank*
City Manager, City of Burbank*
Presiding Judge, Superior Court, County of Los Angeles*
Grand Jury Foreperson, Superior Court, County of Los Angeles*
Carlos Gomez, Sergeant
Travis Irving, Lieutenant

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**CITY OF BURBANK
CITY COUNCIL OFFICE**

17 AUG -4 P2:20

August 3, 2017

VIA OVERNIGHT MAIL

Honorable Will Rogers
Burbank City Council
Burbank City Hall
275 East Olive Avenue
Burbank, CA 91502

Re: Employee Separations at Burbank Office

Dear Mayor Rogers:

As we previously informed you by letter dated May 23, 2017, Warner Music Inc. ("WMG") will conduct employee separations at its office located at 3400 West Olive Avenue, Burbank, CA 91505 in connection with the cessation and relocation of certain operations. The entirety of WMG's Accounting Operations, Cash Management and Recorded Music Rights Administration departments will cease operations at this location. This action is expected to be permanent.

The next phase of employee separations is scheduled to begin during the 14-day period starting on October 13, 2017. Enclosed is a listing of the job titles of the positions affected and the number of affected employees in each job classification, along with the anticipated separation dates for this phase. We will be in contact with you regarding future separations.

In addition, one or more previously scheduled employee separations have been postponed due to unexpected delays in transferring affected operations to the new location as indicated on the attached listing.

There are no bumping rights at this location. The affected employees are not represented by any union.

You may contact Monica Ramirez, Senior Director, Human Resources, (818) 558-6023, if you require further information.

Very truly yours,



Paul M. Robinson
EVP & General Counsel

Enclosure: Job Titles and Number of Employees in Affected Positions

Next Phase of Separations

Job Title	Number of Affected Employees	First Day of Anticipated 14-Day Separation Period
Sr. Director	1	October 13, 2017
Sr. Manager	1	November 1, 2017

Delayed Separations

Job Title	Number of Affected Employees	Previously Scheduled First Day of 14-Day Separation Period	First Day of Anticipated 14-Day Separation Period
Jr. Accountant	1	July 28, 2017	August 31, 2017

WMR

The High Cost of Rent Control

Courtesy of

NMHC

That rent control is an ineffective and often counterproductive housing policy is no longer open to serious question. The profound economic and social consequences of government intervention in the nation's housing markets have been documented in study after study, over the past twenty-five years. In response to this hard-earned experience, states and local jurisdictions from Massachusetts to California have banned or greatly constrained rent control. Nevertheless, a number of communities around the country continue to impose rent controls, usually with the stated goal of preserving affordable housing for low- and middle-income

families. Rent control does not advance this important goal. To the contrary, in many communities rent control has actually reduced both the quality and quantity of available housing.

Role of Rents in a Market Economy

Too often, those who advocate rent regulation have ignored the basic laws of economics that govern the housing markets -- treating privately-owned, operated and developed rental housing as if it was a "public utility." In so doing, they harm not only housing providers, but also, in the long-run, the consumers

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To: Ron ✓
Justin

Fr: Sharon Springer

HIGH COST OF RENT CONTROL

Continued from page 22

they intend to serve.

Rents serve two functions essential to the efficient operation of housing markets:

- they compensate providers of existing housing units and developers of new units for the cost of providing shelter to consumers; and

- they provide the economic incentives needed to attract new investment in rental housing, as well as to maintain existing housing stock. In this respect, housing is no different from other commodities, such as food and clothing -- the amount producers supply is directly related to the prevailing market price.

This second function is particularly important in evaluating the economic implications of rent control. In an unregulated market, a housing shortage -- the reason usually cited for imposing rent control -- will be addressed in a two-step process. In the short-term, rents on the margin will rise as consumers compete for available units. Over time, these higher rents will encourage new investment in rental housing -- through new construction, rehabilitation, and conversion of buildings from nonresidential to residential use -- until the shortage of housing has been elimi-

nated. Without the increased rents required to attract new investment, new housing construction would be sharply limited and there would be no long-term solution to the housing shortage. Conversely, a fall in rents sends the message to the market that there is no room for new investments.

When a community artificially restrains rents by adopting rent control, it sends the market what may be a false message. It tells builders not to make new investments and it tells current providers to reduce their investments in existing housing. Under such circumstances, rent control has the perverse consequence of reducing, rather than expanding, the supply of housing in time of shortage.

Three additional factors must be considered in the economic implications of rent control. First, the longer rent control remains in place, the more substantial the gap between controlled rents and true market rents is likely to be. Second, the costs of rent controls are not confined to the political boundaries of those communities that adopt them, but often impose significant costs throughout regional housing markets. Third, while the distortions induced by rent control depend on their stringency, any application of rent control leads to inequities and inefficiencies in the housing market.

Harm Caused by Rent Control

Economists are virtually unanimous in their condemnation of rent control. In a survey of economists of the American Economic Association, fully 93 percent agreed that "a ceiling on rents reduces the quality and quantity of housing available."⁽¹⁾ Economists generally point to six principal objections to rent control:

1. Inhibition of New Construction

By forcing rents below the market price, rent control reduces the profitability of rental housing, directing investment capital out of the rental market and into other more profitable markets. Construction declines and existing rental housing is converted to other uses.

Studies have shown, for example, that the total number of rental units in Cambridge and Brookline, Massachusetts, fell by 8 percent and 12 percent respectively in the 1980s, following imposition of stringent rent controls. Rental inventories in most nearby communities rose during that period.⁽²⁾ Similarly, in California the total supply of rental units dropped 14 percent in Berkeley and 8 percent in Santa Monica between 1978 and 1990, even though the rental supply rose in most nearby cities.⁽³⁾ And in the United Kingdom, which has imposed rent control since the Second World War, the share of all housing provided through privately owned rental units dropped from 53 percent in 1950 to less than 8 percent in 1986, reflecting the flight of investment from the regulated market.⁽⁴⁾

2. Deterioration of Existing Housing

By reducing the return on investments in rental housing, rent control also can lead to a drop in the quality and quantity of existing rental stock. This may take the form of condominium and cooperative conversions or, in some cases, abandonment of unprofitable property. It can also lead to a deterioration of the quality of housing stock as providers faced with declining revenues may be forced to substantially reduce maintenance and repair of existing housing.

A study by the Rand Corporation of Los Angeles' rent control law found that 63 percent of the benefit to consumers of lowered rents was offset by a loss in available housing due to deterioration and other forms of disinvestment.⁽⁵⁾ Studies of rent control in New York and Boston similarly found marked differences between rent-controlled and other units in housing quality and the level of expenditures on maintenance and repair.⁽⁶⁾

3. Reduced Property Tax Revenues

Rent control also reduces the market value of

controlled rental property, both in absolute terms and relative to the increase in property values in unregulated markets. The tax implications of this reduction can be significant, as taxable assessed rental property values decline relative to unregulated property. A study of rent control in New York City calculated the loss in taxable assessed property values attributable to rent control at approximately \$4 billion in the late 1980s.⁽⁷⁾ These distorted assessments cost the city an estimated \$370 million annually in property tax revenues. The city of Berkeley, California, also estimates a significant loss in its tax revenue because of rent control.⁽⁸⁾

4. Substantial Administrative Costs

The administrative costs of rent control can be substantial, often outweighing any short-term benefits of rent regulation. Rent controls require the creation of elaborate bureaucratic systems. Rental property must be registered; detailed information on the rental property must be collected; and elaborate systems for determining rents and hearing complaints and appeals must be established. The associated costs in dollars and time fall not only on providers, but also on consumers and municipal authorities. For example, in Santa Monica, the Rent Control Board in 1996 had a budget of more than \$4 million a year to control rents on only 28,000 apartments.⁽⁹⁾

5. Reduced Consumer Mobility

The primary beneficiaries of rent control are those consumers lucky enough to find themselves in a rent-controlled unit. But even these consumers pay a price. Consumer "mobility" is substantially reduced by the reluctance of many consumers to part with the rent control subsidy. A recent study in New York City found that rent control tripled the expected duration of residence.⁽¹⁰⁾ Consumers who would otherwise move to smaller or larger homes or closer to their jobs do not do so because they do not want to lose the subsidy. This loss of mobility can be particularly costly to families whose job opportunities are geographically or otherwise limited and who may have to travel long distances to reach those jobs available to them. And for the community at large -- including nearby communities that have not themselves imposed rent control -- reduced consumer mobility can mean increased traffic congestion and demand for city services, among other costs. Because of these spillover effects, rent control is an issue for state and regional policy as well as for local governance.

6. Consumer Entry Costs

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HIGH COST OF RENT CONTROL

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The short-term benefits of rent control also are limited by often significant entry costs that must be paid by those in search of rental housing. In many rent-controlled communities, prospective consumers must pay substantial finder's fees to obtain a rental unit, due to the scarcity of available housing. And in some communities, a "gray-market" in rental housing has developed in which units are passed among friends or family members, or new consumers may be required to pay "key money" or to make other payments to current consumers or providers to obtain housing. Poor families, single consumers, and young people entering the market are especially hard-hit by these costs.

Social Implications of Rent Control

In addition to the substantial economic costs associated with rent control, the decision whether to regulate rents raises difficult questions of social policy:

1. The Substantial Costs of Rent Control Fall Most Heavily on the Poor

The costs of rent control fall disproportionately on the poor. As described earlier, these costs include (a) an often substantial drop in the quality of existing rental housing, and (b) substantially reduced access to new housing.

Poor families suffer a marked decline in existing housing as the quality of existing housing falls in response to reduced maintenance expenditures. The middle class can move out; for many reasons, poorer families lack this option.

Poor families also are at substantial disadvantages when it comes to finding new housing. In a tight market, there may be more people looking for housing than available rental units, thereby giving housing providers substantial discretion in choosing among competing potential consumers. In an unregulated market, this consumer selection process will be governed by the level of rents. However, by restricting rent levels rent control

causes housing providers to turn to other factors, such as income and credit history, to choose among competing consumers. These factors tend to bias the selection process against low income families, particularly female-headed, single-parent households.

2. Higher Income Households Benefit Most from Rent Controls

Rent control is most often justified as an anti-poverty strategy. Yet, there is strong evidence that higher income households -- not the poor -- are the principal beneficiaries of most rent control laws. For example, a study of rent control in New York City found that rent-controlled households with incomes greater than \$75,000 received nearly twice the average subsidy of rent-controlled households with incomes below \$10,000.⁽¹¹⁾ Another study concluded that rent control had the greatest effect on rents in Manhattan, the borough with the highest average income.⁽¹²⁾ Similarly, a study of rent control in Berkeley and Santa Monica found that the beneficiaries of controls in those communities are "predominately white, well-educated, young professionally employed and affluent," and that rent control had substantially increased the disposable income of these tenants while "exacerbating" the problems of low-income families.⁽¹³⁾ And in Cambridge, Massachusetts, residents of rent-controlled housing had higher incomes and higher status occupations on average than other residents of the city, including homeowners.⁽¹⁴⁾

3. Rent Control Promotes Housing Discrimination

By eliminating rents as the basis of choosing among a pool of potential consumers, rent control opens the door to discrimination based on other factors. As noted earlier, rent control forces housing providers to look to income and credit history in choosing among competing consumers, factors

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HIGH COST OF RENT CONTROL

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which sharply bias the selection process against poor and young consumers. In some cases, consumer selection decisions also may be based on a potential consumer's race, sex, family size or other improper or unlawful factors. This may occur notwithstanding the rigorous enforcement of Fair Housing laws.

The reduction in housing caused by rent control also can slow the process of racial and economic integration of many communities, by limiting the opportunities of certain classes of consumers to reside in rent-controlled communities. In fact, in many middle class communities rent control has raised a relatively impenetrable barrier to economic and racial integration.

4. Rent Controls Unfairly Tax Rental Housing Providers and Other Real Estate Providers

Rent controls are designed to supplement consumer income at the expense of rental property providers -- by holding below market levels the permissible rate of return on rental property investment. There is substantial evidence that such transfers are highly inefficient. For example, one study concluded that housing consumers gained in benefits only 52 percent of what housing pro-

viders lost.⁽¹⁵⁾ This is due, in part, to the tendency of consumers in rent-controlled units to "hoard" housing and to be over-housed, a tendency that further exacerbates the underlying housing shortage.

But more importantly, such income transfers pose fundamental questions of fairness. Why should the uniquely public burden of providing subsidized housing to the poor and middle class be borne solely by providers of rental housing? Given both the inefficiency and unfairness of the rent control "tax," we should rely on broader, more equitable means of subsidizing poor families.

The fairness issue, as well as many of the other arguments against rent control, apply to commercial real estate as well. Controls on rents of retail, office, or industrial space deter construction, diminish the quality of existing structures, and unfairly transfer income from the property owner to the business occupying the rental space.

5. Effective Alternatives to Rent Control Exist

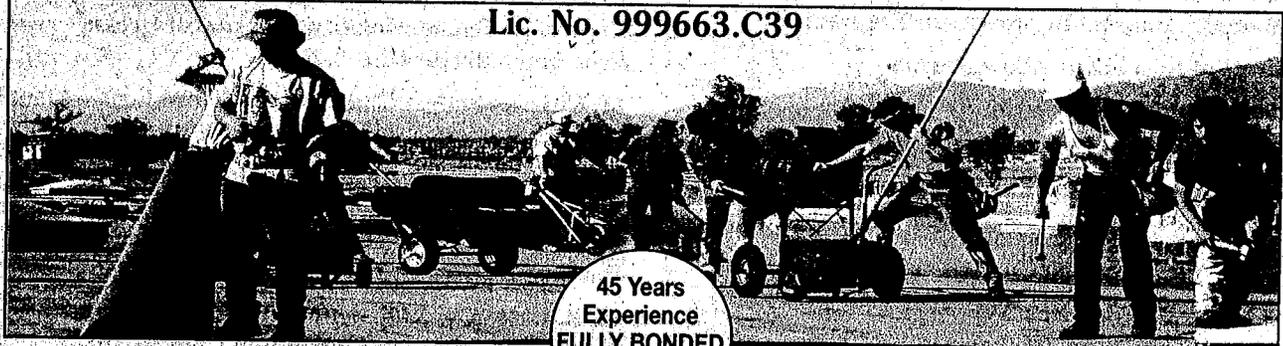
The answer to the problem of scarce housing and rising rents is increased housing supply -- not rent control-induced disinvestment. One way of stimulating the supply of affordable housing is

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HIGH COST OF RENT CONTROL

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through direct financial assistance to needy renters, whose increased purchasing power will lead to expansion of the quantity and quality of housing in the local market. This "demand-side" strategy is already in place through proven Federal and state programs. In addition, targeted programs to subsidize the construction or rehabilitation of affordable housing can be an effective complement to direct renter assistance. More generally, removal of inappropriate regulatory barriers to housing construction promotes housing affordability for both renters and home owners.

Conclusion

Economists have long considered rent control a failed housing policy. As Dr. Anthony Downs, a leading economist and nationally-recognized expert on housing policy, concluded in a recent report on rent controls, other than during wartime, the economic and social costs of rent control "almost always outweigh any perceived short-term benefits they provide."⁽¹⁶⁾ He also found that rent controls are both "unfair to owners of rental units and damaging to some of the very low income renters they are supposed to protect." Given this fact, reliance on rent control as a solution to the problem of housing affordability cannot be justified.

Signatories

American Seniors Housing Association
California Apartment Association
California Housing Council
Community Housing Improvement Program
Institute of Real Estate Management
Manufactured Housing Institute
National Apartment Association
National Association of Home Builders
National Association of Realtors
National Multi Housing Council
Real Estate Board of New York
Rent Stabilization Association of New York City
Rental Housing Association, Greater Boston Real Estate Board
1. R.M. Alston, J.R. Kearl, and M.B. Vaughan, "Is There a Consensus Among Economists in the 1990s?" *American Economic Review*, May 1992, 82, 203-9. The criticism of rent control is so universally shared by economists that rent control often is cited by textbook writers as a paradigm of the harm governmental interference can have on the operation of a competitive market. See, for example, P. Samuelson and W. Nordhaus, *Economics* p. 79 (14th edition, 1992).

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3. St. John and Associates, *Rent Control in Perspective -- Impacts on Citizens and housing in Berkeley and Santa Monica Twelve Years Later*. (Berkeley: Pacific Legal Foundation, 1993).
4. R.N. Chubb, *Position Paper: United Kingdom*. Report UP/L(87)28 (Paris: Organization for Economic Cooperation and Development, 1987).
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6. U.S. Bureau of the Census, *Housing Division, 1987 New York City Housing and Vacancy Survey, Series IA*; M Lett, *Rent Control: Concepts, Realities, and Mechanisms* (Center for Urban Policy Research, Rutgers University, 1976).
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8. Community Development Department, *City of Berkeley, Rent Control in the City of Berkeley, 1978 to 1994: A Background Report for Updating the City of Berkeley's General Plan Housing Element*. Berkeley, 1994.
9. Santa Monica Rent Control Board, *Administration Memorandum*, February 14, 1996.
10. R. Ault et. al., "The Effect of Long-Term Rent Control on Tenant Mobility," *Journal of Urban Economics* 35 (1994): 140-158.
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12. H. Pollakowski, *An Examination of Subsidies Generated by Rent Stabilization in New York City* (Cambridge: Joint Center for Housing Studies of Harvard University, 1989).
13. R. Devine, *Who Benefits from Rent Controls?* (Oakland: Center for Community Change, 1986).
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Republished courtesy of the National Multifamily Housing Council (NMHC)

Special meeting 8-5-17
CHRIS Weber & Heather
Rullo.
WMMR



Citizens For A Green Hollywood Burbank Airport

Construction for New Terminal = Blue Sky

Burbank has been on the forefront of aviation with recent accomplishments including:

- Housing the largest privately owned municipal airport in the United States
- Constructing the 1st LEED platinum-certified aircraft hangar in the nation

One challenge facing the aviation sector is its environment impact. The aviation industry accounts for ~11% of all transportation-related carbon emissions in the US*. Recently, there has been a significant effort by airports, including Hollywood Burbank Airport (BUR), airlines, passengers, and governments to reduce these emissions using both market and policy approaches.

With the passage of Measure B, BUR and Burbank-Glendale-Pasadena Airport Authority has a singular opportunity in front of itself, the opportunity to construct a brand new terminal airport building that serves as a face of and gateway to Burbank.

By designing the new BUR terminal with a focus on environmental sustainability and aspiring to at least LEED gold standards, Burbank can continue upon its tradition of investigating and investing in forward-thinking projects that reduce waste, save water and energy, and promote clean air**.

* <https://www.nytimes.com/2017/07/27/climate/airplane-pollution-global-warming.html>

** <http://www.burbankca.gov/residents/going-green>



What is LEED and Why Does it Matter?

WHAT IS LEED?

LEED, or Leadership in Energy and Environmental Design, is a third-party verification system created by the US Green Building Council and used to certify the design, construction, maintenance, and operation of green buildings.

Projects pursuing LEED certification earn points across several areas that address sustainability issues, including:

- Location and Transport
- Energy and Atmosphere
- Innovation
- Sustainable Sites
- Materials and Resources
- Regional Priority
- Water Efficiency
- Indoor Environmental Quality

Based on the number of points achieved, a project then receives one of four LEED rating levels: Certified (40-49), Silver (50-59), Gold (60-79), and Platinum (80-110). For more information, visit <https://www.usgbc.org/leed-v4>.

WHY LEED MATTERS

LEED-certified buildings are resource efficient. They use less water and energy and reduce greenhouse gas emissions. As an added bonus, they save money.



Examples of Environmental Construction Practices and Policies at Airports

Design/Build	Energy	Water	Emissions/Waste	Biodiversity	Noise/Pollution Abatement
<ul style="list-style-type: none"> Recycled materials used during construction 	<ul style="list-style-type: none"> Solar shading areas/roofs 	<ul style="list-style-type: none"> Low-flow infrastructure 	<ul style="list-style-type: none"> Bio-degradable/compostable food service materials 	<ul style="list-style-type: none"> Green roofs 	<ul style="list-style-type: none"> Pest habitat denial design
<ul style="list-style-type: none"> Maximized natural light 	<ul style="list-style-type: none"> Alternative energy sources for vehicles and airline equipment 	<ul style="list-style-type: none"> Porous pavements 	<ul style="list-style-type: none"> Waste recycling and composting including source separation 	<ul style="list-style-type: none"> Drought resistant crops 	<ul style="list-style-type: none"> Zero/low volatile organic compounds in cleaning materials/paints
<ul style="list-style-type: none"> Dedicated recycling areas 	<ul style="list-style-type: none"> LED lighting 	<ul style="list-style-type: none"> Non-potable water for irrigation/vehicle washes/ toilets 			
<ul style="list-style-type: none"> Electric charging stations 	<ul style="list-style-type: none"> Mandatory appliance efficiencies 	<ul style="list-style-type: none"> Storm water catch basin filters 	<ul style="list-style-type: none"> Waste reduction policies 		<ul style="list-style-type: none"> Eliminate or minimize refrigerant gas leakage
<ul style="list-style-type: none"> LEED Certification 	<ul style="list-style-type: none"> Hydration stations 				<ul style="list-style-type: none"> Avoid ozone depleting HCFC
					<ul style="list-style-type: none"> Sound barriers



Current Environmental Practices at BUR

DESIGN/BUILD

Leading the way on airport hangers

- Designed 1st LEED platinum-certified aircraft hangar in the nation

WATER

Reducing Water Consumption

- Catch basin filters installed to help collect pollutants before they enter the storm drain system
- Faucet aerators and hands-free faucets in the terminal make water usage more efficient
- Recycled water, drip irrigation, and low water-consuming landscaping conserve water on the premises

NOISE/POLLUTION ABATEMENT

Reducing Emissions

- Preconditioned air and electrical power at each aircraft parking position, allowing pilots to shut off auxiliary power units
- CNG fueling facility for its shuttle bus fleet and for use by the public as well
- Test installation of hybrid “ice energy” air conditioners that produce ice at night when power rates are low and which then chills the air conditioner coolant during the day, reducing both CO2 and Nox

Addressing Noise Issues

- Utilizes WebTrak to track noise complaints and violations of the Nighttime Noise Policy
- Implemented RATP that insulates qualified residential units in Burbank and Los Angeles

<http://hollywoodburbankairport.com/noise-issues/sustainability/>
<http://hollywoodburbankairport.com/noise-issues/>



Examples of Environmental Construction Practices and Policies at Long Beach (LBC)

ENERGY

Increasing Supply of Non-Fossil Fuel Energy Sources

- Photovoltaic (solar) panels at various locations on the airport to provide power to LBC's electricity grid
- Electric-charging infrastructure for zero emission electric model ground service vehicles

Increasing Lighting Efficiency

- Converted all taxiway lights to LEDs, which have a longer lifespan than regular light bulbs, reducing maintenance costs as well

WATER

Reducing Water Consumption

- Low-flow toilets and waterless urinals in bathrooms, and bio-filters and water clarifiers in high traffic storm drain areas
- Prohibit aircraft-washing where wash water can enter the storm drain system
- Use drought-resistant landscaping and curtail irrigation through winter months

NOISE/POLLUTION ABATEMENT

Reducing Air Carrier Ramp Emissions

- Preconditioned air and electrical power at each aircraft parking position, allowing pilots to shut off auxiliary power units
- Convert to electric ground service vehicles and plane tugs



Examples of Environmental Construction Practices and Policies at Los Angeles (LAX)

DESIGN/BUILD

Recycling Materials Throughout Construction Efforts

- All demolition materials recycled (400K tons in 2016) and reclaimed water used for dust control in construction activities

ENERGY

Increasing Efficiency

- LED light ribbon along Second Level Roadway and replaced street lights with LED light poles, creating 4.5% in electricity saving
- Terminal 4 Connector has "cool roof" that reflects 80% of sun's energy, making it much easier to keep cool

EMISSIONS/WASTE

Selecting Environmentally-Preferable Products

- Custodial products contain post-consumer recycled content and non-toxic chemicals
- Concessions emphasis locally grown products and/or services
- Incorporate biofuels into its fuel storage facility

NOISE/POLLUTION ABATEMENT

Utilizing Technology to Report and Monitor Noise

- Utilizes Noise Comment System from PlaneNoise Inc. to provide direct access to a noise comment form



Examples of Environmental Construction and Practices at Sacramento (SMF)

DESIGN/BUILD

Committing to Environmental Construction

- Attain LEED Silver accreditation for Terminal B

ENERGY

Utilizing and Incentivizing Non-Fossil Fuel Usage

- Develop solar facility that will provide 35% of airport energy

BIODIVERSITY

Conserving water through smart agricultural choices

- Landscape terminals with drought-tolerant native plants
- Retain moisture by mulching tree groves and other landscaped areas
- Mow grass at a higher level to make water use more efficient

EMISSIONS/WASTE

Creating a Zero Waste Program

- Pre-consumer food waste diversion program diverted more than 300 tons of food waste from landfills, which is then recycled into renewable natural gas



Examples of Environmental Construction and Practices at San Diego (SAN)

DESIGN/BUILD

Committing to Environmental Construction and Policies

- First terminal in US to attain LEED Platinum Certification (2014)
- Achieved Level 2 status in Airports Council International's Airport Carbon Accreditation program
- Green Concessions program recognizes and rewards tenants' sustainable business practices
- Good Traveler program allows passengers to purchase carbon offsets to balance travel impact (successfully offset 1.1M air miles)
- Obtained a sustainability management planning grant from the FAA that will support the development of a new Air Quality Management Plan

ENERGY

Utilizing and Incentivizing Non-Fossil Fuel Usage

- 100% of shuttle fleet converted to alternative fuels
- Installed solar energy panels on roofs and in parking lots, allowing for 44% of energy to come from renewable energy in 2016

NOISE/POLLUTION ABATEMENT

Developing incentive and mitigation programs with travelers and the community in mind

- Quieter Home Program allows residents within the 65+ decibel level contour map to obtain sound insulation treatments
- Fly Quiet Program publicly celebrates active participants and can be used as marketing for airlines (curfew violations, early turns, and fleet noise quality among scoring criteria)



Examples of Environmental Construction and Practices at San Francisco (SFO)

DESIGN/BUILD

Committing to Environmental Construction

- First terminal in US to attain LEED Gold Certification (2011)
- All new buildings and renovations must attain LEED Gold Certification

ENERGY

Utilizing and Incentivizing Non-Fossil Fuel Usage

- Use renewable diesel and landfill-derived compressed natural gas (CNG) in SFO fleet vehicles
- Provide preferential parking for electric and hybrid vehicles
- Encourage employees to use public transportation through incentive program

WATER

Reducing Water Consumption

- Low-flow toilets and waterless urinals in bathrooms
- Installed recycled water pipe & use recycled water for street sweeping, construction dust control, car washing and other non-potable uses - savings of over \$200K through recycled water use

EMISSIONS/WASTE

Creating a Zero Waste Program

- All recyclable waste is separated by employees and food vendors, resulting in overall solid waste recycling rate was at 80% in 2014 and composting 35% of airport waste

<https://www.flysfo.com/environment/environmental-sustainability-reports>

July 19, 2017

A regular meeting of the Burbank Police Commission was held in the Council Chamber of City Hall, 275 East Olive Avenue, on the above date. The meeting was called to order at 1809 hours by Commission Secretary, Elise Stearns-Niesen.

CALL TO ORDER AND ROLL CALL

Present: Commissioners Chapman, Cohen, Hergelian, and Stearns-Niesen

Also Present: Chief LaChasse, Deputy Chief Albanese, Captains Cremins, Dermenjian, and Deroian, Police Administrator Wilson, Senior Assistant City Attorney Oh, and Executive Assistant Nakamura

INVOCATION AND FLAG SALUTE

The invocation was led by Commissioner Stearns-Niesen and the flag salute by Commissioner Chapman.

COMMISSION ANNOUNCEMENTS AND REPORTING OUT BY COMMISSION SUBCOMMITTEES

Commissioner Cohen attended a Noon Rotary meeting where Deputy Chief Albanese made a lunch presentation.

Commissioner Stearns-Niesen met with Council Member Gabel-Luddy regarding general Commission business.

ORAL COMMUNICATIONS

None

RESPONSE TO ORAL COMMUNICATIONS

None

APPROVAL OF MINUTES FROM JUNE 21, 2017

Commissioner Cohen made a motion, seconded by Commissioner Hergelian, to approve the minutes from the June 21st meeting. Motion carried by consensus.

ITEMS OF BUSINESS

1. Presentation and discussion on hate crime reporting

Detective John Voorhis, of the Intelligence Unit, defined hate crimes as crimes committed where the motivation is based on factors such as gender, age, sexual orientation, and other protected classes. A supervisor is required to respond in the field to any report of a suspected hate crime. The Burbank Human Relations Council (BHRC) is notified of the crime, and the victim is given a brochure on victim resources and advised of services provided by the BHRC.

At the end of the month, Records personnel submit a hate crime report to the CA DOJ, who compiles the data for a year-end report for all agencies in the state.

For the past five years, 19 reports have been classified as hate crimes; 9 of those were reported in 2012 alone. The reports fell into three categories; race, religion or sexuality.

July 19, 2017

Meeting of the Burbank Police Commission

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2. Presentation and discussion of short term rentals in the City, including city regulations and enforcement issues

Lieutenant Cornils stated any violations of short term rentals (misuse of residential property as a hotel) is a license and code issue. The City does not issue permits...anything under 30 days is a short term rental, which is prohibited by code.

In the last three years, 24 complaints were received by License and Code at 21 locations on short term rentals. The PD has only had three calls for service at three of those locations in the same time period, related to gang activity, other civil matters...no sex offender concerns.

3. Discussion and selection of attendees to the NACOLE Conference (September 10-14, 2017, Spokane, WA)

Commissioners Hergelian and Stearns-Niesen expressed an interest in attending the conference. It was recommended to confirm if other absent members are interested in attending.

1. Briefings by the Police Administrative Staff

Chief LaChasse announced:

7/24 CALEA Accreditation team conducting recertification

8/1 National Night Out on the Chandler Bike Path

8/17 Rio Hondo Academy Graduation – Six Recruits, 0900 hours in Whittier

On behalf of the Command Staff, Chief LaChasse thanked Commissioner Will Pletcher for serving on the Commission.

FINAL PERIOD OF PUBLIC COMMENTS

None

RESPONSE TO ORAL COMMUNICATIONS

None

COUNCIL LIAISON COMMENTS

Council Member Frutos thanked Commissioner Pletcher for his service on the Commission; commented the City Council has directed the City Manager to hire more License and Code investigators to address illegal construction and short term rental issues on the weekends; he will be unable to attend the NACOLE Conference this year, as there is a conflict with the League of Cities conference.

**INTRODUCTION OF AGENDA ITEMS FOR FUTURE MEETINGS
NEXT MEETING DATE**

Commissioner Stearns-Niesen announced there will be an election of officers at the August Commission meeting. Staff will also make a presentation on Performance Measures and the new Commission welcome packet, which will be distributed to each member prior to the next meeting.

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NEXT MEETING DATE

The next regularly scheduled meeting of the Police Commission is Wednesday, July 19, 2017.

ADJOURNMENT

There being no further business to come before the Commission, the meeting adjourned at 1845 hours.

s/Elise Stearns-Niesen

Elise Stearns-Niesen, Secretary
Burbank Police Commission

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