

Agenda Report

TO: CITY COUNCIL **DATE:** April 23, 2007

THROUGH: FINANCE COMMITTEE

FROM: CITY MANAGER

SUBJECT: UPDATE ON UNREINFORCED MASONRY BUILDINGS RETROFIT PROGRAM AND RESOLUTION TO REBATE CONSTRUCTION TAX

RECOMMENDATION

It is recommended that the City Council approve a resolution waiving to rebate construction tax for building permits issued for retrofit work on unreinforced masonry buildings, when such permits are issued prior to August 1, 2007.

EXECUTIVE SUMMARY

Since 1993, the City has been working with unreinforced masonry building (URM) owners to either retrofit their structures, vacate or demolish them. From the nearly 800 buildings identified as problematic, the list has been reduced to 38 buildings.

The City is now ordering the 30 buildings that are occupied and do not meet seismic standards, to comply with the seismic safety requirements and has provided a deadline of August 2007, at which time the buildings not in compliance will be ordered to be vacated. As an incentive to gain compliance by August, staff is recommending that the construction tax be rebated (following completion of construction) for buildings that receive a building permit for renovation prior to August 2007.

BACKGROUND

In 1986, the State legislature enacted the unreinforced masonry (URM) building law (Chapter 250, Statutes of 1986; SB547 [Alquist]; Government Code Section 8875.) It calls for identifying and mitigating hazards in URM buildings. City staff developed a list of buildings believed to be URM and contracted with a structural engineering firm to survey them in 1989-90, as well as notifying URM building owners.

In October 1993, the City Council approved URM Ordinance 6560 requiring earthquake hazard reduction (strengthening) or demolition of the URM buildings on a given schedule and later modified by Ordinance 6581 in February 1994 (see Attachment B). (These Ordinances created Chapter 14.06 in the PMC.) URM building owners were officially notified of the requirements and deadlines by certified letter in March 1994. Since that time staff has pursued URM building owners to gain compliance.

City staff had originally identified nearly 800 buildings thought to be URM. By October 1993, that number had been reduced to 416 through voluntary retrofits, demolitions and review of data by staff. Currently, there are 38 URM buildings of which two are eligible landmark buildings. Thirty of these buildings remain occupied, six of which are residential and have 38 total units (see Attachment C).

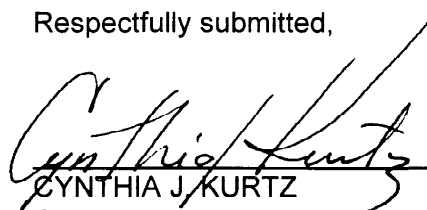
In addition, State law requires owners of URM buildings to place a placard at the building's entrance informing people entering the building, that the building does not meet building standards. Notice letters were sent February 14, 2007, informing building owners of the posting requirements of AB 2533 and the six month deadline for bringing buildings into compliance by August 1, 2007 (Attachment A). To date, City staff has verified that 60% of the remaining URM buildings have complied with the placarding requirement and the remaining 40% were cited per AB 2533.

If residential buildings are not in compliance by August 1, 2007, owner shall comply with the Tenant Protection Ordinance requirements (PMC 9.75). Permanent displacement of residents meeting certain income requirements will result in the owner providing a relocation allowance and a moving expense allowance. Furthermore, the owner shall comply by providing temporarily relocation benefits to the family (renter).

FISCAL IMPACT

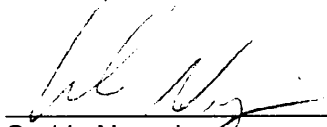
The construction tax is based on a percentage of valuation of the project. The fiscal impact of proposed construction tax waiver is estimated to be approximately \$76,800 based on an estimated valuation for the retrofit of all 38 remaining buildings.

Respectfully submitted,



CYNTHIA J. KURTZ
City Manager

Prepared by:



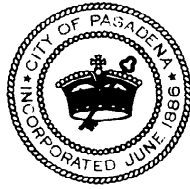
Sarkis Nazerian
Building Official

Approved by:



Richard Bluckner
Director of Planning & Development

- Attachment A – Notice of Violation Letter
- Attachment B – Ordinance 6581
- Attachment C – List of URM Buildings



PLANNING & DEVELOPMENT DEPARTMENT
BUILDING & NEIGHBORHOOD REVITALIZATION DIVISION

February 14, 2007

First Name, Last Name
Address
City, State, Zip

CERTIFIED MAIL

RE: Property Address and Parcel Number

Dear Mr./Mrs. _____:

City records indicate that the above referenced structure is an Unreinforced Masonry building which has not been retrofitted as required by law. Recent State legislation (AB2533) requires that you immediately post a placard at a conspicuous location at the entrance of the building, which is to read as follows:

“Earthquake Warning. This is an unreinforced masonry building. You may not be safe inside or near unreinforced masonry buildings during an earthquake.” (See Government Code Section 8875.8)

The placard must remain in place and shall not be removed until the building has been fully retrofitted. Failure to post such a placard within two weeks of the date of this letter will result in the assessment of administrative fines.

The new legislation brings to light that your building must be retrofitted in accordance with State and Local law. Accordingly, the building must be retrofitted by August 1, 2007. If the building is not retrofitted by that time, the City may declare the building to be unsafe and hazardous and order its abatement pursuant to the Abatement of Dangerous Building Code. Such determination would require that the building be vacated and closed and its utilities turned off until it has been retrofitted.

The City’s staff is ready to work with you and your engineer/architect to expedite the plan review process for permits. You are requested to contact the Building Department and advise as to the time frame within which the building will be retrofitted.

February 14, 2007

Page 2

Thank you in advance for your anticipated cooperation. If you have any questions, please call me at (626) 744-7087.

Sincerely,

Sarkis Nazerian
Building Official

SN:ss
Attachment (AB2533)

xc: Code Enforcement

Assembly Bill No. 2533

CHAPTER 659

An act to amend Section 8875.8 of the Government Code, relating to seismic safety.

[Approved by Governor September 21, 2004. Filed with Secretary of State September 21, 2004.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2533, Salinas. - Seismic safety.

Existing law requires all local building departments to identify all potentially hazardous buildings within their respective jurisdictions by January 1, 1990. Existing law authorizes, if a building is identified by a city, city and county, or county as being potentially hazardous to life in the event of an earthquake, the execution of an order by the enforcement agency or its agents or contractors requiring the building to be retrofitted to local seismic building standards or repaired so as not to violate any law, regulation, or ordinance applicable to the maintenance and use of the building if specified conditions are met.

Existing law establishes a program within all cities and all counties and portions thereof located within seismic zone 4, as defined, to identify all potentially hazardous buildings and to establish a mitigation program for these buildings. The mitigation program may include, among other things, the adoption by ordinance of a hazardous buildings program, measures to strengthen buildings, and the application of structural standards necessary to provide for life safety above current code requirements. On or before April 1, 1993, any owner of a building located in seismic zone 4 who has received notice that the building is constructed of unreinforced masonry is required to post in a conspicuous place a specified sign at the entrance of the building, unless the walls are nonload bearing with steel or concrete frame. The Seismic Safety Commission is required to coordinate the earthquake related responsibilities of government agencies imposed by the above-described provisions to ensure compliance with these provisions.

This bill would revise the above-described sign requirement and would require every lease entered into after January 1, 2005, for an unreinforced masonry building to contain a specified statement, except as specified, and would subject an owner who is subject to, but does not comply with the new sign requirements to administrative penalties and injunctive relief, as specified.

This bill would also state the intent of the Legislature to improve the public's awareness of potentially hazardous buildings so that occupants and passers-by are better equipped to protect themselves in the event of an earthquake.

The people of the State of California do enact as follows:

SECTION 1. The Legislature finds and declares all of the following:

(a) Jennifer Lynn Myrick, known to her friends as Jenna, was killed by falling debris while fleeing a building in Paso Robles, California, during the San Simeon earthquake of December 22, 2003.

(b) The building, known as the Acorn Building or Mastagni Building, in which Jenna worked was an 1890s era unreinforced masonry building.

(c) Section 8875.2 of the Government Code requires local building departments to identify all potentially hazardous buildings within their respective jurisdictions. The Acorn Building was identified as a potentially hazardous building, but had not been retrofitted to meet widely recognized building codes for earthquake safety.

(d) The California Seismic Safety Commission reports that, as of 2003, 1,413,398 people live in jurisdictions that had not completed their inventory of potentially hazardous buildings, and 705,782 people live in jurisdictions with no program to retrofit unreinforced masonry buildings.

(e) It is the intent of the Legislature to improve the public's awareness of potentially hazardous buildings so that occupants and passers-by are better equipped to protect themselves in the event of an earthquake.

SEC. 2. Section 8875.8 of the Government Code is amended to read:

8875.8. (a) An owner who has received actual or constructive notice that a building located in seismic zone 4 is constructed of unreinforced masonry shall post in a conspicuous place at the entrance of the building, on a sign not less than 5" x 7" the following statement, printed in not less than 30-point bold type:

"This is an unreinforced masonry building. Unreinforced masonry buildings may be unsafe in the event of a major earthquake."

(b) Notwithstanding subdivision (a), unless the owner of a building subject to subdivision (a) is in compliance with that subdivision on and after December 31, 2004, an owner who has received actual or constructive notice that a building located in seismic zone 4 is constructed of unreinforced masonry and has not been retrofitted in accordance with an adopted hazardous building ordinance or mitigation program shall post in a conspicuous place at the entrance of the building, on a sign not less than 8" x 10" the following statement, with the first

two words printed in 50-point bold type and the remaining words in at least 30-point type:

“Earthquake Warning. This is an unreinforced masonry building. You may not be safe inside or near unreinforced masonry buildings during an earthquake.”

(c) Notice of the obligation to post a sign, as required by subdivisions (a) and (b), shall be included in the Commercial Property Owner's Guide to Earthquake Safety.

(d) Every rental or lease agreement entered into after January 1, 2005, involving a building subject to the requirements of subdivision (b) shall contain the following statement: This building, which you are renting or leasing, is an unreinforced masonry building. Unreinforced masonry buildings have proven to be unsafe in the event of an earthquake. Owners of unreinforced masonry buildings are required to post in a conspicuous place at the entrance of the building, the following statement:

“Earthquake Warning. This is an unreinforced masonry building. You may not be safe inside or near an unreinforced masonry building during an earthquake.”

(e) An owner who is subject to subdivision (b) and who does not comply with subdivision (a) may be subject to an administrative fine of two hundred fifty dollars (\$250) to be levied by the local building department no sooner than 15 days after the local building department notifies the owner that the owner is subject to the administrative fine. If the owner does not comply with the requirements of that subdivision within 30 days of the first administrative fine, the owner may be subject to an additional administrative fine of one thousand dollars (\$1,000).

(f) If an owner who is subject to subdivision (b) does not comply with subdivision (b), any person may bring a civil action for injunctive relief if all of the following have been met:

(1) He or she has made a request to an appropriate authority for administrative enforcement of this section at least 90 days prior to the action.

(2) An administrative fine has not been levied since the request was made pursuant to paragraph (1).

(3) At least 15 days prior to the filing of the action, the person has served on each proposed defendant a notice containing the following statement:

“You are receiving this notice because you are alleged to be in violation of Section 8875.8 of the Government Code, which requires that the owner of an unreinforced masonry building post a sign, not less than 8" x 10", in a conspicuous place at the entrance of the building with the following statement, with the first two words printed in 50-point boldface type and the remaining words in at least 30-point type:

'Earthquake Warning. This is an unreinforced masonry building. You may not be safe inside or near unreinforced masonry buildings during an earthquake.

Failure to post the sign in compliance with subdivision (b) of Section 8875.8 within 15 days of receipt of this notice entitles the sender of the notice to file an action against you in a court of law for injunctive relief.' "

(4) The owner has failed to post the sign in accordance with the requirements of subdivision (b) within 15 days of receipt of the notice served pursuant to this subdivision.

(g) The prohibitions and sanctions imposed pursuant to this section are in addition to any other prohibitions and sanctions imposed by law. A civil action for injunctive relief pursuant to this section shall be independent of any other rights and remedies.

SEC. 3. This act shall be known and may be cited as the "Jennifer Lynn Myrick Memorial Law."

Introduced by Councilmember Papanian

ORDINANCE NO. 6581

**AN URGENCY ORDINANCE OF THE CITY OF PASADENA AMENDING
ORDINANCE NO. 6560 DEALING WITH EARTHQUAKE HAZARD REDUCTION
TO AMEND THE SECTIONS DEALING WITH THE SCHEDULE FOR THE
ISSUANCE OF ORDERS TO RETROFIT AND THE TIME LIMITS FOR
COMPLIANCE WITH SUCH ORDERS.**

WHEREAS, the 6.6 Northridge earthquake which occurred on January 17, 1994, the most expensive natural disaster in U.S. history, has heightened the need to accomplish the seismic retrofit requirements enacted in Ordinance 6560 in October 1993 by the City Council, and

WHEREAS, the City Council wishes to amend the schedule for issuance of orders to retrofit pursuant to such ordinance and the time limits within which to comply with such orders for all unreinforced masonry buildings covered by the ordinance, and

WHEREAS, such earthquake has demonstrated the need to accomplish this retrofitting on an accelerated schedule so that the health and safety of the residents of the City of Pasadena is assured to the extent that it can be by such measures,

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. Section 14.06.030 is amended by changing the reference therein from 14.06.078 to 14.06.140. There is no other change made to this section.

SECTION 2. Subsection D of Section 14.06.140 is amended by changing the reference contained therein from "Section 14.06.079" to "Section 14.06.190." The reference contained in the same subsection to "Chapter 14.06.078" is amended to read "Section 14.06.140." There is no other change made to such subsection.

SECTION 3. The first sentence of Section 14.06.150 entitled "Order to retrofit - Priority of Service" is amended to read: "Priorities for the service of the order for a building within the scope of this chapter shall be as provided in Chapter 14.06.190."

The remainder of the section remains unchanged.

SECTION 4. The table contained in Section 14.06.180 is amended as follows:

"URM BUILDINGS CONTAINING RESIDENCES

Required Action by Owner	Obtain Building Permit Within	Permit Expiration; Deadline to Complete Construction*
Structural Alterations or Building Demolition	1 year	18 months
Wall Anchors	180 days	30 months

*Measured from date of service of order to retrofit.

ALL OTHER URM BUILDINGS

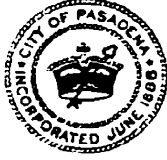
Required Action by Owner	Obtain Building Permit Within	Permit Expiration; Deadline to Complete Construction
Structural Alterations or Building Demolition	1 year	May, 1997
Wall Anchors	180 days	May, 1998 "

SECTION 5. The table contained in Section 14.06.190 is amended as follows:

"

RATING CLASSIFICATION	TIME PERIODS FOR SERVICE OF ORDER
Essential Buildings	Immediately upon passage of ordinance
High Risk Buildings	no later than May 1, 1994
Medium Risk Buildings	no later than May 1, 1994
Low Risk Buildings	no later than May 1, 1994

SECTION 6. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.



Ordinance No. 6581

Ordinance Fact Sheet

TO: CITY COUNCIL

DATE: February 2, 1994

FROM: CITY MANAGER

TITLE OF PROPOSED ORDINANCE:

AN ORDINANCE OF THE CITY OF PASADENA AMENDING ORDINANCE NO. 6560 DEALING WITH EARTHQUAKE HAZARD REDUCTION TO AMEND THE SECTIONS DEALING WITH THE SCHEDULE FOR THE ISSUANCE OF ORDERS TO RETROFIT AND THE TIME LIMITS FOR COMPLIANCE WITH SUCH ORDERS.

PURPOSE OF ORDINANCE:

The purpose of this ordinance is to change the schedule for the issuance of orders to retrofit to be issued by the building official and the compliance schedule for property owners. The new schedule is as follows:

URM BUILDINGS CONTAINING RESIDENCES

Required Action by Owner	Obtain Building Permit Within	Permit Expiration; Deadline to Complete Construction*
Structural Alterations or Building Demolition	1 year	18 months
Wall Anchors	180 days	30 months

*Measured from date of service of order to retrofit.

MEETING OF 2/8/94

AGENDA ITEM NO. 8.A.

ALL OTHER URM BUILDINGS

Required Action by Owner	Obtain Building Permit Within	Permit Expiration; Deadline to Complete Construction
Structural Alterations or Building Demolition	1 year	May, 1997
Wall Anchors	180 days	May, 1998

RATING CLASSIFICATION	TIME PERIODS FOR SERVICE OF ORDER
Essential Buildings	Immediately upon passage of ordinance
High Risk Buildings	no later than May 1, 1994
Medium Risk Buildings	no later than May 1, 1994
Low Risk Buildings	no later than May 1, 1994

REASONS WHY LEGISLATION IS NEEDED:

The Council took action at its last meeting in January to accelerate the schedule due to the recent earthquake. It was felt that there was a need to accomplish the retrofitting of unreinforced masonry buildings earlier than previously adopted in ordinance 6560, enacted in October 1993.

FISCAL IMPLICATIONS:

All services are supported by user fees. There will be no impact to the General Fund. If adding inspection staff in the Building Division is necessary, there will be increased revenue to justify the position.

POLICY CHANGES:

This ordinance represents a policy change to the extent that the Council is now requiring seismic retrofitting to be accomplished earlier in time.

PROGRAMS, DEPARTMENTS OR GROUPS AFFECTED:

There are two issues relative to workload impact. 1) Will service quality be degraded; and 2) Will new or increased user fees be needed?

There are 410 unreinforced masonry buildings covered by ordinance no. 6560. The services used by clients wishing to retrofit are plans review, which involves Building, Zoning, Urban Conservation, Fire and Inspection. Plans review will be performed in the first 6-12 months after notices to retrofit are mailed. Inspections will be required between 6 and 36 months from the issuance of notices. Most retrofit will be done March to October 1995.

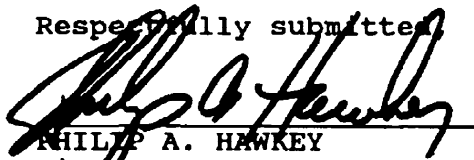
1) Service levels for both plans review and inspection will be maintained. Plans will be sent to consultants for building review. Zoning and Fire reviews will only be needed if the retrofit adds floor area or volume to the building.

Urban conservation staff will have an increased workload, both for plans review and site inspections. No additional staffing, however, is anticipated to manage this work.

Inspection peaks will be experienced by the Building Division. To meet these peaks, there are options: 1) put inspectors on overtime; 2) shift some plans reviewers to building inspections; and 3) hire added inspectors. We will not know which option is best until we get closer to the peak period and better understand the general economic recovery from the earthquake.

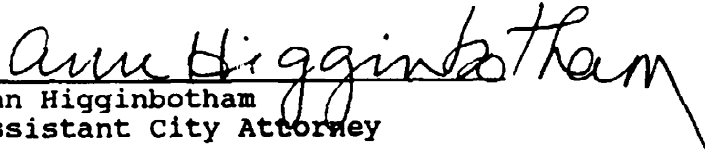
2) No increase in existing user fees will be needed for these services as a result of accelerating the retrofit of URM's.

Respectfully submitted,




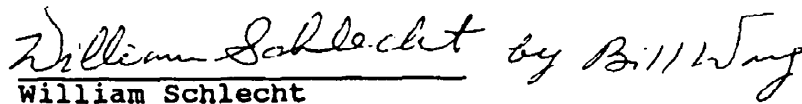
PHILIP A. HAWKEY
City Manager

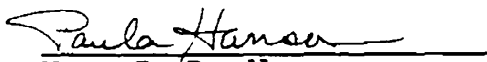
Prepared by:


Ann Higginbotham
Assistant City Attorney

Reviewed by:


Robert Person
Assistant to the City Manager


William Schlecht
Building Division

for 
Mary J. Bradley
Director of Finance

PROOF OF PUBLICATION
(2015.5 C.C.P.)

STATE OF CALIFORNIA
County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid. I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the Star-News, a newspaper of general circulation, printed and published daily in the City of Pasadena, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of June 22, 1927, Case Number 225647, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:.....

Feb. 17, all in the year 19 94.....

I certify or declare under penalty of perjury that the foregoing is true and correct.

Dated at Pasadena, California, this17th.....day ofFebruary....., 19 94.....

Shirley J. Pincal
Signature

PROOF OF PUBLICA

This space is for the County Clerk's Filing Stamp

Proof of Publication of

City of Pasadena

Introduced by Councilmember Paparian,
ORDINANCE NO. 6581

AN URGENCY ORDINANCE OF THE CITY OF PASADENA AMENDING ORDINANCE NO. 4560 DEALING WITH EARTHQUAKE HAZARD REDUCTION TO AMEND THE SECTIONS DEALING WITH THE SCHEDULE FOR THE ISSUANCE OF ORDERS TO RETROFIT AND THE TIME LIMITS FOR COMPLIANCE WITH SUCH ORDERS.

WHEREAS, the 4.6 Northridge earthquake which occurred on January 17, 1994, the most expensive natural disaster in U.S. history, has heightened the need to accomplish the seismic retrofit requirements enacted in Ordinance 6560 in October 1993 by the City Council; and

WHEREAS, the City Council wished to amend the schedule for issuance of orders to retrofit pursuant to such ordinance and the time limits within which to comply with such orders for all unreinforced masonry buildings covered by the ordinance; and

WHEREAS, such earthquake has demonstrated the need to accomplish this retrofitting on an accelerated schedule so that the health and safety of the residents of the City of Pasadena is assured to the extent that it can be by such measures;

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. Section 14.06.030 is amended by changing the reference therein from 14.06.078 to 14.06.140. There is no other change made to this section.

SECTION 2. Subsection D of Section 14.06.140 is amended by changing the reference contained therein from 'Section 14.06.079' to 'Section 14.06.190'. The reference contained in the same subsection to 'Chapter 14.06.078' is amended to read 'Section 14.06.140'. There is no other change made to such subsection.

SECTION 3. The first sentence of Section 14.06.150 entitled 'Order to retrofit - Priority of Service' is amended to read: 'Priorities for the service of the order for a building within the scope of this chapter shall be as provided in Chapter 14.06.190.' The remainder of the section remains unchanged.

SECTION 4. The table contained in Section 14.06.180 is amended as follows:

EXISTING BUILDING BY TYPE	MINIMUM RETROFIT DEADLINE	MINIMUM RETROFIT DEADLINE TO BE APPLIED TO COMPLIANCE
APARTMENT BUILDINGS OR MULTIFAMILY HOUSING	1 year	18 months
Hotell Buildings	180 days	18 months

EXISTING BUILDING BY TYPE	MINIMUM RETROFIT DEADLINE	MINIMUM RETROFIT DEADLINE TO BE APPLIED TO COMPLIANCE
APARTMENT BUILDINGS OR MULTIFAMILY HOUSING	1 year	18 months
Hotell Buildings	180 days	18 months

SECTION 5. The table contained in Section 14.06.190 is amended as follows:

BUILDING CLASSIFICATION	TIME PERIOD FOR RETROFIT BY DATE
Essential Buildings	Immediately upon passage of such order
High Risk Buildings	on or before 180 days after 1. 1994
Medium Risk Buildings	on or before 360 days after 1. 1994
Low Risk Buildings	on or before 540 days after 1. 1994

SECTION 6. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published in full text.

SECTION 7. This ordinance shall take effect upon its publication for the reasons set forth in the recital paragraphs of this ordinance.

Signed and approved this 15th day of February, 1994.

RICK COLE
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its regular meeting held February 15, 1994, by the following vote:

AYES: Councilmembers Paparian, Thomsen, Rick Cole
NOES: None
ABSENT: Councilmembers Crawford, Holden, Richard
ABSTAIN: None

Marla M. Stewart, City Clerk

Attachment C

ITEM #	ADDRESS	BUSINESS TYPE	OCCUPANCY	ELIGIBLE LANDMARK
1	259 N. Allen Ave.	Auto Body Repair	Occupied	No
2	495 S. Arroyo Pkwy. (495, 499, & 501)	Storage of Furniture/Retail Sales, & Office Building	Occupied & Vacant	No
3	523 S. Arroyo Pkwy. (523 & 525)	Office	Vacant	No
4	1240 E. Colorado Blvd. (1240, 1242 & 1244)	Antique Store, Business Offices, & Retail Sales	Occupied	No
5	1981 E. Colorado Blvd.	Car Repair Shop	Occupied	No
6	2505 E. Colorado Blvd. (2505A, 2505B, & 2513)	Flower Retail, Hair Salon, & Mixed Use	Occupied & Vacant	No
7	2574 E. Colorado Blvd. (2574 & 2582)	Antique Retail Sales, & Chinese Restaurant	Occupied	No
8	3225 E. Colorado Blvd.	2 Office Spaces	Vacant	No
9	32 W. Dayton (32, 34 & 36)	Residence, Office, & Storage	Occupied & Vacant	No
10	140 N. Fair Oaks Ave.	Commercial	Occupied	No
11	865 N. Fair Oaks Ave. (867, 869, 873, 873A, & 875)	Office, Retail Store, & Church	Occupied & Vacant	No
12	895 N. Fair Oaks Ave.	Church	Occupied	No
13	897 N. Fair Oaks Ave. (897 & 899)	Apartment Building Community Center,	Occupied	No
14	2051 N. Fair Oaks Ave. (2051, 2045 & 2047)	Vacant Office, & Office/Store	Occupied & Vacant	No
15	2068 N. Fair Oaks Ave.	Church	Occupied	No
16	512 S. Fair Oaks Ave.	Antique Store	Occupied	Yes
17	540 S. Fair Oaks Ave. (540, 542, & 544)	Storage, & No Building	Vacant	No
18	1154 S. Fair Oaks Ave.	Vacant/Storage	Vacant	No
19	101 N. Hill Ave.	Apartment Building	Occupied	No
20	136 W. Howard (136 & 138)	Grocery Store & 2nd Floor Apartment	Vacant & Partial Demo	No
21	1272 N. Lake Ave.	Retail Sales	Occupied	No
22	1399 N. Lake Ave.	Retail Sales	Occupied	No
23	1401 N. Lake Ave. (1401, 1403, 1405, 1415, & 1419)	Retail Sales	Occupied	No
24	2040 N. Los Robles Ave. (2040 & 2044)	Retail Sales	Occupied	No
25	129 N. Michigan	Apartment Building	Occupied	No
26	755 N. Orange Grove Blvd. (755, 757, 759, & 761)	Office Used As Residence & Apartment Building	Occupied	No

Attachment C

ITEM #	ADDRESS	BUSINESS TYPE	OCCUPANCY	HISTORIC LANDMARK
27	947 N. Orange Grove Blvd. (947, 955, 701, 705, 709, 801, 809, 811, 901, 943, & 955)	Restaurant & Apartment Building	Occupied	No
28	36 Pico	Build Playground Sets	Occupied	No
29	21 E. Villa St. (21 Villa & 492 N. Fair Oaks Ave.)	Office, Storage, & Vacant Office	Occupied	No
30	2170 E. Villa St.	Commercial	Occupied	
31	390 E. Walnut St.	Restaurant	Occupied	No
32	1108 E. Walnut St. (1108 & 1112)	Furniture Repair & Sales	Occupied	No
33	1291 E. Walnut St.	Vacant Building	Vacant	No
34	1571 E. Walnut St. (1571, 1573, & 1575)	Vacant Building	Vacant	No
35	1581 E. Walnut St.	Single Family	Occupied	No
36	2948 E. Walnut St.	Roofing Company & Storage	Occupied	No
37	841 E. Washington Blvd. (841, 843, 845, 849, 851, & 853)	Vacant Theater, Apartment, & Stores	Vacant	Yes
38	924 E. Washington Blvd. (924 & 926)	Office & Store	Occupied	No

**A RESOLUTION OF THE CITY OF PASADENA AUTHORIZING
A REBATE OF THE CONSTRUCTION TAX FOR BUILDING PERMITS
FOR THE RETROFITTING OF URM BUILDINGS WHEN
SUCH PERMITS ARE ISSUED PRIOR TO AUGUST 1, 2007**

WHEREAS, the City Council of the City of Pasadena (City Council) finds that there are approximately 38 unreinforced masonry (URM) buildings remaining in the City of Pasadena; and

WHEREAS the City Council finds that the retrofit of these URM buildings is necessary to insure the continued health, safety and welfare of the City's residents and visitors; and

WHEREAS the City Council finds that by providing an incentive, the remaining URM buildings will be promptly retrofitted to the mutual benefit of the property owners and the City.

NOW THEREFORE the City Council of the City of Pasadena hereby authorizes that upon completion of the work the construction tax shall be rebated for building permits to retrofit URM buildings when such permits are issued prior to August 1, 2007.

Adopted at the regular meeting of the City Council on the 23rd day of April, 2007, by the following vote:

AYES:

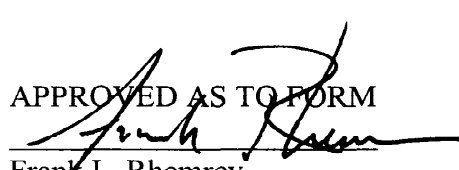
NOES:

ABSENT:

ABSTAIN:

Jane L. Rodriguez, CMC
City Clerk

APPROVED AS TO FORM



Frank L. Rhemrev

Sr. Assistant City Attorney