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1 Systems and Equipment; Chapter 20, Aviation Facilities; Chapter 23, Motor Fuel-
2 Dispensing Facilities and Repair Garages; Chapter 48, Motion Picture and
3 Television Production Studio Sound Stages, Approved Production Facilities and
4 Production Locations; Chapter 57, Flammable and Combustible Liquids; Appendix
5 Chapter 4, Special Detailed Requirements based on Use and Occupancy; Appendix
6 B, Fire-Flow Requirements for Buildings; Appendix C, Fire Hydrant Locations and
7 Distribution; and Appendix D, Fire Apparatus Access Roads, are proposed to be
8 adopted by the City Council as changes to the 2016 edition of the California Fire
9 Code, and are reasonably necessary because of local climatic, geological or
10 topographical conditions that create fire hazards and inhibit fire safety response
11 access and response time, as set forth in this resolution.

- 13 a. Culver City's climate is primarily influenced by the Pacific Ocean and is
14 characterized by infrequent rainfall and winds which come from the west
15 during the daytime and from the north and northeast during the nighttime,
16 with intermittent Santa Ana winds occurring from September to March.
17 These conditions create the potential for high velocity winds with high
18 temperatures that are conducive to uncontrolled, rapidly spreading wind
19 driven fires. Enforcement of the Fire Code including these amendments
20 to the Fire Code are necessary to limit exposure from buildings not having
21 built-in fire protection systems and immediate containment of a fire is the
22 only method by which fire can be controlled during high wind conditions.
23 Accordingly, built-in fire suppression systems would provide the only
24 adequate measure to mitigate the potential hazards and damage caused
25 by such fires.
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- 1 b. Culver City is in the vicinity of several known active and potentially active
2 earthquake faults including the San Andreas, Newport-Inglewood,
3 Overland and Charnock faults. The City has and is likely to continue to
4 experience seismic events including ground shaking and liquefaction of
5 sufficient magnitude to cause substantial damage to structures.
6 Significant damage is likely to be accompanied by a substantial number
7 of fires that will exceed the fire department suppression capabilities.
8 Seismic activity also has the potential to cause damage to streets,
9 roadways and overpasses to the San Diego Freeway and La Ballona
10 Creek that would hamper and delay emergency vehicle response.
11 Accordingly, enforcement of the Culver City Fire Code Amendments is
12 necessary to provide minimal levels of protection for un-protected
13 structures and built-in fire suppression systems would provide the only
14 adequate measure to mitigate the potential hazards and damage caused
15 by such fires.
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18 c. The topography of the City is such that structures are situated in close
19 proximity to each other, with only about 1% of the 5 square miles that the
20 City occupies vacant. In addition, these lots are often very narrow or on
21 hilly terrain, which limits access to side yards for fire suppression and
22 placement of ladders for rescue operations. These conditions increase
23 the threat to life and property and contribute to the ability of fires to spread
24 quickly between buildings because of their proximity to each other. The
25 City also has two large residential hillside areas that are within a State
26 designated "Very High Fire Hazard Severity Zone." There is the potential
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1 for rapidly spreading fires in these hillside areas due to the topography of
2 the terrain. Accordingly, built-in fire suppression systems would provide
3 the only adequate measure to mitigate the potential hazards and damage
4 caused by such fires.

5 2. Based on Climatic, Geological or Topographical reasons, the City has
6 incorporated amendments to the 2016 California Fire Code in detail in Ordinance
7 No. 2016-____.

9 3. That the Clerk of the City of Culver City shall file a copy of the change
10 or modifications in the adopted Ordinance no. 2016-____, together with a copy of this
11 Resolution with the California Building Standards Commission, and shall obtain an
12 endorsed copy from said Department to be filed with the City of Culver City.

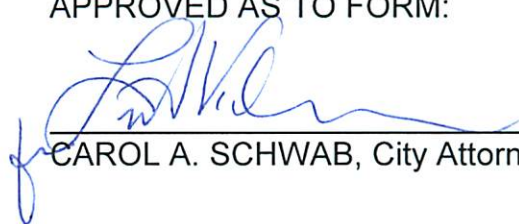
14 APPROVED and ADOPTED this ____ day of _____ 2016.

17 _____
JIM B. CLARKE, MAYOR
18 City of Culver City, California

20 ATTEST:

APPROVED AS TO FORM:

21 _____
22 JEREMY GREEN, Deputy City Clerk

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CAROL A. SCHWAB, City Attorney