RESOLUTION NO. 2025-R 071

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY MAKING EXPRESS FINDINGS THAT MODIFICATIONS TO THE 2022 CALIFORNIA BUILDING CODE AND THE 2022 CALIFORNIA FIRE CODE, AS ADOPTED BY ORDINANCE OF THE CITY OF CULVER CITY, ARE REASONABLY NECESSARY BECAUSE OF LOCAL CLIMATIC, GEOLOGICAL OR TOPOGRAPHICAL CONDITIONS.

WHEREAS, the City of Culver City proposes to make certain changes in the requirements of the 2022 California Building Standards Codes and the 2022 California Fire Code, (the "Codes"), which will be more restrictive than State Law; and

WHEREAS, California Health and Safety Code Section 17958.5 requires the City to make express findings before adopting such changes, and Section 17958.7 requires that such findings be filed with the California Building Standards Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER CITY DOES HEREBY RESOLVE AS FOLLOWS:

1. The provisions relating to amendments of the 2022 California Building Code and the 2022 California Building Code, that are proposed to be adopted by the City Council are reasonably necessary because of local climatic, geological or topographical conditions that create seismic hazards, landslides, erosion, and local flooding, as well as the negative impact of the amount of energy, air quality, greenhouse gas emission and construction waste in the area, as set forth in this resolution. The summary of the amendments with references to the express findings is provided in the table attached as Exhibit A.

2. Based on Climatic, Geological or Topographical reasons, the City has incorporated amendments to the 2022 California Building Standards Codes as detailed in Ordinance No. 2025- 013.

3. That the Building Official of the City of Culver City shall file a copy of the change or modifications in the adopted Ordinance No. 2025-013 , together with a copy of this Resolution with the California Building Standards Commission, and shall obtain an endorsed copy from said Department to be filed with the City of Culver City.

APPROVED and ADOPTED this 29th day of September, 2025.

DAN O'BRIEN
City of Culver City, California

ATTEST:

JEREMY BOCCHINO, City Clerk

APPROVED AS TO FORM:

Christina Burrows for

HEATHER BAKER, City Attorney

2022 CALIFORNIA CODE AMENDMENTS WITH CORRESPONDING FINDINGS

EXHIBIT A

2022 CALIFORNIA BUILDING CODE AMENDMENT

TITLE/DESCRIPTION	JUSTIFICATION FOR AMENDMENT	FINDINGS
Amend CBC & CFC Section 1006.3.4	To combat the housing and climate crisis, the proposed amendment is to allow single exit stairways in residential buildings up to 6 stories in height.	H, I

EXPRESS FINDINGS

A. Local Administrative Finding – This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of building standards and therefore need to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the Codes.

B. Local Geological Conditions – The City of Culver City is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake, the 1987 Whittier Narrows Earthquake, the 1971 San Fernando Earthquake and the 1933 Long Beach Earthquake. The proposed modification will reduce the failures, injuries, save lives, and minimize structural damages and therefore needs to be incorporated into the code to assure that new buildings and structures and additions or alterations to existing buildings or structures are designed and constructed in accordance with the scope and objectives of the Codes.

C. Local Climatic and Geological Conditions – The City of Culver City is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. In addition, the region is within a climate system capable of producing major winds, fire and rain related disasters, including but not limited to those caused by the Santa Ana winds and El Nino (or La Nina) subtropical-like weather. This region is especially susceptible to more active termite and wood attacking insects and microorganisms.

D. Local Topographical and Geological Conditions – The City of Culver City is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. Additionally, the topography within the City includes significant hillsides with narrow and winding access that makes timely response challenging and difficult. The hilly terrain with potential hazards such as slides, erosion, and local flood can be mitigated with the proposed amendments.

E. Local Climatic Condition – The City of Culver City is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways, near and within the proximity of airports and/or ports, near the ocean, and within flood prone areas. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels. The proposed modifications will help to address and significantly reduce local air and noise pollutions, greenhouse gas emissions, and will improve the health and welfare of the region's residents, businesses, and visitors and reduce the rise in sea or flood levels that

could put at risk the region's homes and businesses, public facilities, airports and/or ports. Therefore, this amendment needs to be incorporated into the code to ensure that new buildings and structures, and additions or alterations to existing buildings or structures, are designed and constructed in accordance with the scope and objectives of the California Green Building Standards Code.

F. Local Climatic and Geological Conditions – The City of Culver City is a densely populated area having buildings and structures constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The region is further impacted by construction of buildings and structures utilizing tradition construction materials that impact the amount of energy, air quality, greenhouse gas emission and construction waste in the area. The proposed amendment addresses structural designs specific to intermodal shipping containers, reduce environmental impact of unused and unrecycled intermodal shipping containers, and increase sustainability by reducing consumption of traditional construction materials. The proposed modification needs to be incorporated into the code to assure that new buildings and additions to existing buildings utilizing intermodal shipping containers are designed and constructed in accordance with the scope and objectives of the California Building Code and California Green Building Standards Code.

G. Local Climatic Conditions: The City of Culver City is a densely populated area located in a region of Southern California that is subject to extended drought conditions and dry seasonal winds. The severe drought conditions have an adverse effect on local water supply and the dry seasonal winds increase the risk of fires within the very high fire hazard severity zones by causing vegetation to dry excessively. During a fire event, dry seasonal winds are capable of casting burning embers from structures and vegetation onto other buildings which can result in conflagration. This amendment is necessary to mitigate the local shortages of water, reduce water waste, increase ground water recharge, and reduce the increased risk of fire spread that can occur due to reduced water supply and wind-driven fire events.

H. Local Geological and Climatic Conditions: The City of Culver City is a densely populated area that is affected by various sources of pollution that affect local air quality, visual light quality and landfill waste. Local climatic conditions cause atmospheric inversion of trapped air, which amplifies the adverse effects of particulate and light pollution that are trapped and reflected back to earth. Due to geologically high ground water within the Los Angeles Basin, pollutants that leach from landfill waste can contaminate critical ground water reserves. Air pollutants generated by automobiles have an adverse effect on pulmonary function and can contribute to long-term health problems. Light pollutants generated by excessive or improperly directed night-time lighting can have an adverse effect on human sleep patterns and may disrupt healthy circadian rhythm. Excessive disposal of construction and demolition wastes result in increased pollutants in ground water beneath landfills and excessive greenhouse gas emissions as buried waste decomposes. This amendment is necessary to mitigate the effects of environmental pollution by reducing gas-powered vehicular trips, landfill waste, and excessive outdoor lighting.

I. Local Climatic & Environmental Conditions: The City of Culver City is a densely populated city with a local emergency on homelessness, as proclaimed in 2023. City-wide and State-wide housing development is a key component in addressing this emergency. The City's General Plan establishes policies related to infill development to enhance the region's housing and climate initiatives. The General Plan's Land Use (LU) Specific Element Goals LU-3.3, LU-3.4, encourage infill development standards to support housing development on small mixed-use lots. Goal LU-4.2 encourages creativity and flexibility in development standards on opportunity sites to facilitate a mix of uses and support complementary, community-serving uses, such as gathering spaces. Goals LU-13.1, 13.2, and 13.5 encourage multifamily housing development within neighborhoods designated for higher-density residential, and modify existing development standards that prevent the development of small sites. These Goals promote the development of green buildings, using sustainable construction, and encourage positive climate impact.

The City of Culver City is a densely populated area having buildings and structures constructed within heavily traveled traffic corridors and highways, near and within the proximity of airports and/or ports, near the ocean, and within flood prone areas. This impacts the quality of the air, causes higher decibel noise level, and increases the risk of rising sea or flood levels.

The Terner Center for Housing Innovation, at UC Berkeley, (Terner) compared cities demonstrating that infill development reduces Vehicle Miles Traveled, reduces Daily Travel Distance, reduces Passenger Vehicle Greenhouse Gas Emissions, and increases the number of Daily Trips by walking, biking, or using transit. These findings are similar in Culver City, given access to mass public transportation, the availability of employment opportunities, and the abundance of shopping and dining establishments. Terner suggests that infill of more housing is likely to yield large reductions in pollution, which is critical for meeting the state's climate goals.

The proposed modifications will help to address and significantly reduce local air and noise pollution, greenhouse gas emissions, waste, heat island effects, and improve the health and welfare of the region's residents, businesses, and visitors, and reduce the rise in sea or flood levels that could put at risk the region's homes and businesses, public facilities, airports, and/or ports. Therefore, this amendment needs to be incorporated into the code to ensure that buildings are designed and constructed in accordance with the scope and objectives of the California Building Code and the California Green Building Standards Code.