

City of Culver City, California
City Council Agenda Item Report

Meeting Date: May 8, 2006		Item Number: <u>A-5</u>
AGENDA ITEM: Adoption of a Resolution Establishing Additional Policies and Procedures for the Issuance of Building Permits for Proposed Significant Hillside Foundation Work on Hillsides in Culver City.		
Contact Person/Dept.: Craig Johnson		Phone Number: (310) 253-5802
Fiscal Impact: Yes ☐ No ☒		General Fund: Yes ☐ No ☒
Public Hearing: ☐	Action Item: ☒	Attachments: ☒
Public Notification: Master Notification List (05/04/06); Culver City News Public Notification. Mailing to all Culver Crest and Blair Hills residents.		
Department Approval: Susan Evans (05/04/06)		CAO Approval: Jerry B. Fulwood (05/04/06)
City Controller Approval:		

RECOMMENDATION:

Staff recommends the City Council adopt the Resolution establishing additional policies and procedures for the issuance of building permits for proposed significant hillside foundation work on hillsides in Culver City (Attachment 1).

BACKGROUND:

On December 15, 2003 the City Council adopted Resolution No. 2003-R108 establishing an additional building permit fee to cover the costs of a new administrative policy which requires an additional independent geo-technical review for all construction involving significant new foundations on hillside properties (Attachment 2).

The policy adopted on December 15, 2003, requires the following:

- Step 1: The Building Safety Division has a list of approved geotechnical consultants who provide an independent geotechnical review of all new construction involving new foundations for all hillside properties in Culver City.
- Step 2: If the independent geotechnical review concurs with the original geotechnical report, the permit application will be approved and the project may proceed.
- Step 3: If the independent geotechnical review conflicts with the original geotechnical report, the independent review will be forwarded to the engineer who wrote the original report. The engineer who prepared the original report may accept or discard suggested revisions.

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- All re-reviews by the independent reviewer will be covered by an initial deposit of \$2,500. Any unused funds are refunded to the applicant.

To date eight reviews have fallen under this policy.

DISCUSSION:

In November 2005 the Culver City Building Official attended a meeting with the Culver Crest Homeowners Association and presented six potential options for the review of hillside construction to the Culver Crest Homeowners Association.

Six Options:

Option 1

- Step 1: City Independent Geotechnical Engineer reviews architectural and engineering drawings and must approve plans.
- Step 2: The plans are returned to applicant if City Independent geotechnical engineer disagrees with the design method.

Option 2

- Applicant's Geotechnical engineer inspects and must approve foundation forms prior to pouring concrete.

Option 3

- A structural engineer must inspect and must approve foundation forms prior to pouring concrete.

Option 4

- A structural engineer inspects and must approve rough framing prior to covering.

Option 5

- Applicant's Geotechnical engineer inspects and must approve final grading prior to landscaping.

Option 6

- Landscape architect inspects and must approve final landscaping prior to final City inspection.

On March 13th, 2006, the City Council discussed these six potential policy options, which would be in addition to the independent geotechnical review

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already in place. During this meeting the City Council requested that staff return with their own recommendation.

Staff recommends adopting options #1, #2, #5, and #6. Staff feels the Building Safety Inspectors are already competently performing options #3 and #4.

These policies and procedures would be in addition to the current City policy which requires an independent review of any geotechnical study required for a hillside property.

FISCAL ANALYSIS:

There is no fiscal impact for this item. The current deposit for the independent geo-technical review is \$2,500. This amount will not change. The applicant's deposit is used by the City to pay the independent geotechnical reviewer. Any unused funds are refunded to the applicant.

ATTACHMENTS:

1. Proposed Resolution
2. Resolution No. 2003R-108
3. Graph depicting the existing and proposed review procedures for hillside construction.

MOTION:

That the City Council:

Adopt the Resolution establishing additional policies and procedures for the issuance of building permits for proposed significant hillside foundation work on hillsides in Culver City.