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1 D, Fire Apparatus Access Roads, are proposed to be adopted by the City Council as
2 changes to the 2025 edition of the California Fire Code, and are reasonably necessary
3 because of local climatic, geological or topographical conditions that create fire hazards
4 and inhibit fire safety response access and response time, as set forth in this resolution.

5
6 a. Culver City's climate is primarily influenced by the Pacific Ocean
7 and is characterized by infrequent rainfall and winds which come from the west
8 during the daytime and from the north and northeast during the nighttime, with
9 intermittent Santa Ana winds occurring from September to March. These conditions
10 create the potential for high velocity winds with high temperatures that are conducive
11 to uncontrolled, rapidly spreading wind driven fires. Enforcement of the Fire Code
12 including these amendments to the Fire Code are necessary to limit exposure from
13 buildings not having built-in fire protection systems and immediate containment of a
14 fire is the only method by which fire can be controlled during high wind conditions.
15 Accordingly, built-in fire suppression systems would provide the only adequate
16 measure to mitigate the potential hazards and damage caused by such fires.

17
18 b. Culver City is in the vicinity of several known active and
19 potentially active earthquake faults including the San Andreas, Newport-Inglewood,
20 Overland and Charnock faults. The City has and is likely to continue to experience
21 seismic events including ground shaking and liquefaction of sufficient magnitude to
22 cause substantial damage to structures. Significant damage is likely to be
23 accompanied by a substantial number of fires that will exceed the fire department
24 suppression capabilities. Seismic activity also has the potential to cause damage to
25 streets, roadways and overpasses to the San Diego Freeway and La Ballona Creek
26 that would hamper and delay emergency vehicle response. Accordingly,
27
28

1 enforcement of the Culver City Fire Code Amendments is necessary to provide
2 minimal levels of protection for un-protected structures and built-in fire suppression
3 systems would provide the only adequate measure to mitigate the potential hazards
4 and damage caused by such fires.

5
6 c. The topography of the City is such that structures are situated in
7 close proximity to each other, with only about 1% of the 5 square miles that the City
8 occupies vacant. In addition, these lots are often very narrow or on hilly terrain,
9 which limits access to side yards for fire suppression and placement of ladders for
10 rescue operations. These conditions increase the threat to life and property and
11 contribute to the ability of fires to spread quickly between buildings because of their
12 proximity to each other. The City also has two large residential hillside areas that are
13 within a State designated "Very High Fire Hazard Severity Zone." There is the
14 potential for rapidly spreading fires in these hillside areas due to the topography of
15 the terrain. Accordingly, built-in fire suppression systems would provide the only
16 adequate measure to mitigate the potential hazards and damage caused by such
17 fires.
18

19
20 2. Based on Climatic, Geological or Topographical reasons, the City has
21 incorporated amendments to the 2025 California Fire Code in detail in Ordinance
22 No. 2025-____.

23 3. That the Clerk of the City of Culver City shall file a copy of the change
24 or modifications in the adopted Ordinance No. 2025-____, together with a copy of this
25 Resolution with the California Building Standards Commission, and shall obtain an
26 endorsed copy from said Department to be filed with the City of Culver City.
27
28

1
2 APPROVED and ADOPTED this _____ day of _____ 2025.
3

4
5 _____
6 DAN O'BRIEN, Mayor
City of Culver City, California

7 ATTEST:

APPROVED AS TO FORM:

Christina Burrows

8 _____
9 JEREMY BOCCHINO
City Clerk

HEATHER BAKER
City Attorney