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1 WHEREAS, 10 days prior to any extension of the Moratorium, the City Council
2 must issue a report on the actions and measures taken to alleviate conditions which led to
3 the adoption of the Moratorium.

4 NOW, THEREFORE, the City Council of the City of Culver City, DOES
5 HEREBY RESOLVE as follows:

6 The City Council approves and issues a "Report on Actions and Measures
7 Taken to Alleviate Conditions Which Led to the Adoption of Ordinance No. 2017-005
8 Establishing a 45-Day Moratorium on the Issuance of Any New Building Permits for
9 Development and Construction in the Lower and Upper Culver Crest Hillside Neighborhoods,
10 and Declaring the Urgency Thereof," which Report is attached hereto as Exhibit "A" and
11 incorporated herein by this reference.

12
13 APPROVED AND ADOPTED this _____ day of _____ 2017.

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16 JIM B. CLARKE, Mayor
17 City of Culver City, California

18 ATTEST:

19 APPROVED AS TO FORM:

20 JEREMY GREEN, City Clerk

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22 HEATHER BAKER, Assistant City Attorney
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A17-00222

EXHIBIT “A” TO RESOLUTION NO. 2017-R

**REPORT OF THE CITY COUNCIL
OF THE CITY OF CULVER CITY**

**REPORT ON ACTIONS AND MEASURES TAKEN TO ALLEVIATE
CONDITIONS WHICH LED TO THE ADOPTION OF ORDINANCE NO.
2017-005 ESTABLISHING A 45-DAY MORATORIUM ON THE
ISSUANCE OF ANY NEW BUILDING PERMITS FOR DEVELOPMENT
AND CONSTRUCTION IN THE LOWER AND UPPER CULVER CREST
HILLSIDE NEIGHBORHOODS AND DECLARING THE URGENCY
THEREOF**

On March 20, 2017, the City Council adopted Ordinance No. 2017-005, entitled “An Urgency Ordinance of the City of Culver City, California, Establishing a 45-Day Moratorium on the Issuance of Any New Building Permits for Development and Construction in the Lower and Upper Culver Crest Hillside Neighborhoods and Declaring the Urgency Thereof and that it Shall Take Effect Immediately” (hereinafter the “Moratorium”). The Ordinance was adopted pursuant to Section 65858 of the California Government Code and Section 614 of the City Charter, in order to allow the City time to thoroughly research options for regulating the development and construction on the hillside and prepare and present recommended regulations to the Planning Commission for recommendation to the City Council. The Ordinance will expire by its own terms on May 4, 2017. The City Council will consider, at its April 18, 2017 meeting, whether there is a need to extend the Ordinance, prior to its expiration, in order to protect the public health, safety and welfare.

Since the adoption of the Ordinance, the City has continued its review and analysis of other cities’ hillside development and construction standards. There are different types of regulations that may be warranted, depending on site, geological and topographical conditions, and staff is in the process of vetting various provisions to determine what is appropriate for Culver City. In addition, the City is in the process of evaluating potential geotechnical and planning consultants to assist with studying and evaluating various hillside development and construction standards in order to make recommendations that are appropriate for the hillside neighborhoods. In studying possible revisions to the Culver City Municipal Code (CCMC), Title 17, Zoning, and Title 15, Building Code, the City will be considering potential regulations that would appropriately balance the rights of property owners to develop their property, with the preservation of

the health, safety and welfare of the surrounding residents and their properties.

The study and review of potential regulations are not yet complete. Once completed, Zoning and/or Building Code amendments will be required to go through a public review process, including consideration by the Planning Commission (for Zoning Code amendments) with a recommendation to the City Council. The City is pursuing its study, review and revisions as expeditiously as is practicable.

This Report is issued in accordance with Government Code § 65858(d), which requires the City Council, 10 days prior to the expiration of the Moratorium or any extension, to issue a written report describing the measures taken to alleviate the condition which led to the adoption of the Moratorium. In addition, issuance of this Report will help keep the affected property owners and residents, and the community, well-informed regarding the progress the City has made since the adoption of the Moratorium to address the concerns cited by the City Council in adopting Ordinance No. 2017-005.

APPROVED AND ISSUED:

DATED: _____

JIM B. CLARKE, Mayor
City of Culver City, California