

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

3  
4

6  
7

8  
9  
0  
1  
2  
3  
4  
5  
6  
7  
8  
9  
20  
21  
22  
23  
24  
25

26  
27  
28

1 and identify buildings subject to its jurisdiction as being potentially hazardous to life in  
2 the event of an earthquake... including wood frame, multiunit residential buildings  
3 constructed before January 1, 1978, where the ground floor portion of the structure  
4 contains parking or other similar open floor space that causes soft, weak, or open-  
5 front wall lines, as provided in a nationally recognized model code relating to the  
6 retrofit of existing buildings or substantially equivalent standards;” and  
7

8 **WHEREAS,** Health and Safety Code Section 19162 provides that  
9 “[n]otwithstanding . . . any other provision of law, the governing body of any city, city  
10 and county, or county may, by ordinance, establish building seismic retrofit standards  
11 applicable to the seismic retrofit of any buildings identified by the city, city and county,  
12 or county as being potentially hazardous to life in the event of an earthquake;” and  
13

14 **WHEREAS,** Health and Safety Code Section 19 163(b) provides that “[a]ny  
15 seismic retrofit of any building identified [as potentially hazardous shall comply with a  
16 nationally recognized model code relating to the retrofit of existing buildings or  
17 substantially equivalent standards. If the city, county, or city and county adopts local  
18 amendments to those provisions, it shall determine that the amendments are  
19 consistent with Section 17958.5; and  
20

21 **WHEREAS,** pursuant to Health and Safety Code Section 17958.7, before  
22 making any changes or modifications pursuant to Section 17958.5, the City Council  
23 shall make an express finding that any changes or modifications to the building  
24 standards contained in the California Building Code are reasonably necessary  
25 because of local climatic, geological or topographical conditions.  
26

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

1           1.     To the extent the provisions of the Ordinance adding Chapter  
2     15.02.500 "Mandatory Seismic Strengthening Provisions for Existing Soft, Weak, or  
3     Open Front Walls," ("Mandatory Seismic Retrofit Ordinance") to the Culver City  
4     Municipal Code, adopted concurrently with this Resolution, constitute a change or  
5     modification to the building standards contained in the California Building Code, or to  
6     the provisions of any nationally recognized model code relating to the retrofit of  
7     existing buildings, then, in accordance with Health and Safety Code Sections 17958.5  
8     and 17958.7, the City Council hereby expressly finds that such amendments and  
9     modifications are reasonably necessary due to the following local geological  
10    conditions:  
11

12           (a) The City is bounded on the east by the San Andreas Fault and is in  
13           close proximity to various other earthquake faults, and therefore the City is  
14           susceptible to the geological conditions of earthquake faults;  
15

16           (b) The City of Culver City is located within the most seismically active area  
17           of the country;

18           (c) Seismic experts predict a massive earthquake on one of these faults  
19           within the next 30 years and several earthquakes similar in intensity to the  
20           Northridge Earthquake during the same period;

21           (d) The 1994 Northridge Earthquake, which was a moderate size (6.8  
22           magnitude) earthquake, caused extensive damage to buildings and  
23           structures, including damage to more than 115,000 buildings, moderate to  
24           major damage to more than 3,000 buildings and the vacating of about  
25           21,000 residential units including 2,000 homes, and resulted in the loss of  
26           human life; and  
27  
28

1 (e) Massive earthquakes pose unusual and extraordinary stresses on  
2 buildings and structures requiring more stringent building regulations than  
3 would otherwise be required.

4 2. Based on geological reasons, the City has incorporated  
5 amendments to the building standards in detail in the Mandatory Seismic Retrofit  
6 Ordinance No. 2021-\_\_\_\_.

7  
8 3. That the Clerk of the City of Culver City shall file a copy of the  
9 change or modifications in the adopted Mandatory Seismic Retrofit Ordinance no.  
10 2021-\_\_\_\_, together with a copy of this Resolution with the California Building  
11 Standards Commission, and shall obtain an endorsed copy from said Department to  
12 be filed with the City of Culver City.

13  
14 APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

15  
16  
17 \_\_\_\_\_  
18 ALEX FISCH, MAYOR  
19 City of Culver City, California

20 ATTEST:

APPROVED AS TO FORM:

21  
22 \_\_\_\_\_  
23 JEREMY GREEN, City Clerk

24  
25  
26  
27  
28  
\_\_\_\_\_  
CAROL A. SCHWAB, City Attorney