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**RESOLUTION NO. 2021-R\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CULVER CITY MAKING EXPRESS FINDINGS THAT ADOPTION OF THE MANDATORY SEISMIC RETROFIT ORDINANCE IS REASONABLY NECESSARY BECAUSE OF LOCAL GEOLOGICAL CONDITIONS.**

**WHEREAS**, Health and Safety Code Section 19160 provides, in part:

“In order to make building reconstruction economically feasible for, and to provide improvement of the safety of life in, seismically hazardous buildings, building standards enacted by local government for building reconstruction may differ from building standards which govern new building construction.... Soft story residential buildings are an important component of the state’s housing stock and are in jeopardy of being lost in the event of a major earthquake. Soft story residential buildings were responsible for 7,700 of the 16,000 housing units rendered uninhabitable by the Loma Prieta earthquake and over 34,000 of the housing units rendered uninhabitable by the Northridge earthquake. During an earthquake, soft story residential buildings may create dangerous conditions as illustrated in the Northridge Meadows apartment failure that claimed the lives of 16 residents. The collapse of soft story residential buildings can ignite fires that threaten trapped occupants and neighboring buildings and complicates emergency response. . . Therefore, it is the intent of the Legislature to encourage cities and counties to address the seismic safety of soft-story residential buildings and encourage local governments to initiate efforts to reduce the seismic risk in vulnerable soft story residential buildings;” and

**WHEREAS**, Health and Safety Code Section 19161 provides, that “[e]ach city, city and county, or county, may assess the earthquake hazard in its jurisdiction

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

19  
20 **WHEREAS**, pursuant to Health and Safety Code Section 17958.7, before  
21 making any changes or modifications pursuant to Section 17958.5, the City Council  
22 shall make an express finding that any changes or modifications to the building  
23 standards contained in the California Building Code are reasonably necessary  
24 because of local climatic, geological or topographical conditions.

25  
26 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CULVER**  
27 **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

19           (c) Seismic experts predict a massive earthquake on one of these faults  
20           within the next 30 years and several earthquakes similar in intensity to the  
21           Northridge Earthquake during the same period;  
22

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

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

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

3. That the Clerk of the City of Culver City shall file a copy of the change or modifications in the adopted Mandatory Seismic Retrofit Ordinance no. 2021-\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
ALEX FISCH, MAYOR  
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
JEREMY GREEN, City Clerk

  
\_\_\_\_\_  
CAROL A. SCHWAB, City Attorney