



City of Culver City

Staff Report Details (With Text)

File #: 22-208 **Version:** 1 **Name:**
Type: Public Hearing **Status:** Public Hearing
File created: 8/12/2021 **In control:** City Council Meeting Agenda
On agenda: 8/23/2021 **Final action:**
Title: CC - CONTINUATION OF PUBLIC HEARING TO SEPTEMBER 13, 2021: (1) Introduction of an Ordinance Amending Chapter 15.02 of the Culver City Municipal Code by adding Subchapter 15.02.500 "Mandatory Seismic Strengthening Provisions for Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit); (2) Discussion of Fees, Costs to Owners, and Tenant Pass-Throughs; and (3) Direction to the City Manager as Deemed Appropriate

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
8/23/2021	1	City Council Meeting Agenda		

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Meeting Date: August 23, 2021

Contact Person/Dept: Sol Blumenfeld / CDD
Lukas Quach / Building Safety

Phone Number: (310) 253-5700
(310) 253-5802

Fiscal Impact: Yes No **General Fund:** Yes No

Public Hearing: **Action Item:** **Attachments:**

Planning Commission Action Required: Yes No **Date:**

Public Notification: Public Notification: (E-Mail) Meetings and Agendas - City Council (08/04/2021) and (08/18/2021); (Posted); Gov Delivery (7/28/2021 and 8/5/2021); (Published) Culver City News (7/15/2021 and 7/22/2021).

Department Approval: Sol Blumenfeld, Community Development Director (08/12/2021)

RECOMMENDATION

Staff recommends the City Council continue the public hearing on the following matter to September 13, 2021: (1) Introduce an Ordinance Amending Chapter 15.02 of the Culver City Municipal Code by adding Subchapter 15.02.500 “Mandatory Seismic Strengthening Provisions for Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit); (2) Discussion of Related Matters Including Fees, Costs to Owners, and Tenant Pass-Throughs; and (3) Direction to the City Manager as Deemed Appropriate.

PROCEDURES:

The following procedures were completed at the meeting of August 9, 2021:

1. The City Council adopted a motion to receive and file the affidavits of publication and posting of notices and correspondence received in response to the public hearing notices.
2. The City Council opened the public hearing and continued it to August 23, 2021.

The following procedure is to be completed at the meeting of August 23, 2021:

1. Mayor seeks a motion to continue the public hearing to September 13, 2021.

BACKGROUND/DISCUSSION

At the July 12, 2021 City Council meeting, staff presented a Draft Soft-Story Seismic Retrofit Ordinance (Ordinance) for discussion and obtained direction regarding the scope, prioritization, timeframe and staffing necessary for Ordinance implementation. Staff noted the scope of the draft ordinance involved approximately 400 multi-family buildings potentially categorized as having a soft-story deficiency. The proposed Ordinance would improve public safety by requiring structural retrofit to reduce the risk of collapse in an earthquake and protect the public safety. Approximately 80% of the of the identified buildings were constructed prior to the development of stricter building code standards in 1978.

City Council also instructed staff to look further into the cost sharing aspect between owner and tenants related to retrofitting building as well as the potential for fee reduction for plan review and permits.

On August 9, 2021, the City Council opened the public hearing and continued it to August 23, 2021. Staff recommends the City Council again continue the public hearing to September 13, 2021.

FISCAL ANALYSIS

There is no fiscal analysis associated with this item.

ATTACHMENTS

None

MOTION

That the City Council:

Continue the public hearing to September 13, 2021 regarding the following matter: (1) Introduction of an Ordinance Amending Chapter 15.02 of the Culver City Municipal Code by adding Subchapter 15.02.500 "Mandatory Seismic Strengthening Provisions for Existing Wood -Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit); (2) Discussion of Related Matters Including Fees, Costs to Owners, and Tenant Pass-Throughs; and (3) Direction to the City Manager as Deemed Appropriate.