



City of Culver City

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Staff Report

File #: 21-689, **Version:** 1

Item #: A-1.

CC - (1) Introduction of an Ordinance Repealing and Replacing Chapter 15.03, *Construction in Flood Prone Areas*, of the Culver City Municipal Code, Incorporating Changes Required by the Federal Emergency Management Agency for Continued Participation in the National Flood Insurance Program; and (2) Adoption of a Class 8 Categorical Exemption Relating Thereto, Pursuant to the California Environmental Quality Act.

Meeting Date: March 15, 2021

Contact Person/Dept: Joe Susca, Public Works - Administration

Phone Number: (310) 253-5636

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐

Action Item: ☒

Attachments: ☒

Public Notification: (Email) Meetings and Agendas - City Council (03/11/2021); (Posted) City website (03/11/2021)

Department Approval: Charles D. Herbertson, Public Works Director/City Engineer (02/11/2021)

RECOMMENDATION

Staff recommends the City Council (1) introduce an Ordinance repealing and replacing Chapter 15.03, *Construction in Flood Prone Areas* of the Culver City Municipal Code (CCMC), which incorporates changes that are required by the Federal Emergency Management Agency (FEMA) for the City's continued participation in the National Flood Insurance Program (Attachment 1); and (2) adopt a Class 8 Categorical Exemption related thereto pursuant to the California Environmental Quality Act.

BACKGROUND

The National Flood Insurance Program (NFIP) plays a major role in efforts to reduce property damage and functional losses to floodplains when severe flooding occurs. The United States Congress established the NFIP with the passage of the National Flood Insurance Act of 1968. The goals of the NFIP are to: (1) decrease the risk of future floods; (2) reduce the costs of adverse consequences from flooding; (3) reduce the demands and expectations for disaster assistance after floods; and (4) preserve and restore natural and beneficial functions of floodplains. The City's participation in the NFIP also ensures that residents who purchase flood insurance policies may do so at discounted rates.

The City joined the NFIP on December 17, 1979 through adoption of Ordinance No. CS975, which established CCMC Chapter 15.03, *Construction in Flood Prone Areas*. CCMC Chapter 15.03 was subsequently amended by adoption of Ordinance No. 88-008 on May 9, 1988 and again on May 8, 1995 by adoption of Ordinance No. 95-007.

FEMA analyzed the potential flood risk within the City limits and created Flood Insurance Rate Maps (FIRMs) and a Flood Insurance Study (FIS). The FIRMS and FIS have been updated over the years and show the location of potential flood zone areas (See Attachment 2 for FEMA's Map of Flood Zones in Culver City). Flood zone areas depicted on the map refer to areas that may be prone to flooding once every 100 years. Syd Kronenthal Park is the only City facility that is partially located within a flood zone.

CCMC Chapter 15.03 is used to regulate development in flood prone areas by requiring that new or modified buildings (via the City Building Official) or structures in the public rights-of-way (via the Public Works Director/City Engineer) are flood resistant so that property damage is minimized during severe flooding events.

DISCUSSION

FEMA recently reviewed CCMC Chapter 15.03 and determined that it is in need of update, including additional construction requirements for manufactured homes, recreational vehicles, attached/detached garages, and accessory dwelling units. The proposed Ordinance reflects the updates required by FEMA. Attachment No. 3 of this report is a "track changes" version of Chapter 15.03 for easy identification of the changes.

Staff recommends the City Council introduce the proposed Ordinance.

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, initial review of the proposed Ordinance established there are no potentially significant adverse impacts on the environment and the proposed Ordinance has been determined to be Categorically Exempt per CEQA Section 15308, Class 8, because the proposed Ordinance consists of actions taken to assure the maintenance, restoration, enhancement, or protection of the environment.

FISCAL IMPACT

There is no fiscal impact associated with introducing the Ordinance to amend CCMC Chapter 15.03.

ATTACHMENTS:

1. 2021-03-15_ATT_1_Proposed Ordinance
2. 2021-03-15_ATT_2_FEMA Map of Flood Zones in Culver City
3. 2021-03-15_ATT_3_Chapter 15.03 in Track Changes

MOTIONS:

That the City Council:

1. Introduce an Ordinance repealing and replacing CCMC Chapter 15.03, *Construction in Flood Prone Areas*, incorporating changes required by the Federal Emergency Management Agency for continued participation in the National Flood Insurance Program; and
2. Adopt a Class 8 Categorical Exemption related thereto, pursuant to Section 15308 of the California Environmental Quality Act, finding the proposed Ordinance consists of actions taken to assure the maintenance, restoration, enhancement, or protection of the environment.