



# City of Culver City

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Council Chambers  
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(310) 253-5851

## Staff Report

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File #: 22-208, Version: 1

Item #: PH-1.

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**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**

**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)

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### 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.