



City of Culver City

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Council Chambers
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Staff Report

File #: 22-317, **Version:** 1

Item #: C-2.

SWOF

Meeting Date: September 16, 2021

Contact Person/Dept: Tim Koutsouros Building Division
Sol Blumenfeld CDD

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

Fiscal Impact: Yes ☐ No ☒

General Fund: Yes ☐ No ☒

Public Hearing: ☐ **Action Item:** ☒ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council ();

Department Approval: Sol Blumenfeld, Community Development Director (09/16/2021)

RECOMMENDATION

Waive further reading and adopt Ordinance No. XXXXX Amending Chapter 15.02 of the Culver City Municipal Code by Adding Subchapter 15.02.500, Mandatory Seismic Strengthening Provision for Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit) (2) Adopt a Resolution of Express Findings Pertaining to Local Climatic, Geological or Topographical Conditions.

BACKGROUND/DISCUSSION

On September 13, 2021 the City Council introduced for the first reading Ordinance No. XXXX and it passed as written, 5-0.

City Council directed staff to investigate incentives, cost sharing, and fee waivers related to the ordinance and return to City Council by the end of the year to discuss the findings. Items in particular are the Capital Improvement Pass Through percentage of cost and aggregate cap, reimbursement of a percent of plan check and/or permit fees for expeditious completion of a retrofit, deferment of plan

check and/or permit fees, and a percent reduction in plan check and/or permit fees. It is important to note that the time clock starts when staff sends out the notice to building owners. Notification scheduling is based a buildings priority level, which, will give small mom and pop up to 4 unit buildings the longest duration of time prior to receiving a notice.

Culver City is susceptible to the geologic conditions of earthquake faults. It is bounded east by the San Andreas Fault and is located in the most seismically active areas of the country. Experts predict a massive earthquake on one of these faults within the next 30 years similar to the Northridge Earthquake, which, was a moderate 6.8 magnitude causing extensive damage and resulting in the loss of human life.

FISCAL ANALYSIS

Over the course.

ATTACHMENTS

1. Proposed Story Seismic Retrofit SWOF Ordinance
2. Resolution of Findings

MOTION

That the City Council:

1. Adopt Ordinance No. XXXXX Amending Chapter 15.02 of the Culver City Municipal Code by Adding Subchapter 15.02.500, Mandatory Seismic Strengthening Provision for Existing Wood-Frame Buildings with Soft, Weak or Open-Front Walls (Soft Story Seismic Retrofit).
2. Adopt a Resolution of Express Findings Pertaining to Local Climatic, Geological or Topographical Conditions.