

Community Meeting

Proposed Multifamily Development of
4076 & 4080 Lafayette Place

March 30th, 2026

Welcome & Community Meeting Purpose

- Thank you all for attending and participating in tonight's session
- Why is this meeting being held?
 - Introduce development team
 - Required prior to Preliminary Project Review (PPR) submission
 - Opportunity for early community input

Key Development Team Members

Olivia Joncich – *Planner & Project Manager, Rand Paster & Nelson*

Jeff Zbikowski – *Founder & Principal, JZA Architecture*

Andrew Korik – *Designer & Project Manager, JZA Architecture*

Lafayette Place Apartments LLC – *Owner & Developer*

Culver City Planning Staff Assigned to Project

Emily Stadnicki – *Planning Manager, Culver City Planning & Development*

Andrea Fleck – *Associate Planner, Culver City Planning & Development*

*This is an informational and listening session
We are here to listen to your feedback before formal PPR submission*

Meeting Agenda

01 State & Local Housing Policies

02 Review & Approval Process

03 Site Overview

04 Project Overview

05 Design & Architecture

06 Parking, Traffic & Operations

07 Community Benefits

08 Development Timeline

09 Q&A and Feedback

Feedback Sequencing & Guidelines

- Project team will complete full presentation
- Audience Questions/Comments will be asked and answered verbally from in-person and Zoom attendees in the order received
- All participants will act respectfully, will not interrupt each other or speakers, and everyone will respect differing views and opinions
- Any information added to the Zoom Chat or Q&A will be saved and documented as part of the project file
- The total meeting time is **2 hours**

State & Local Housing Policy Framework

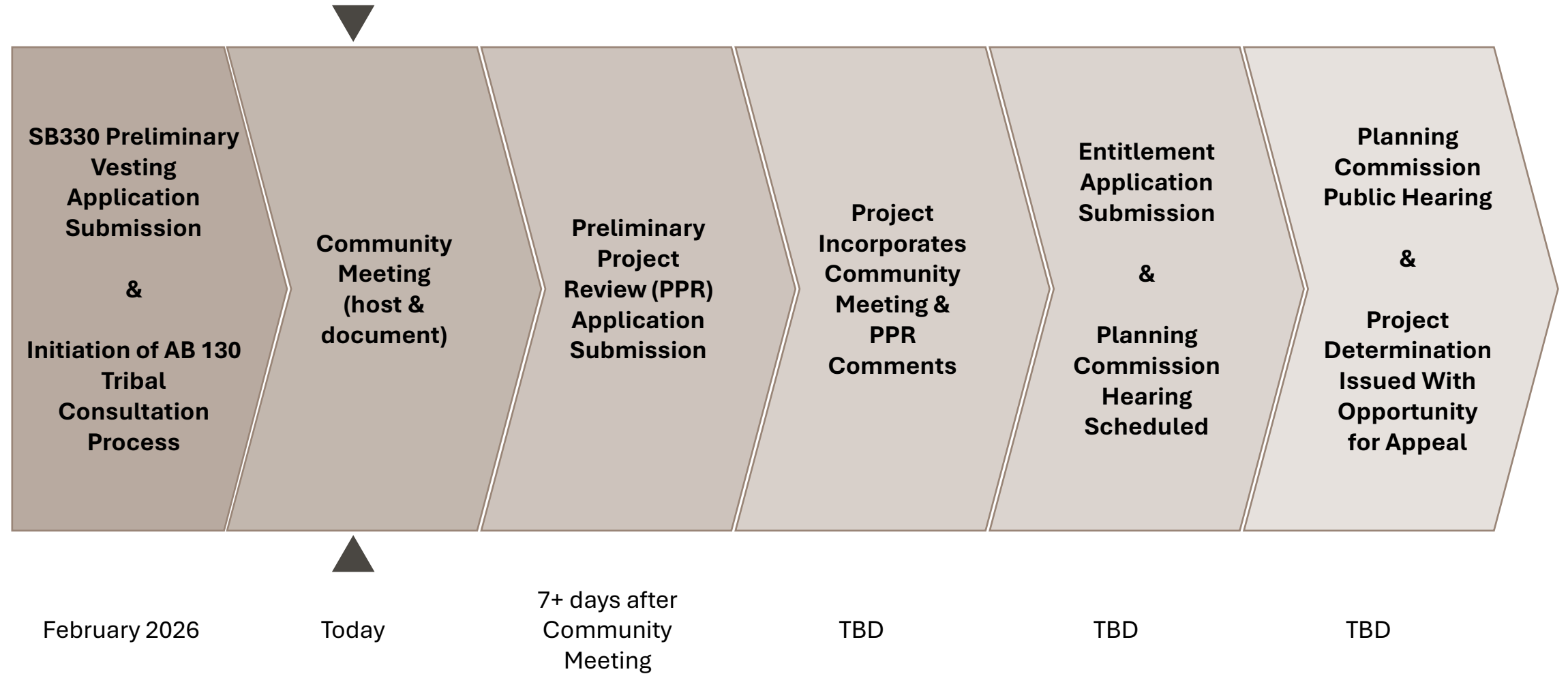
Legal Code

- Culver City's Density Bonus & Other Bonus Incentives (CCMC Chapter 580)
- CA Density Bonus Law (Gov. Code Section 65915)
- CA Housing Accountability Act (Gov. Code 65589.5) & Permit Streamlining Act (Gov. Code 65920 et seq.)
- Assembly Bill 130 (PRC 21080.66)

Select Commentary

- State and local Density Bonus law require the local agency to grant:
 - An increase in density in exchange for the provision of affordable housing units
 - Incentives/concessions and waivers to allow the project to deviate from the adopted standards
- Only adopted “objective standards” may be applied
 - Objective standards must be quantifiable, non-subjective, involve no personal judgment, and verified by reference to a benchmark – typically numerical thresholds
 - Subjective policies such as “character of the community” or “neighborhood compatibility” do not qualify as objective standards
- Incentives/concessions and waivers may be used to deviate from the objective standards
- State law prohibits reduction of project density
- Local agencies face significant monetary and legal liability if a project is denied based on a non-objective standard or contrary to state law

Review & Approval Process Overview



Site Overview



- Combines two, adjacent lots
- Designated Medium Density Multifamily (RMD)
- Surroundings context:
 - ✓ Near commercial corridor
 - ✓ High neighborhood walkability
 - ✓ Culver Blvd is major transit street
 - ✓ Braddock Dr. divides zoning

Proposed project aligned with Culver City 2045 General Plan

Proposed Development Summary

Site Area	15,410 sq. ft. (0.3538 acres)	
Unit Count	40 Units (34 Market Rate, 6 Affordable)	
Unit Mix	20 - 1 Bedroom (17 Market Rate, 3 Affordable) 20 - 2 Bedroom (17 Market Rate, 3 Affordable)	
Height	6 Stories 65 ft	
Parking	43 Stalls	
Bicycle Parking	38 Long Term Stalls 3 Short Term Stalls	
Requested Incentives	Off-Menu Incentives:	50% Reduction in Front Yard Setback (from 10'-0" to 5'-0") 100% Reduction in Rear Yard Setback (from 15'-0" to 0'-0") 50% Reduction to Required Landscape Open Space
	Base Incentives:	22'-0" Add'l Height (Above 43'-0" Base Allowable in RMD)

Density Bonus Calculations

Base Density

18 Units (50 Units / Acre * 0.3538 Acres)

(+) State Density Bonus
Per Gov. Code Section 65915

9 Units (50% Density Bonus w/ 3 Affordable Units (VLI))

(+) City Density Bonus
Per CCMC Section 17.580.025

2 Units (6% Density Bonus, Market Rate)

(+) Stackable State Density Bonus
Per AB 1287

9 Units (50% Density Bonus w/ 3 Affordable Units (MI))

(+) City Stackable Density Bonus
Per CCMC Section 17.580.025

2 Units (6% Density Bonus, Market Rate)

(=) Proposed Density

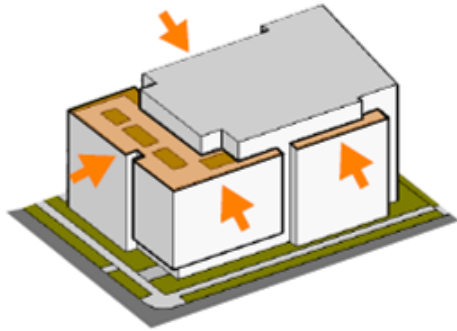
40 Units (34 Market Rate, 6 Affordable)

Environmental Considerations

- California Environmental Quality Act (CEQA) is California's key environmental law requiring public agencies to evaluate and mitigate significant environmental impacts of proposed projects before approval
- Project is exempt from CEQA per Assembly Bill (AB) 130 (PRC § 21080.66)
 - ✓ Qualifies as housing development project
 - ✓ Less than 20 acres in size
 - ✓ Within the boundaries of an incorporated municipality
 - ✓ Consistent with plans and policies, subject to density bonus, incentives and waivers
 - ✓ Meets locational criteria
 - ✓ City has commenced tribal consultation process

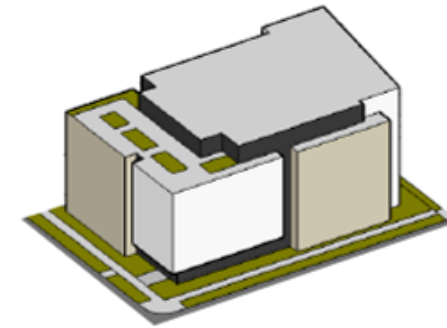
Proposed project satisfies AB 130 criteria for CEQA exemption

Key Objective Design Standards



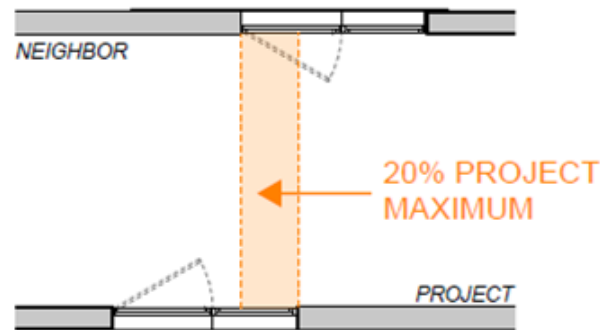
BUILDING MASS AND SCALE

Project reduces the floor area of the uppermost floor by 15% compared to the ground floor



FACADE MATERIALS

Proposed material palette incorporates variation in main body colors, materials, and accents

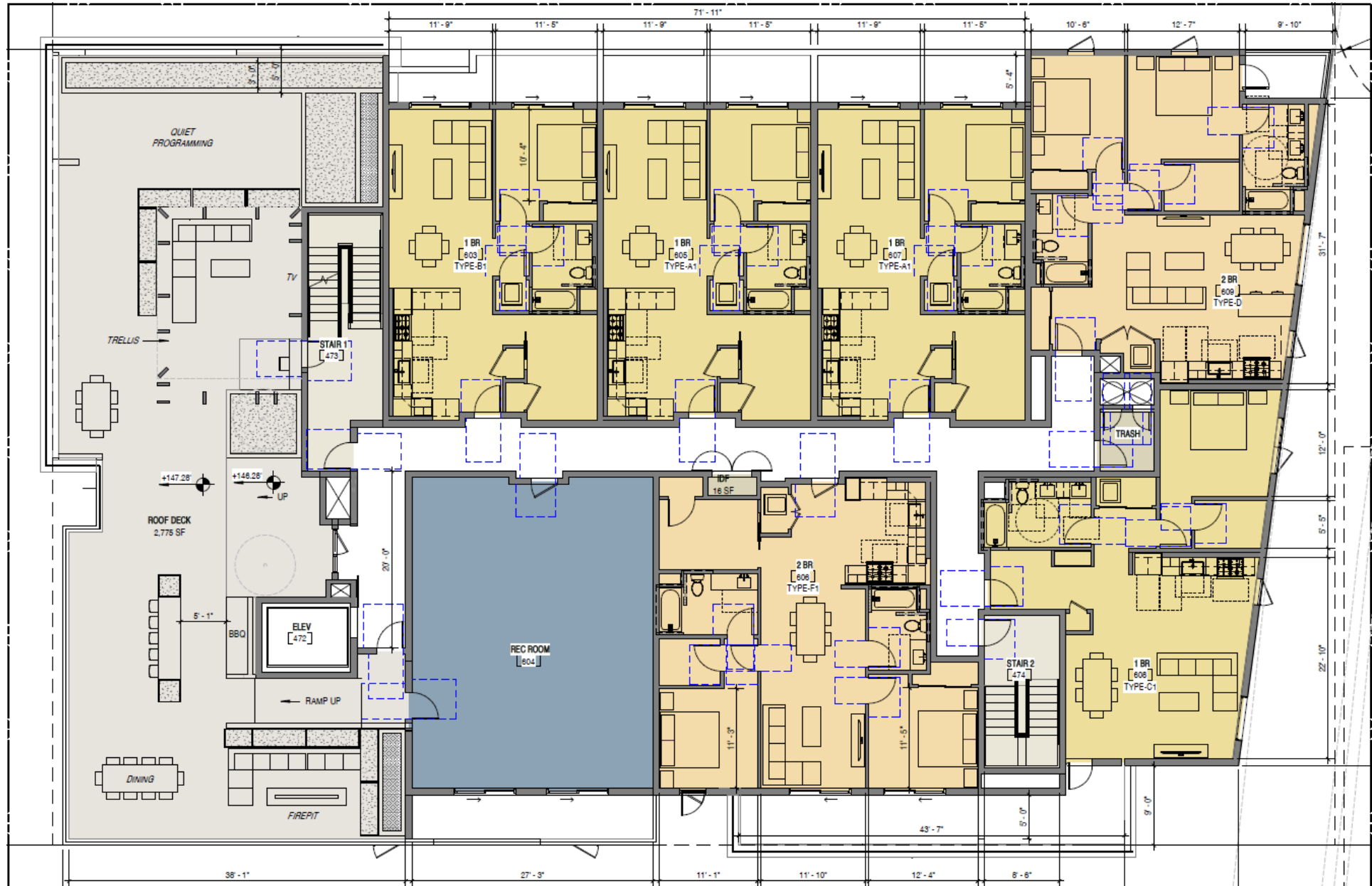


WINDOW ALIGNMENT

No more than 20% of the project's windows and balcony area may align directly with existing neighboring windows or balconies without screening

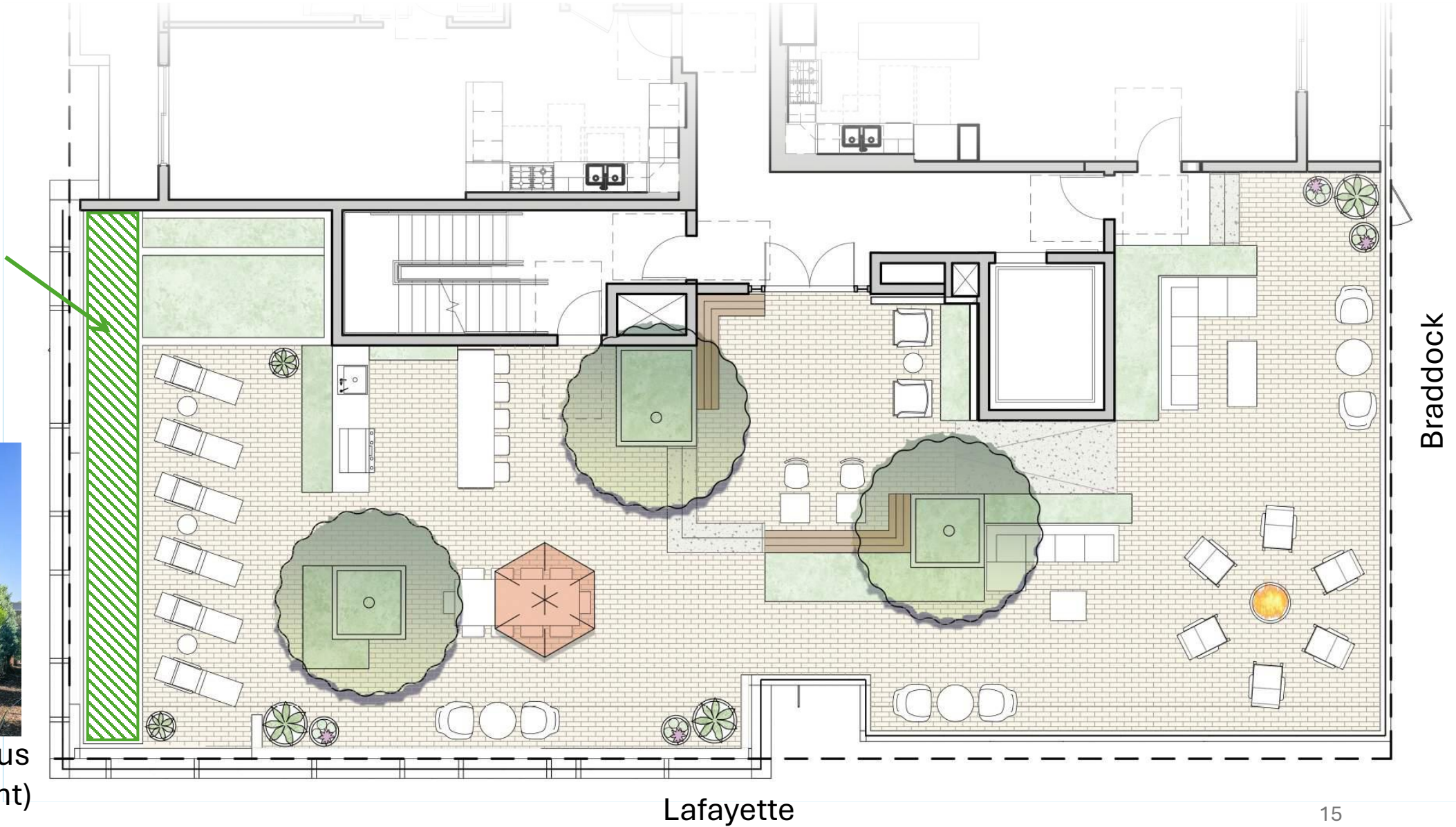
Project complies with Culver City's citywide residential and mixed-use objective design standards

6th Level Overview



Landscaping Overview – 6th Floor Roof Deck

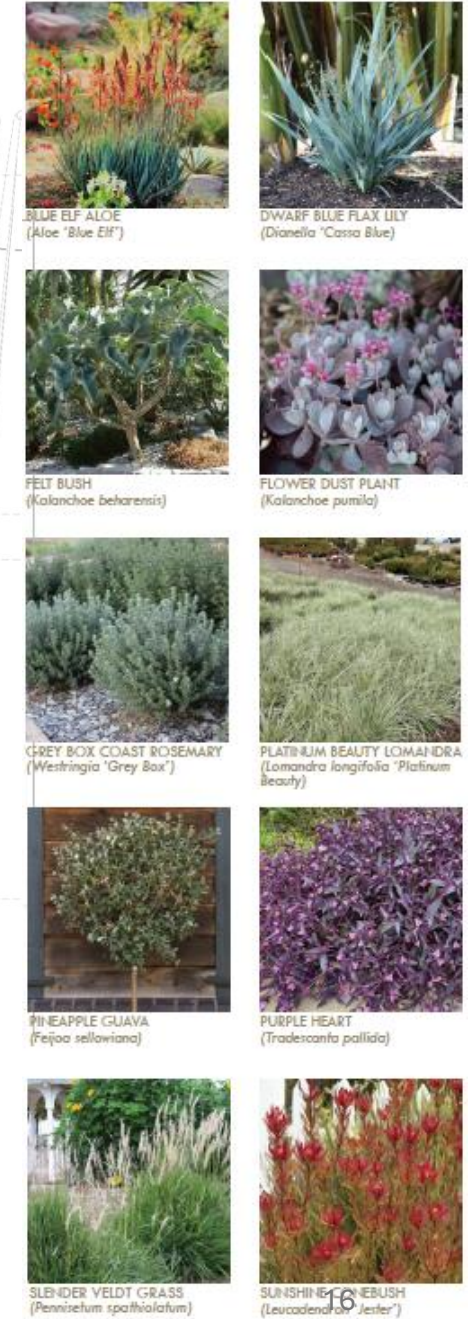
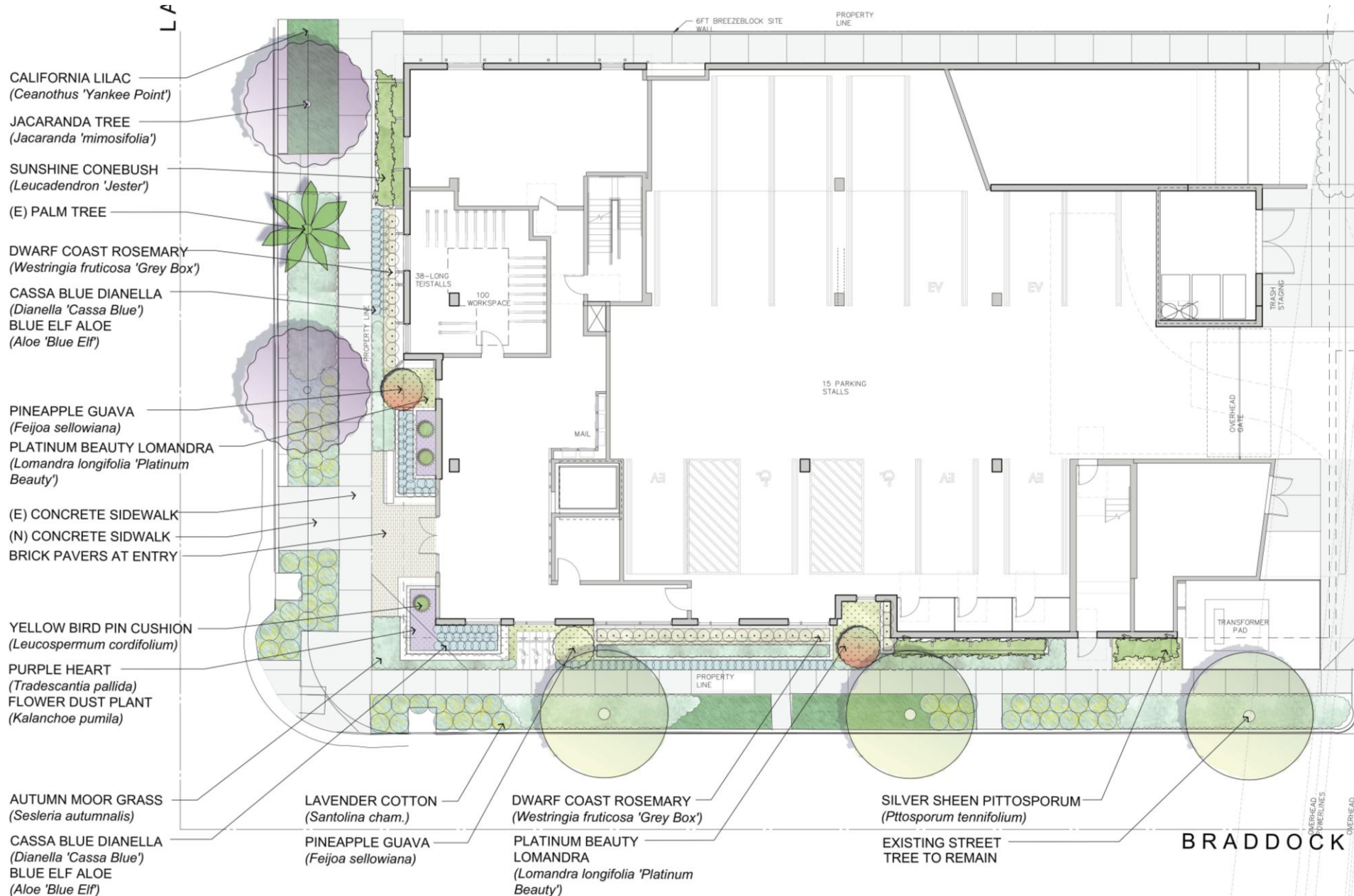
Landscaping provides visual and acoustic buffer between Project and adjacent residences



Ice Blue Podocarpus
(8-12 ft mature height)

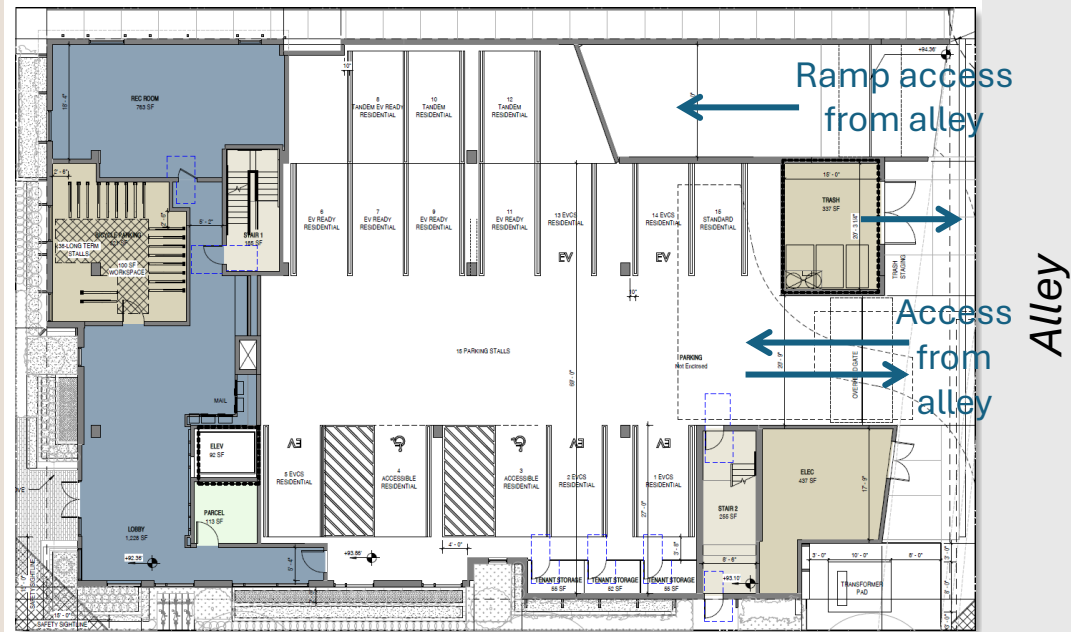
Landscaping Overview – Ground Level

PLANT IMAGES

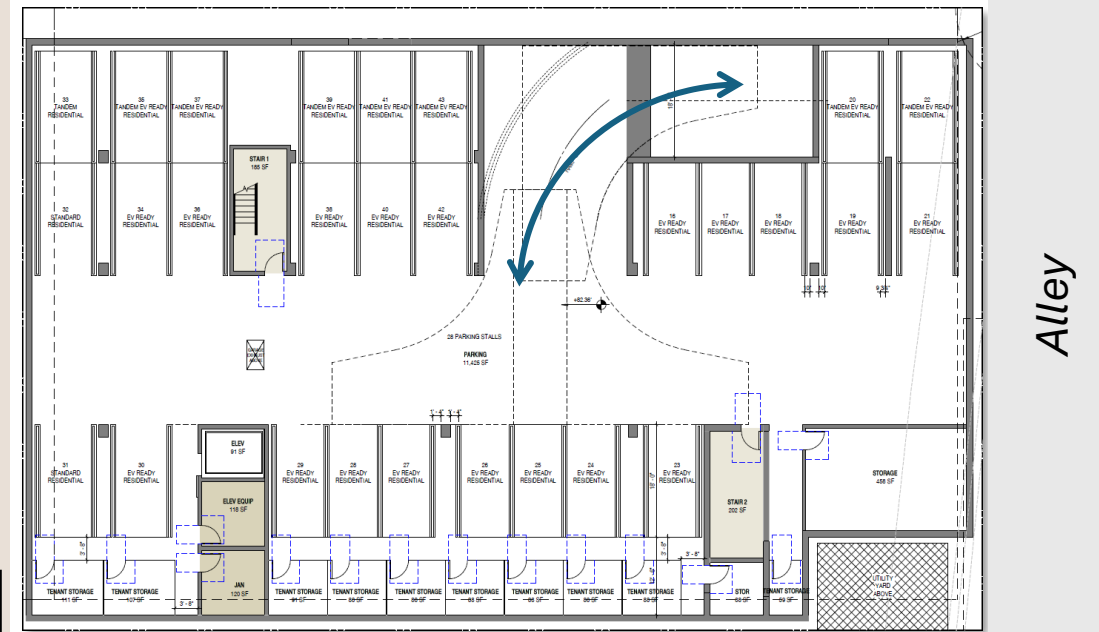


Parking & Circulation

Ground Level Parking (15 Stalls)



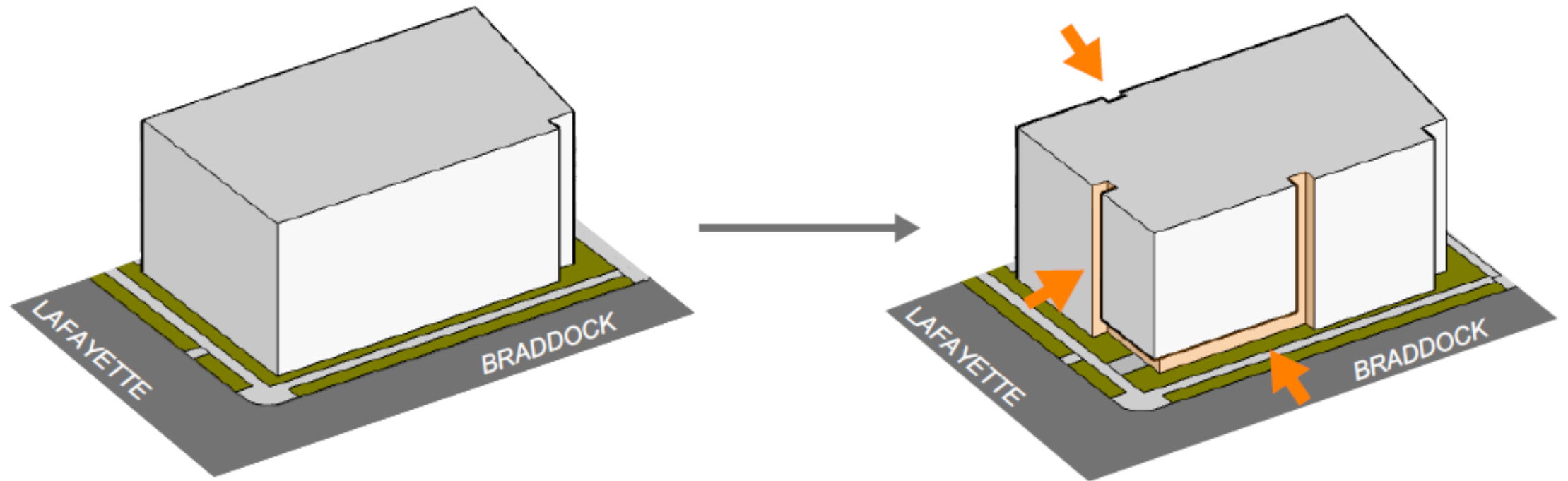
Subterranean Parking (28 Stalls)



- ✓ 43 parking stalls + 41 bicycle parking stalls (*providing vehicle parking not required in RMD zone per CCMC*)
- ✓ Alley access to both parking levels & trash room

Ample resident parking & Preserves pedestrian-friendly frontages along Lafayette & Braddock

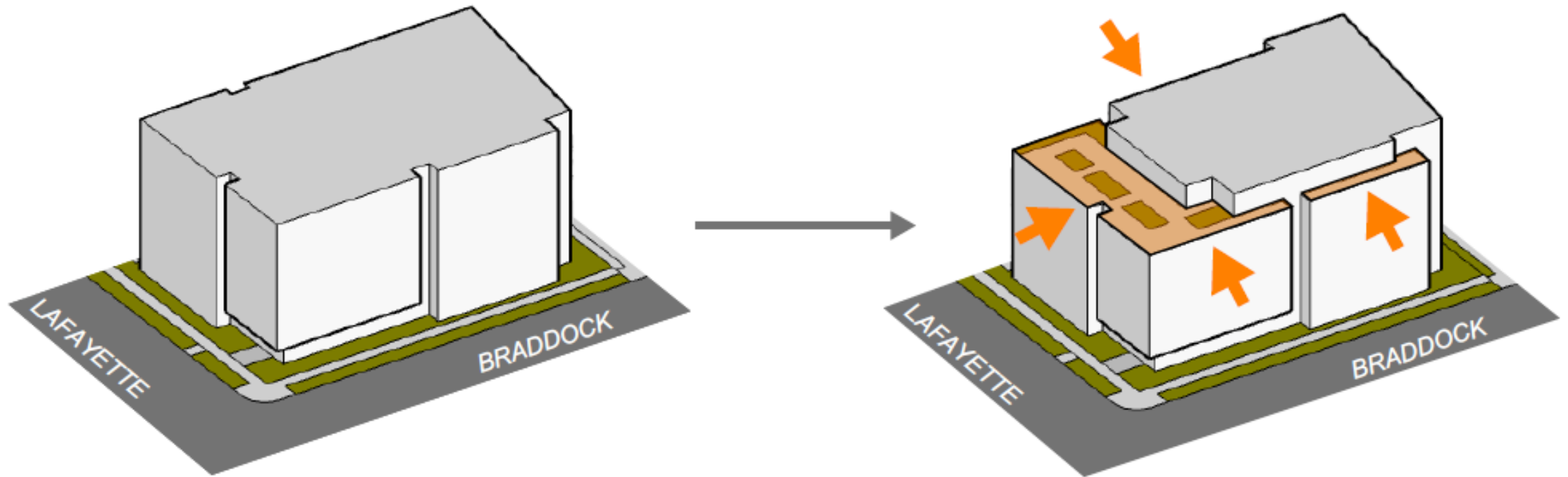
Massing Strategy – Façade Breaks



- Vertical breaks provide visual relief
- Recessed ground floor creates depth for landscaping and seating

Visually perceived scale of the project is a key design consideration

Massing Strategy – Setbacks



- Reduced height along Lafayette & Braddock frontages create a softer transition
- Allows for multiple levels of landscaping to be provided at the primary facades

Multiple strategies and techniques used to develop building's functional, balanced, and aesthetically pleasing design

Design Philosophy – Neighborhood Context

Overview

- Blended neighborhood
 - Mix of single family, multi-family, religious, and commercial properties
 - Large age range – built in 1930s, 1940s, ..., 2010s, and new developments
- Multiple land use zonings near site
- Adjacent Culver City Historic District located at 4052 - 4070 Lafayette Place
- Walkable proximity to downtown Culver City
- ~750 ft to High Quality Transit Corridor (Culver Blvd) promotes density



Culver Hotel
Neo-Classical



Culver Theater
Art-Deco



4061 Lafayette
Mid-Century Modern



Lafayette Bungalows
Spanish-Colonial

Culver City features a wide range of architectural styles and scales



Corner of Lafayette & Braddock



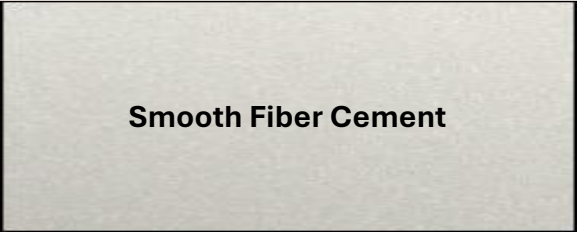
Façade Design

- Modern architecture style taking inspiration from nearby buildings
- Mixed materials for visual interest
- Lush landscaping with significant greenery – sidewalk adjacent and parkway beautification
- Multiple strategies to reduce visual massing
 - Top level set back
 - Articulation
 - Vertical louvers with floor-to-floor asymmetry

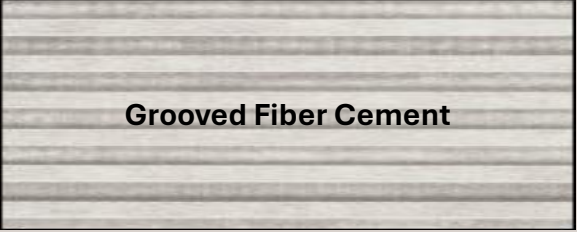
Corner of Lafayette & Braddock



Façade Materials



Smooth Fiber Cement



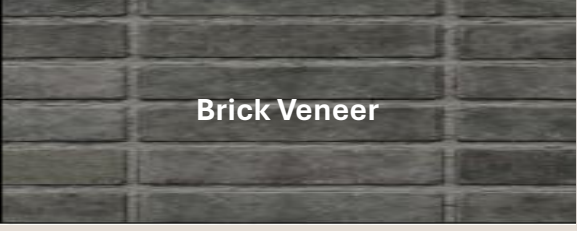
Grooved Fiber Cement



Champagne Metal



Beige Stucco



Brick Veneer

Corner of Lafayette & Braddock



Lafayette



Braddock



Main Entrance – Lafayette

Significant Community Contributions



Job Creation

Construction & local vendors



Increased Economic Activity

Local businesses & services recipients of project's economic activity



Increased Housing Supply

Housing shortages contributing to housing crisis. 4 units → 40 units



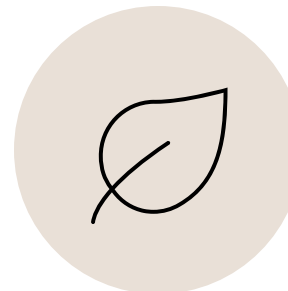
Increased Property Tax Revenues

Higher tax revenues support further investment in public services & infrastructure



Affordable Housing

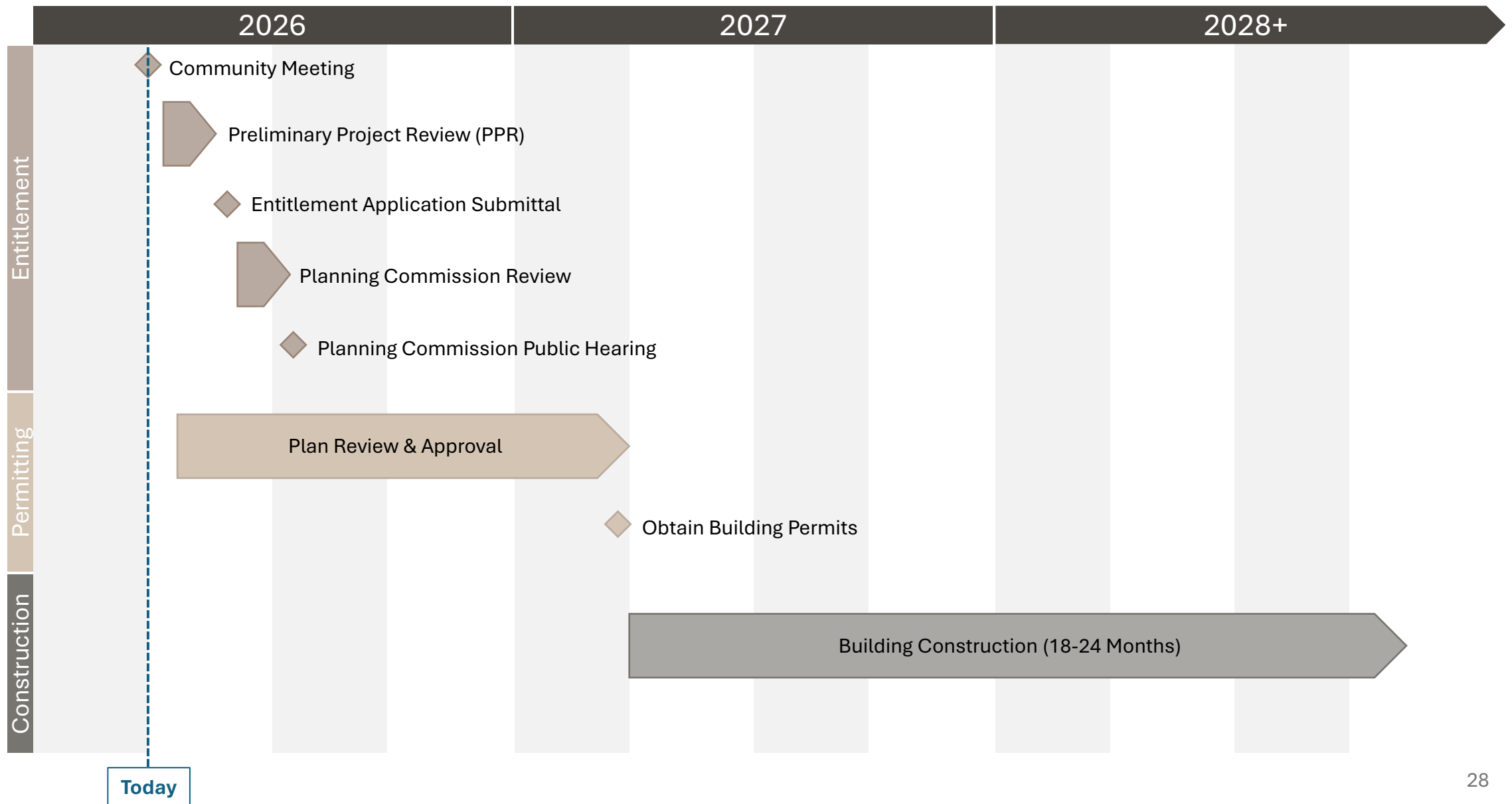
Mixed income project with 3 very low income and 3 moderate income units



Environmental Sustainability

Energy efficient design & expanded EV charging infrastructure

Anticipated Timeline



Thank you

Questions?

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