



PLANNING AND DEVELOPMENT
CURRENT PLANNING DIVISION



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October 7, 2026

Olivia Joncich (Applicant Representative)
Rand Paster & Nelson LLP
633 W. Fifth Street, Suite 5880
Los Angeles, CA 90071

**RE: NOTICE OF APPROVAL – DENSITY AND OTHER BONUS INCENTIVES REQUEST
– P2026-0156-DOBI**

4076-4080 Lafayette Place, Medium Density Multifamily Residential (RMD) Zone

Dear Olivia Joncich:

On June 30, 2026, Lafayette Place Apartments, LLC, applied for Site Plan Review (SPR), Density and Other Bonus Incentives (DOBI), and Lot Merger request to allow development of a residential development project with 40 residential units, including 3 very low-income units, and 3 moderate income units. Pursuant to Culver City Municipal Code (CCMC) Section 17.580.075, DOBI requests are reviewed and approved by the Planning and Development Director and do not require a public hearing. This letter serves as an approval for the DOBI portions of the above-described Project. Please note that approval of a Site Plan Review (SPR) for the Project is also required by the Planning Commission at a public hearing.

Requested Density

The Project site is 0.3538 acres with an allowed base density of 50 dwelling units per acre. The Project is seeking a density bonus pursuant to State Density Bonus Law, which mandates that the City grant a density bonus with concessions and waivers because at least 15% of total base units are reserved for very low-income (VLI) households and at least 15% of total base units are reserved for moderate income (MI) households.

The Project also qualifies for a density bonus pursuant to the City's local density bonus program under CCMC Chapter 17.580. The Project qualifies as a Tier 3 project based on its proximity to a High-Quality Transit Corridor and the percentage of affordable units provided above the minimum required to qualify for a State density bonus.

For this Project, DOBI related data is as follows:
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Calculation Step	Factor	Calculation	Result (Rounded Up)
Base Density	50 units per acre	50 x 0.3538	18 base units
Number of VLI Units	15% of base units	0.15 x 18	3 VLI units
Number of Bonus Units (State DOBI)	50% of base units	0.50 x 18	+9 bonus units
Number of Bonus Units (City DOBI, Tier 3)	6% of base units	0.06 x 18	+2 bonus units
Number of MI Units	15% of base units	0.15 x 18	3 MI units
Number of Bonus Units (State DOBI)	50% of base units	0.50 x 18	+9 bonus units
Number of Bonus Units (City DOBI, Tier 3)	6% of base units	0.06 x 18	+2 bonus units
TOTAL UNITS	N/A	18+9+2+9+2	40, including 3 VLI and 3 MI

Summary (Unit Numbers are Rounded Up)				
Base Density Units	%/Number of VLI Units	%/Number of MI Units	Total Number of Bonus Units	Total Units
18	15% / 3	15% / 3	22	40

Requested Incentives or Concessions

State Density Bonus Law allows a project providing at least 15% Very Low-Income units to request up to three concessions or incentives. In addition, the Project is eligible for one additional concession ("Local Concession") pursuant to the City's density bonus program, CCMC Section 17.580.040.

The following concessions are requested:

- Front yard setback reduction from 10 feet to 5 feet along Lafayette Place.
- Rear yard setback reduction from 15 feet to 0 feet along alley.
- Reduction of required landscaped open space area from 20% to 13%.
- Building height increase from 43 feet to 65 feet.

Pursuant to State Density Bonus Law and CCMC Section 17.580.075.A, the Director can deny a concession request only by making a written finding based on substantial evidence of one of the following:

- The proposed incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs or for affordable rents.
- The incentive or concession would have a specific adverse impact upon health, safety, or the physical environment.
- The incentive or concession would have a specific adverse impact on a property listed in the California Register of Historic Resources.

- The concession or incentive is contrary to state or federal law.

These findings cannot be made, and the concession requests are approved.

DOBI Approval

The Planning and Development Director approves the DOBI request, including reservation of affordable units, requested density increase, and requested concessions as listed above. These approvals are conditioned on the approval of the entitlements for P2026-0156 and shall be in effect for the lifetime of these entitlements.

This administrative decision may be appealed in accordance with CCMC Title 17, Article 17.640 – Appeals, by any interested person within 15 calendar days of the date of approval, by 5:30 PM. If no appeal is filed by the specified date, the decision shall become final. If a timely appeal is filed, we will notify you. If you have any questions, please contact Andrea Fleck at andrea.fleck@culvercity.gov or call directly at (310) 253-5737.

Sincerely,



Emily Stadnicki
Planning and Development Director

Copy: Peer Chacko, Current Planning Manager
Case File