

# CCMU, LLC

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March 4, 2021

**City of Culver City**  
9770 Culver Boulevard  
Culver City, California 90232

Attention: Sol Blumenfeld, Community Development Director  
Subject: The Lucky – request for expansion of allowed ground floor uses  
12821 Washington Boulevard, Culver City

Dear Sol:

CCMU is delighted to be able to report to the City that as of last month all of the residential apartments at The Lucky have been leased!

The retail tenant market demand, especially for smaller street-fronting stand-alone spaces such as the ground floor of The Lucky, remains completely dead. In the past 12 months, as the pandemic has caused increasingly strict limits on all indoor commercial activities, inquiries from potential tenants has vanished. We and our listing brokers believe that, even upon relaxation of the state-mandated public health orders, the significant amount of vacant retail space in shopping centers and other locations with much higher foot-traffic drivers will continue to severely limit any leasing interest from retail tenants for a very long time.

CCMU is therefore requesting that, pursuant to the recently adopted modifications to the Mixed Use Ordinance (CCMC § 17.400.065), the City Council approve an expanded range of allowable ground floor uses including professional office and medical/dental/veterinary office uses for the entire ground floor area of The Lucky as outlined in Section D.4 of the modified Ordinance relating to “Other Non-residential uses”. CCMU contends that occupancy by this range of tenants, many of which are or were tenants of nearby existing commercial buildings, will help to increase pedestrian activity on the adjacent streets and will further serve to improve opportunities for local businesses and provide needed services for local residents.

Sincerely,

CCMU, LLC



James Suhr, Authorized Agent

cc: Mr. Michael Allen, Current Planning Manager, City of Culver City  
Mr. David Burke, Tooley Asset Services