

## SAN PEDRO

# 300 Apartments Planned for Site of Shuttered San Pedro Courthouse

A grocery store is planned for the ground floor.

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A new filing with the Los Angeles Department of City Planning offers a first look at plans to redevelop the shuttered San Pedro Courthouse with multifamily housing and retail space.

In 2018, Los Angeles County awarded the development rights to 1.8-acre property at 505 S. Centre Street to Genton Cockrum Partners. Although exact plans for the site were left vague at the time, the Pasadena-based firm announced a commitment to using union labor and stated that its project would include a combination of mixed-income housing, open space, and a grocery store.

The entitlement application filed on June 19 with the Planning Department describes the proposed development as an eight-story, 336,000-square-foot building containing 300 apartments. Plans call for a combination of studio, one-, two-, and three-bedroom units with approximately 25,500 square feet of ground-floor commercial uses and parking for 555 vehicles located in a podium and two underground levels.

MVE + Partners is designing the Centre Street development, which would rise 92 feet in height and use an M-shaped footprint to create a series of elevated courtyards for residents.

Demolition and construction activities for the project are currently expected to begin on or before April 2021, according to a project description included with the application.

The Courthouse site is one of a handful of publicly-owned properties in Downtown San Pedro currently poised for redevelopment, including the Ports O' Call Village and the Rancho San Pedro public housing complex. Parking lots at 711 Beacon Street and 500 Mesa Street are also being considered as potential development sites by the City and County.