



CENTRAL SAN PEDRO NEIGHBORHOOD COUNCIL

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August 15, 2014

Councilman Joe Busciano
Harbor District Office
638 S. Beacon Street, Suite 552
San Pedro, CA 90731

Subject: Reuse of the San Pedro Superior Court Property

James P. Allen
President

Debbie Rouser
Vice President

Kkixaan Obioma-Sakhu
Secretary

Danielle Sandoval
Treasurer

Donald Galaz
Outreach/Communications

Beginning in 2010, this neighborhood council has repeatedly expressed its dismay regarding the closing of our downtown San Pedro Superior Courthouse. Our last letter, dated September 10, 2013, addressed to Supervisor Don Knabe, requested that attention be given to a courthouse reuse that retains or increases public parking, and asks that community stakeholders be allowed to participate in the consideration of facility reuse.

On July 30th, the Central San Pedro Neighborhood Council Land Use Committee met with community members to discuss the disposition of this property. Rebekah Kim of Knabe's office participated in the discussion and shared her perspective on the County's interest (or lack thereof) in this property. She indicated that they intended to meet with you in August to discuss the matter. Therefore we take this opportunity to share our thoughts on what would be best for the community, and hope that you will work diligently towards finding a beneficial reuse for this property.

The courthouse site is a key location in downtown San Pedro. We hope to see a reuse that supports our mutual goals of increasing the vibrancy of downtown and its attractiveness as a tourist destination. Retail, restaurant, entertainment, hospitality and cultural uses (such as a gallery or museum) are highly recommended. A mixed use project that incorporates two or more of these uses could have an even greater synergistic effect. A social service building or other use that does not contribute to our Arts, Entertainment and Cultural District is not recommended. This reuse also presents an opportunity to achieve a long-time goal of the downtown community - a public parking structure in the center of downtown.

We look forward to seeing this significant property redeveloped for a beneficial new use as soon as possible, as a vacant structure of this size is a blight on our downtown. The landscaping at the front of the building will need regular attention – it is currently an eyesore. Please consider us a community partner in your efforts to find a compatible repurposing of this property.

Sincerely,

James P. Allen, President
Central San Pedro Neighborhood Council