

San Pedro Housing Project to Begin after Demolition of Old Courthouse

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The demolition of the 5-decade old vacant courthouse in San Pedro has commenced to pave way for the development of a proposed San Pedro housing project. The San Pedro Courthouse which was operational for over 40 years of its lifespan, was closed due to budget constraints, and the property was written off as surplus property five years ago. This resulted in redevelopment discussions for the property and the ongoing demolition process, which is expected to take between 30 to 50 days to complete.

The San Pedro housing project will be developed on the 1.8-acre, block-long plot at 505 S. Centre St., towards the northwest corner in the downtown shopping district of San Pedro. Asbestos abatement will cover the demolition costs to enable the careful removal of the building's floor tiles. After the demolition process is completed, construction is expected to commence in the fall, with the proposed completion date set for 2024.

San Pedro housing project to bring 300 apartments, with 60 affordable units

The San Pedro housing project will be built as an eight-story building designed to include 300 apartments, of which 60 will be affordable units. In addition, the project will also include a mix of retail components on the ground floor, consisting of a food hall, communal seating, and spaces for



entertainment and community activities. The plan also covers the development of a labor museum, as part of the ground floor.

The ground floor exterior of the San Pedro housing project will be redesigned with a new window design and a brick façade for the retail section. These changes are a result of criticisms from community members, who complained that the designs didn't reflect the more historic, Art Deco design elements which dominate the downtown blocks.

The developer selected to work on this mid-rise mixed-use project is Genton Cockrum Partners, and the company will be working with Los Angeles County supervisor Janice Hann on the project.

According to Hann, the San Pedro housing project will be union-built and union-financed through the [AFL-CIO Housing Investment Trust](#). Hann pointed out the benefits of the project, stating that the new building would provide affordable apartments for people and it will also serve in attracting more people to the downtown area, with spaces for everyone to enjoy.