

NORTHWEST SAN PEDRO

NEIGHBORHOOD COUNCIL



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Certified Neighborhood Council
Certification Date 02-12-2002

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NW San Pedro Neighborhood Council
638 S. Beacon Street, Box 688
San Pedro, CA 90731

May 16, 2017

Supervisor Janice Hahn
County of Los Angeles Board of Supervisors
500 W. Temple St. #822
Los Angeles, CA 90012

Re: Recommendations for the San Pedro Courthouse Site

The Northwest San Pedro Neighborhood Council thanks you for your leadership and for this opportunity to provide input into the future of the San Pedro Courthouse site. This site is a key element in the overall revitalization of our downtown.

As the heart of the downtown business district, we believe that this site should provide a combination of community/tourist serving facilities and market rate housing available for sale. The development should be of the highest quality and the design should complement our historic downtown.

Specifically we support the following:

- It is essential that the development include public parking equal to or greater than the existing public parking, preferably underground.
- The street level portion of the project needs to provide vibrant community gathering opportunities and lush native plants landscaping designed in cooperation with local nonprofit, the Palos Verdes Peninsula Land Conservancy
- A satellite of the LA County Art Museum or LA County Natural History Museum with educational opportunities for both youth and adults including evening classes. It is important that this be an entity with significant stature to draw tourists and residents alike.
- Outdoor dining at street level
- A roof-top restaurant

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- Maximizing the height
- Residential units targeted towards individuals who value high density urban living with amenities and live-work accommodations
- Flexible work space for tenants (not at street level)

Thank you for considering our input. We look forward to continuing to work with the County and Holland Partners as this project progresses.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Regalado", is centered on a light gray rectangular background.

Ray Regalado, President

CC: Councilman Joe Buscaino, Steven Frasher, David Roberts, Ryan Guthrie