

Board Meeting of
June 20, 2012

Honorable Chair and Members
of the City of Torrance Oversight Board
City Hall
Torrance, California

Members of the Board:

**SUBJECT: Properties owned by former Redevelopment Agency –
Information Item**

RECOMMENDATION

Recommendation that the Oversight Board accept and file the information item with regard to procedure for retention and disposition of former Redevelopment Agency Owned properties.

BACKGROUND

On April 27, 2012, Successor Agency staff brought an information item before the Oversight Board (Board) listing and describing properties owned by the former Redevelopment Agency of the City of Torrance. Section 34181 of the Health and Safety Code states the following:

34181. The oversight board shall direct the successor agency to do all of the following:

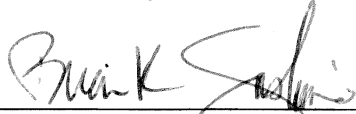
(a) Dispose of all assets and properties of the former redevelopment agency that were funded by tax increment revenues of the dissolved redevelopment agency; provided, however, that the oversight board may instead direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset. Any compensation to be provided to the successor agency for the transfer of the asset shall be governed by the agreements relating to the construction or use of that asset. Disposal shall be done expeditiously and in a manner aimed at maximizing value.

ANALYSIS

Section 34181 does not establish a process or procedure for the manner in which the property should be disposed other than "Disposal shall be done expeditiously and in a manner aimed at maximizing value". Section 34181 also states that it may "*direct the successor agency to transfer ownership of those assets that were constructed and used for a governmental purpose, such as roads, school buildings, parks, and fire stations, to the appropriate public jurisdiction pursuant to any existing agreements relating to the construction or use of such an asset.*"

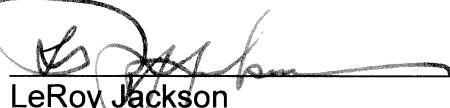
In order to move the process forward, Successor Agency staff will be developing a transmittal to the Successor Agency in charge of taking inventory of the property assets of the former Redevelopment Agency, stating the purpose for its use and making a recommendation to the Successor Agency, which properties are recommended for retention for public purpose and which properties should be disposed of pursuant to Section 34181. If the Successor Agency concurs with the staff recommendation, an action item will be before this Board for their review and recommendation. The transmittal should be before the Successor Agency in late June or early July and then before the Oversight Board soon thereafter.

Respectfully submitted,

By 

Brian K. Sunshine
Assistant to the City Manager
City of Torrance

Noted:



LeRoy Jackson
City Manager
City of Torrance

Attachment: Oversight Board Item dated April 27, 2012

Oversight Board Meeting of
April 27, 2012

Honorable Chair and Members
of the City of Torrance Oversight Board
City Hall
Torrance, California

SUBJECT: Inventory of former Redevelopment Agency owned property

RECOMMENDATION

A recommendation that the Torrance Oversight Board accept and review properties previously owned by the Redevelopment Agency of the City of Torrance and transferred to the City of Torrance acting as Successor Agency.

BACKGROUND AND ANALYSIS

On February 1, 2012, all assets, properties, contracts, leases and records of the former Redevelopment Agency of the City of Torrance were transferred by operation of law to the Successor Agency. The Successor Agency in the case of the former Torrance Agency is the City of Torrance. An Oversight Board has been established pursuant to Health and Safety Code Section 34179 to assist in the close out and wind down of the dissolved Redevelopment Agency.

The information being transmitted to the Board is an inventory of property assets owned by the former Redevelopment Agency and transferred to the City of Torrance as Successor Agency. No action is required by the Oversight Board at this time; the purpose of this transmittal is to assist the Members by familiarizing them with the property assets in case future action is required.


Respectfully submitted,

By: 

Brian K. Sunshine
Assistant to the City Manager
City of Torrance

Noted:



for  LeRoy J. Jackson
City Manager
City of Torrance

Attachment:
Property inventory

Inventory of former Agency owned properties
Assessor's Parcel Number (APN)

223rd Street and Abalone (APN7357-029-903)

Residual parcel from street improvements in the Industrial Redevelopment Area. Parcel size is approximately 20,470 square feet and houses a water well and street entry sign. **(Attachment A)**

Torrance Boulevard and Bow (APN 7355-032-900)

Former railroad right-of-way. Parcel size is approximately 21,380 square feet. **(Attachment B)**

1956 Torrance Boulevard (APN 7355-027-914, 915)

Former candy shop site. Purchased to enhance parking in the Downtown Redevelopment project area. Combined site size is approximately 6,180 square feet. Currently the site is encumbered with parking lot license agreements to the following businesses:

Dr. Campbell

Yuzu Restaurant

Niwatori Restaurant

Tortilla Cantina Restaurant

(Attachment C)

1312 Cabrillo (APN 7355-209-900)

Former Torrance Tire site, purchased to enhance parking in the Downtown Torrance Redevelopment Project area. Site size is approximately 4,080 square feet. Site is a public parking lot. **(Attachment D)**

1339 Post (APN 7355-026-903)

Currently under Lease to the Retired Senior Volunteer program. Lot is approximately 2,400 square feet with building on site. **(Attachment E)**

23750 and 23755 Madison Street (APN 7377-010-900 and 7352-022-900)

Both parcels serve as parking lots that were created as part of the Meadow Park Redevelopment area. 7377-010-900 is approximately 43,124 square feet and 7352-022-900 is approximately 42,100 square feet. Both lots serve the businesses adjacent to the respective lots. The City owns the lots and assesses a maintenance cost back to the property owners who have rights to parking through individual deeds. **(Attachments F and G)**

1919 Torrance Boulevard (APN 7352-022-900)

This parcel is part of the areas assembled in the Industrial Redevelopment area that created the Honda Headquarters. The approximately 42,100 square foot parcel is landlocked on the Honda campus and remains publicly owned due to soils issues that date back to the inception of the project. The site makes up a landscaping area on the Honda campus. **(Attachment H)**

Inventory of properties purchased with 20% Housing Set Aside**1316 Cabrillo Avenue (APN 7355-029-901, 902)**

Parcel improved with office/warehouse space. Property was purchased with Low-Mod 20% set-aside funds for a future project. Interim use by Torrance Theater Company. **(Attachment I)**

1640 Cabrillo Avenue (APN 7355-030-901)

Former Class Pest site, now vacant. Property was purchased with Low-Mod 20% set-aside funds for a future project. City currently reviewing proposals to create a mixed use rental project. **(Attachment J)**

1421 Cravens Avenue (APN 7355-022-033)

Coleman Court senior housing facility, property is ground leased to third party. Purchased with Housing Set Aside. Lease originated 1987 and the term is through July, 1 2041. **(Attachment K)**

1215 El Prado (APN 7355-027-142)

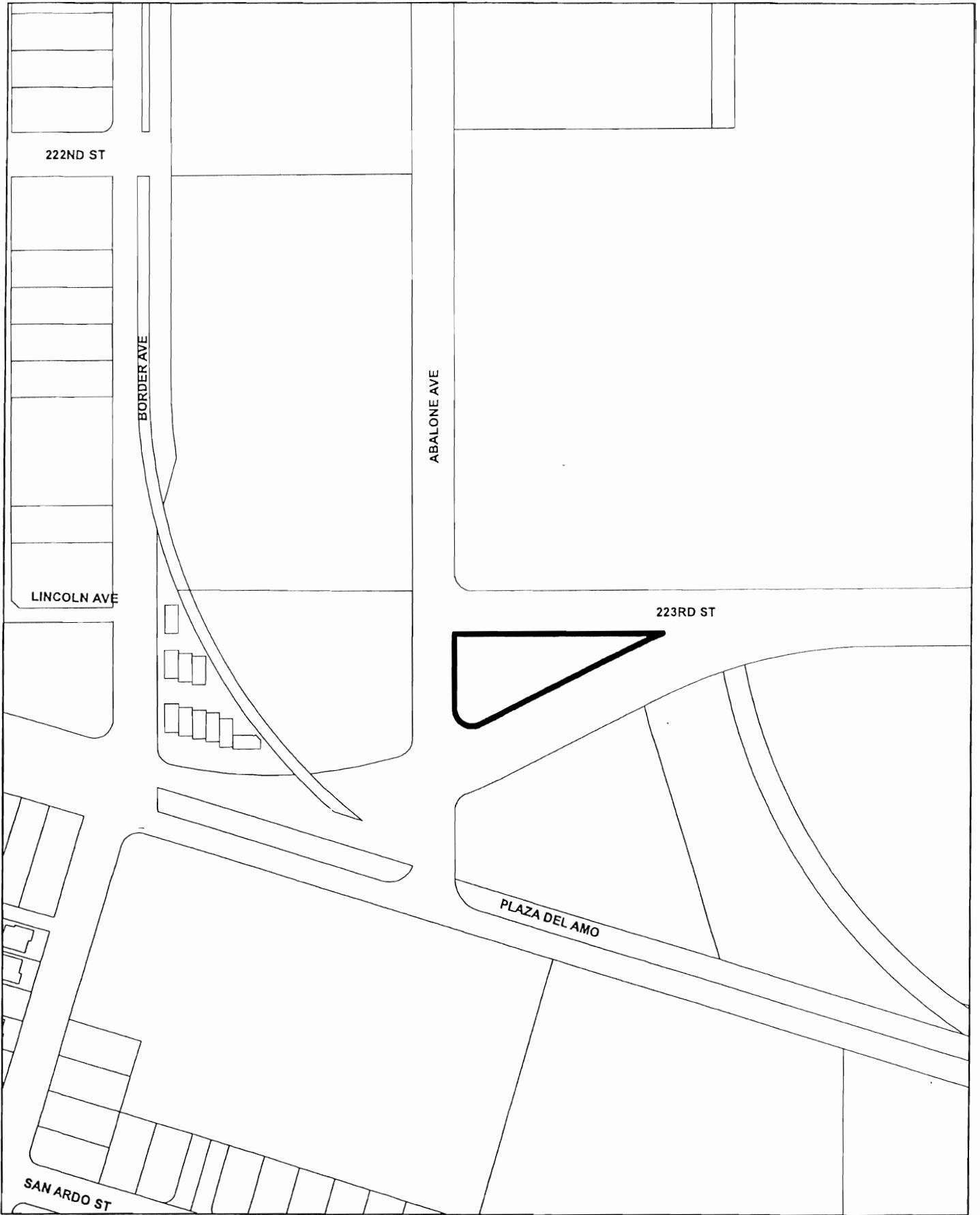
Parcel is improved with a mixed use structure that was rehabilitated with retail on the first floor and low to moderate income rental units above. Property is ground leased (expires 7/20/2029) to a third party for leasing of retail space and management of apartments. Purchased with Housing Set Aside. **(Attachment L)**

22520 Ocean Avenue (APN 7368-001-031)

Property is Leased through United Cerebral Palsy, Lease origination is 1984. Original term through April 22, 2007; Lease currently renews annually. Purchased through HUD Section 202 **(Attachment M)**

3851 W. 226th Street (APN 7368-001-031)

Property has a senior housing facility on site, leased to Torrance Senior Housing. Purchased through Housing Set Aside. Lease originated in 1988 and the term is through July 1, 2041. **(Attachment N)**



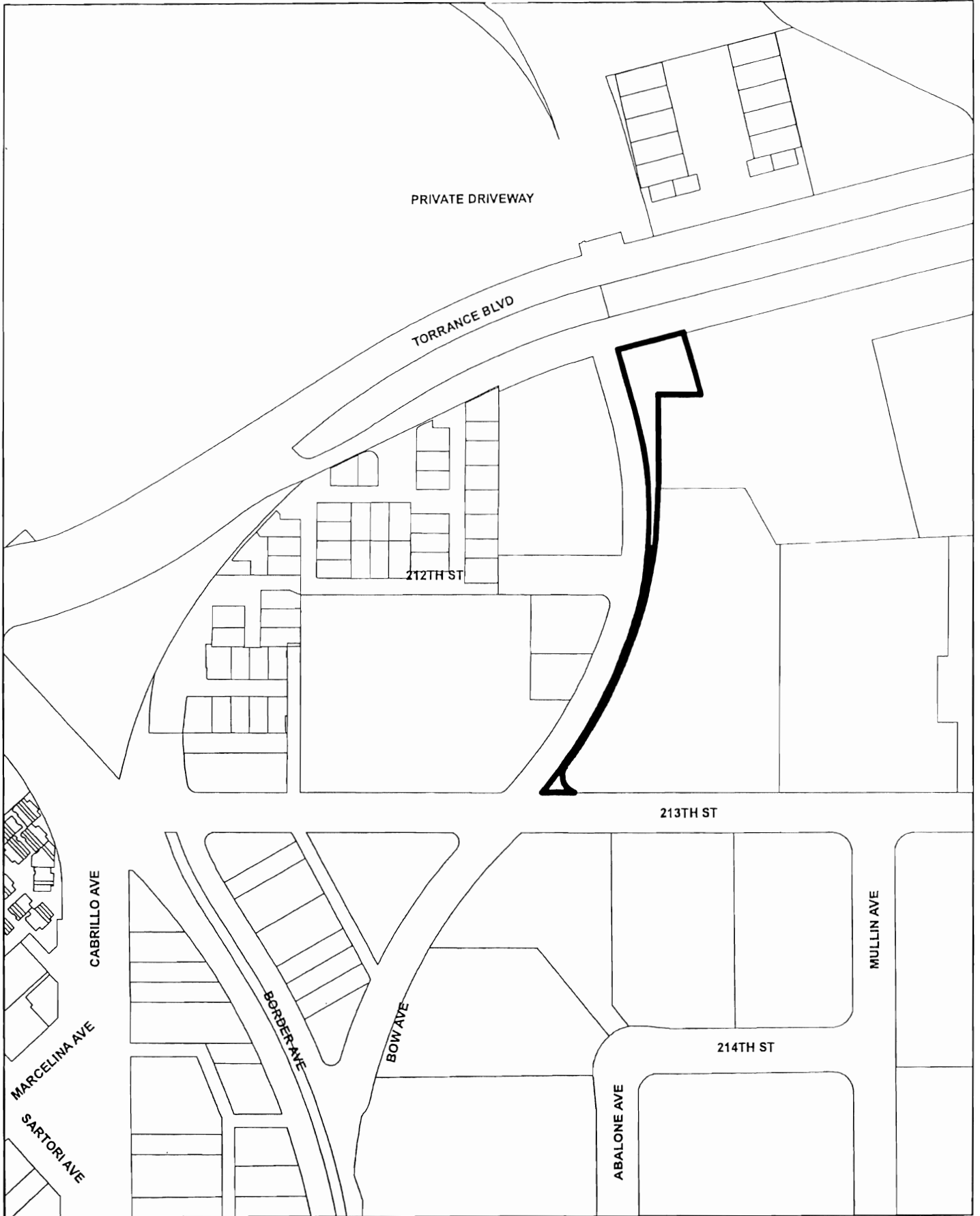
T:\a\GIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7357-029-903





PRIVATE DRIVEWAY

TORRANCE BLVD

212TH ST

213TH ST

CABRILLO AVE

MARCELINA AVE

SARTORI AVE

BORDER AVE

BOW AVE

214TH ST

ABALONE AVE

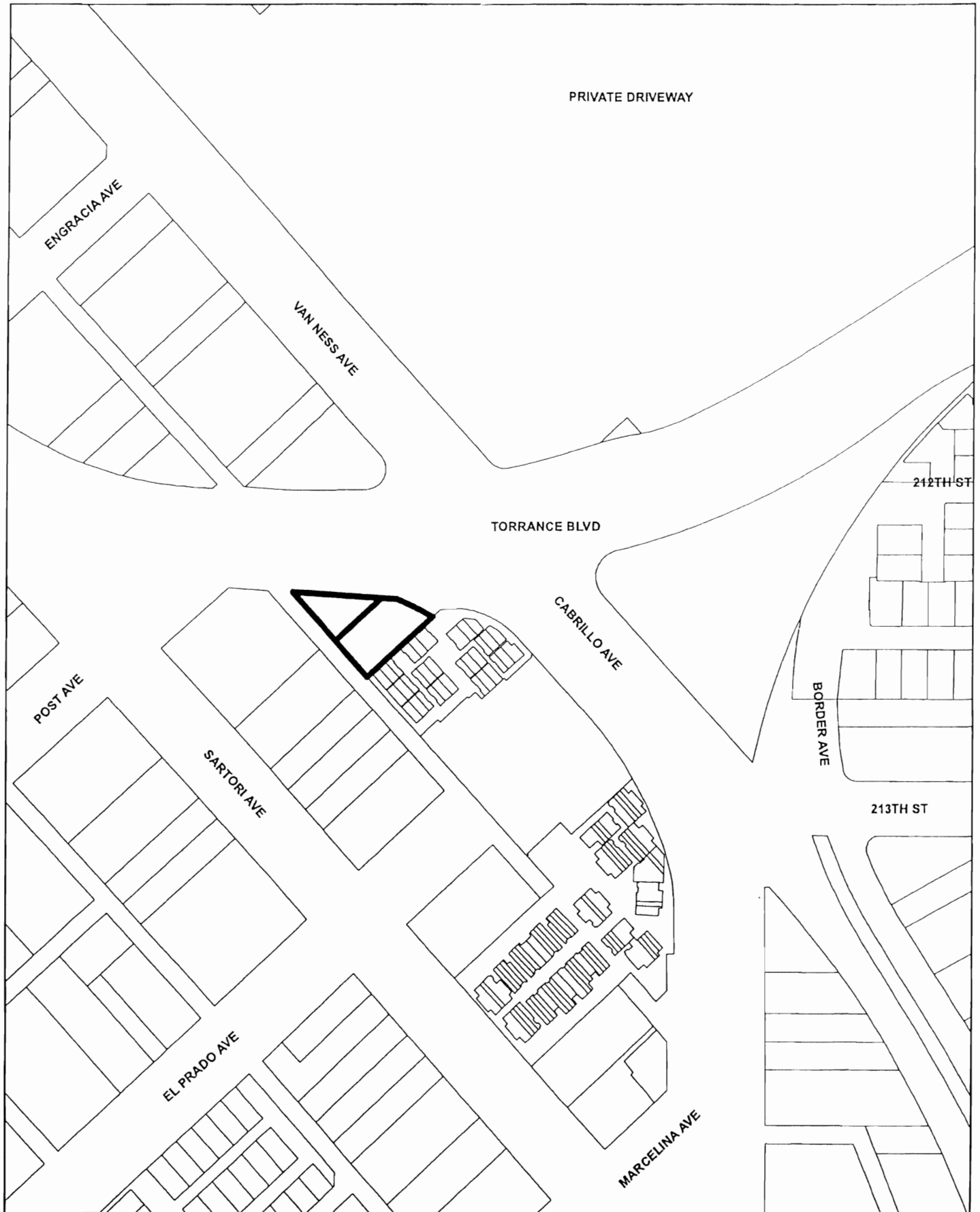
MULLIN AVE

T:\Mia\GIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions

7355-032-900





PRIVATE DRIVEWAY

212TH ST

TORRANCE BLVD

CABRILLO AVE

BORDER AVE

213TH ST

ENGRACIA AVE

VAN NESS AVE

POST AVE

SARTORI AVE

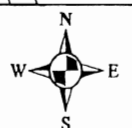
EL PRADO AVE

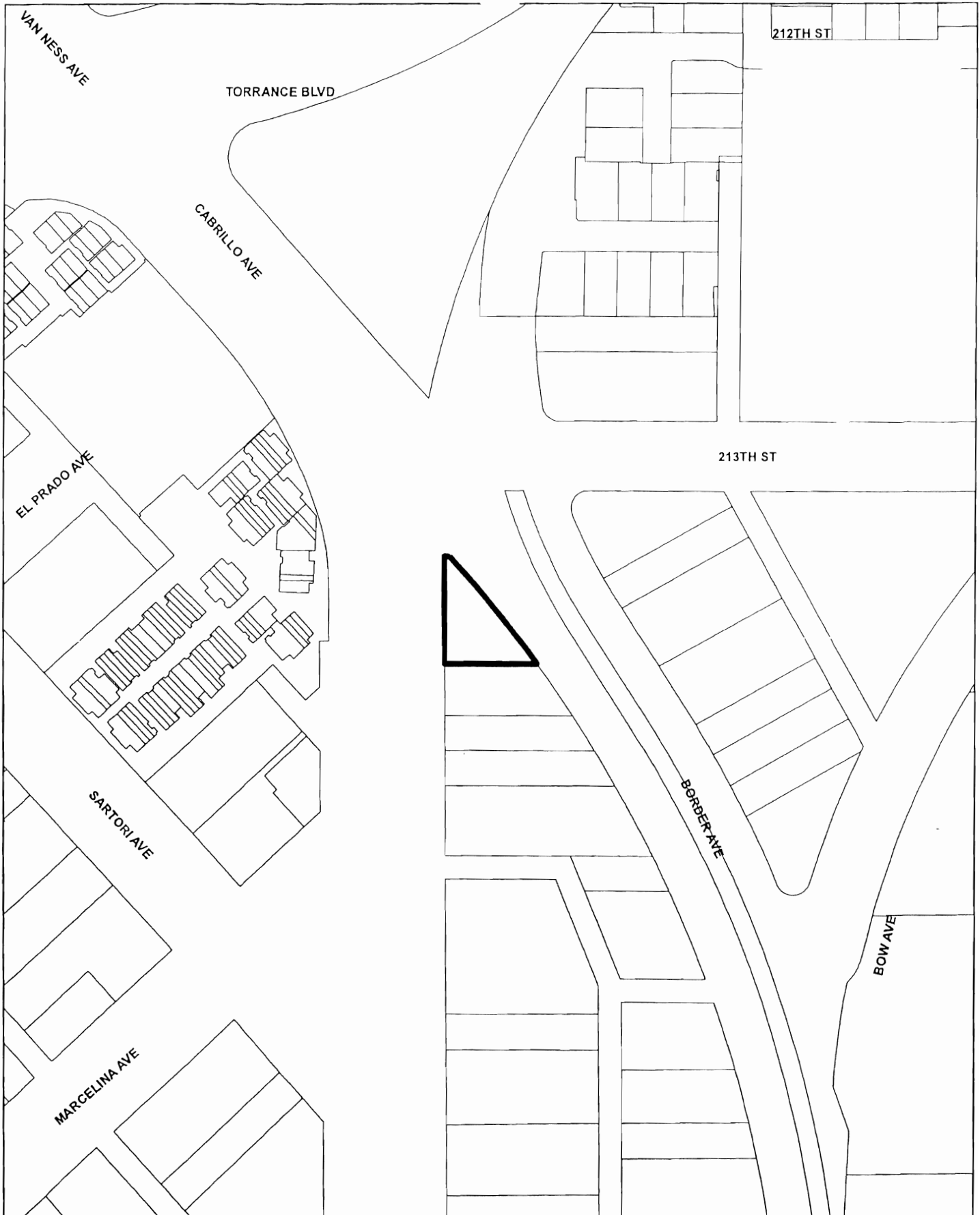
MARCELINA AVE

T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions

7355-027-914
7355-027-915



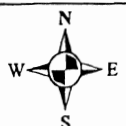


T:\MahGIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-029-900



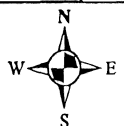


T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-026-903





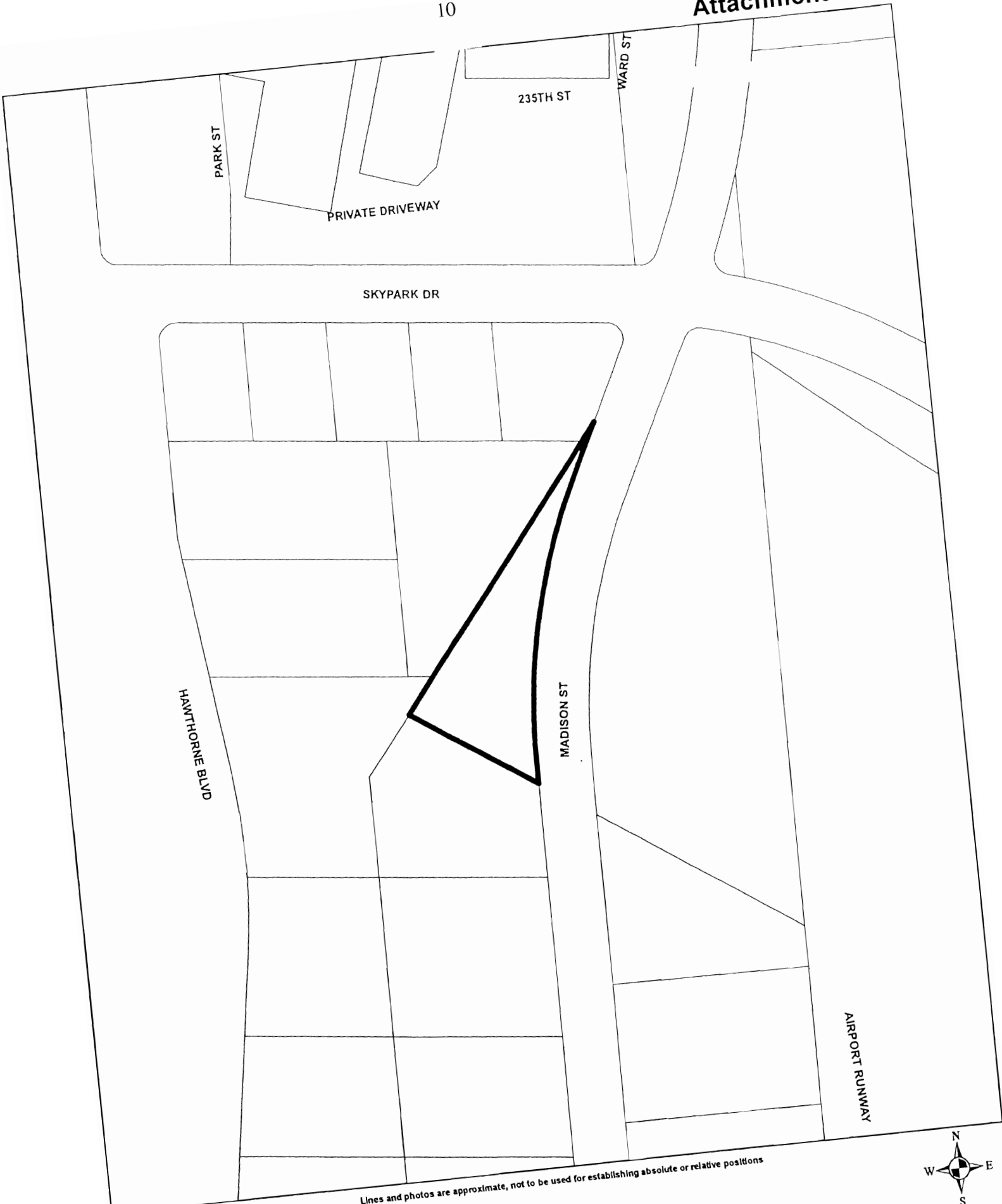
T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7377-010-900

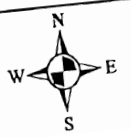


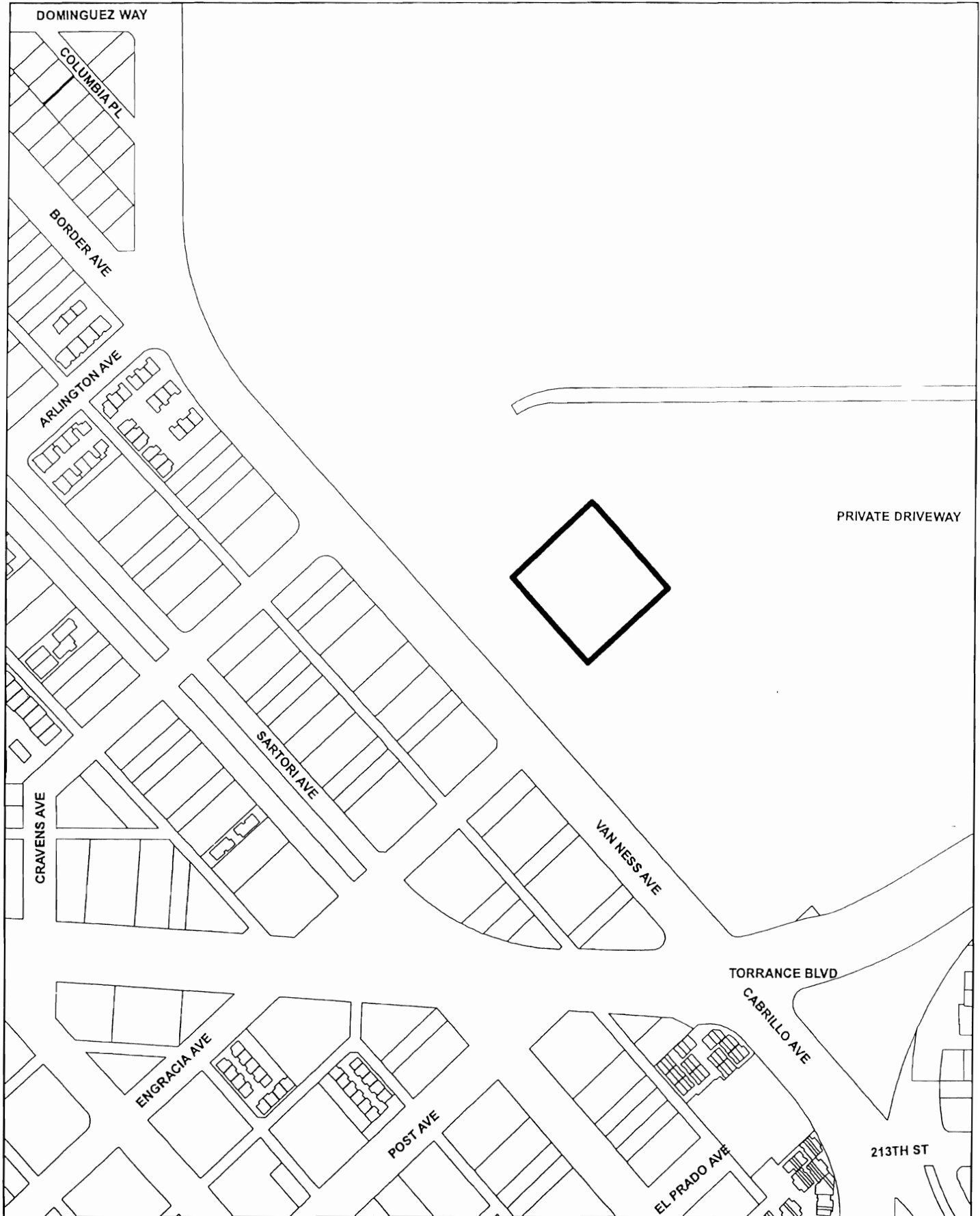


T:\MapGIS\011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions

7378-011-943



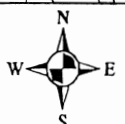


TM\GIS\2011\Inventory of Redevelopment Properties.mxd

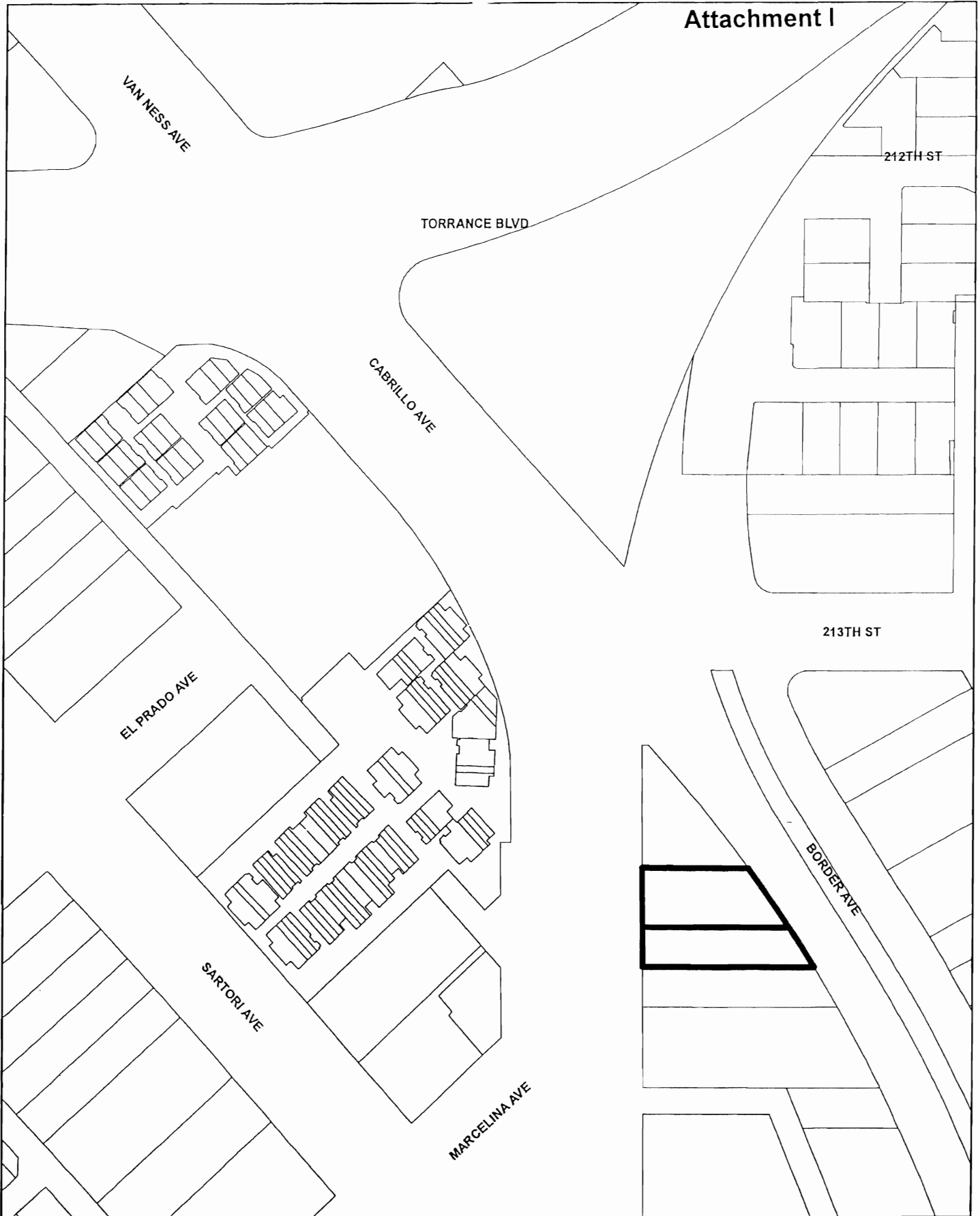
Lines and photos are approximate, not to be used for establishing absolute or relative positions



7352-022-900



Attachment I

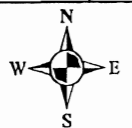


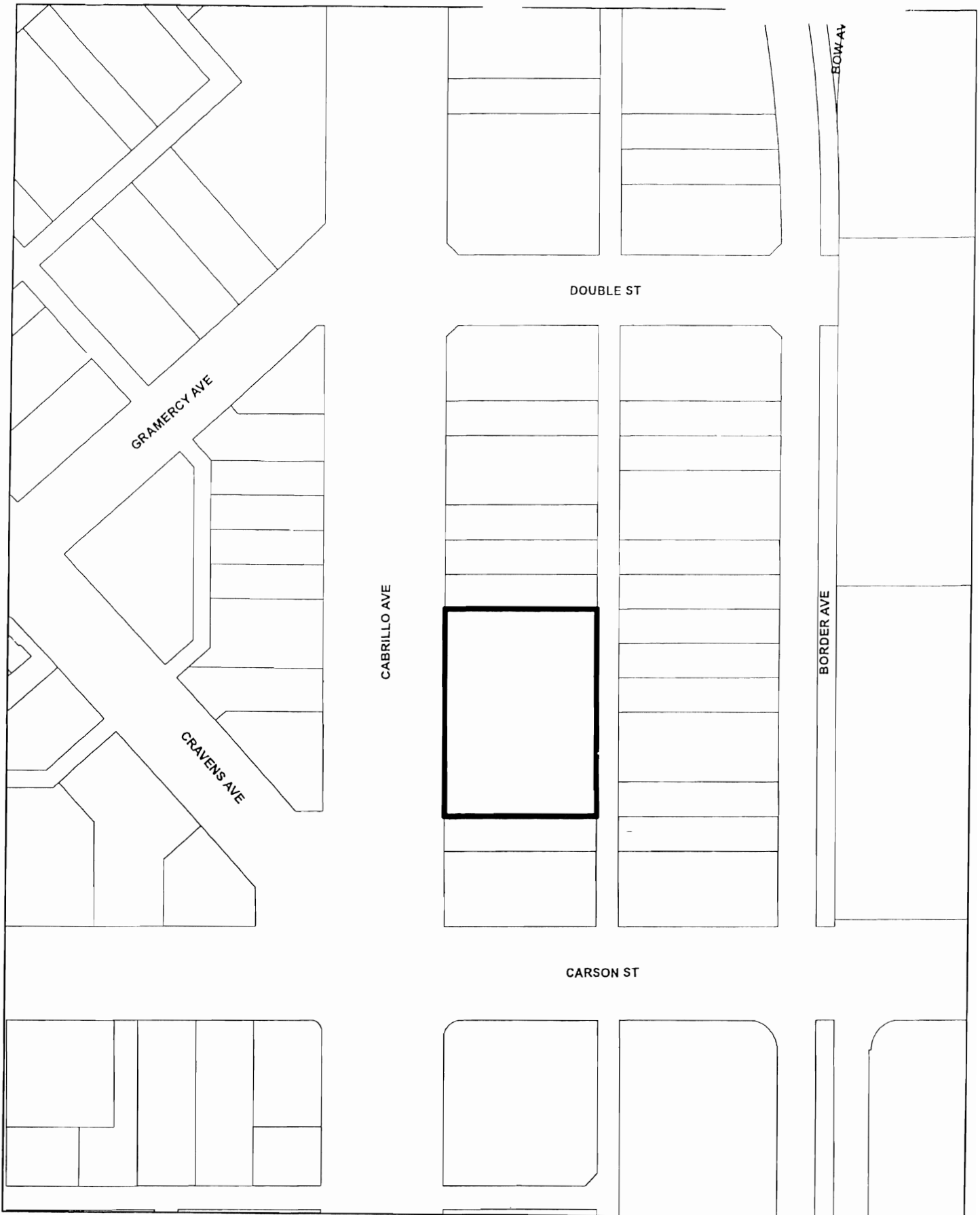
T:\MANGIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-029-901
7355-029-902





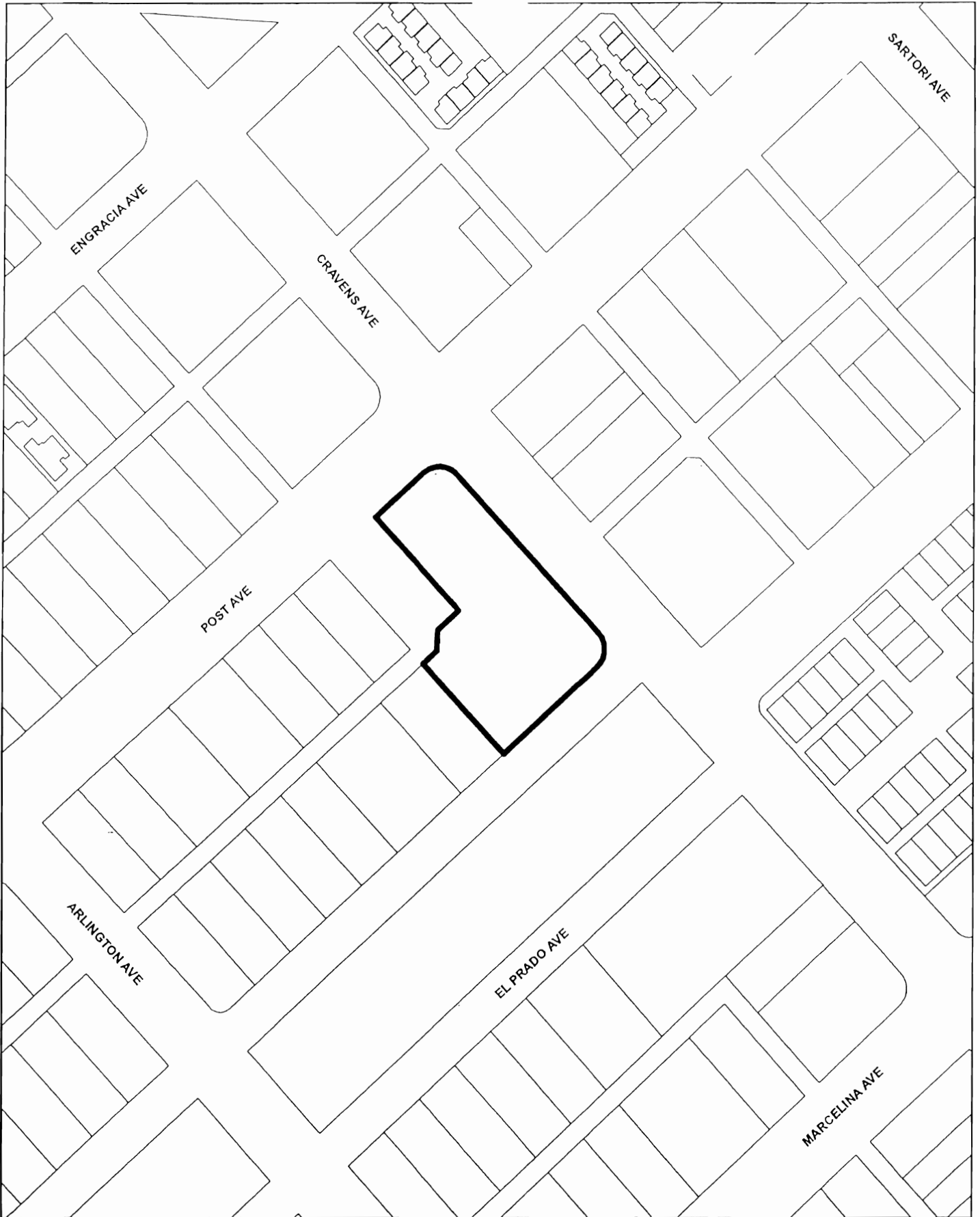
T:\Mh\GIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-030-901





T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-022-033



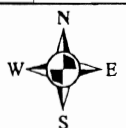


T:\M\GIS\Q011\Inventory of Redevelopment Properties.mxd

Lines and photos are approximate, not to be used for establishing absolute or relative positions



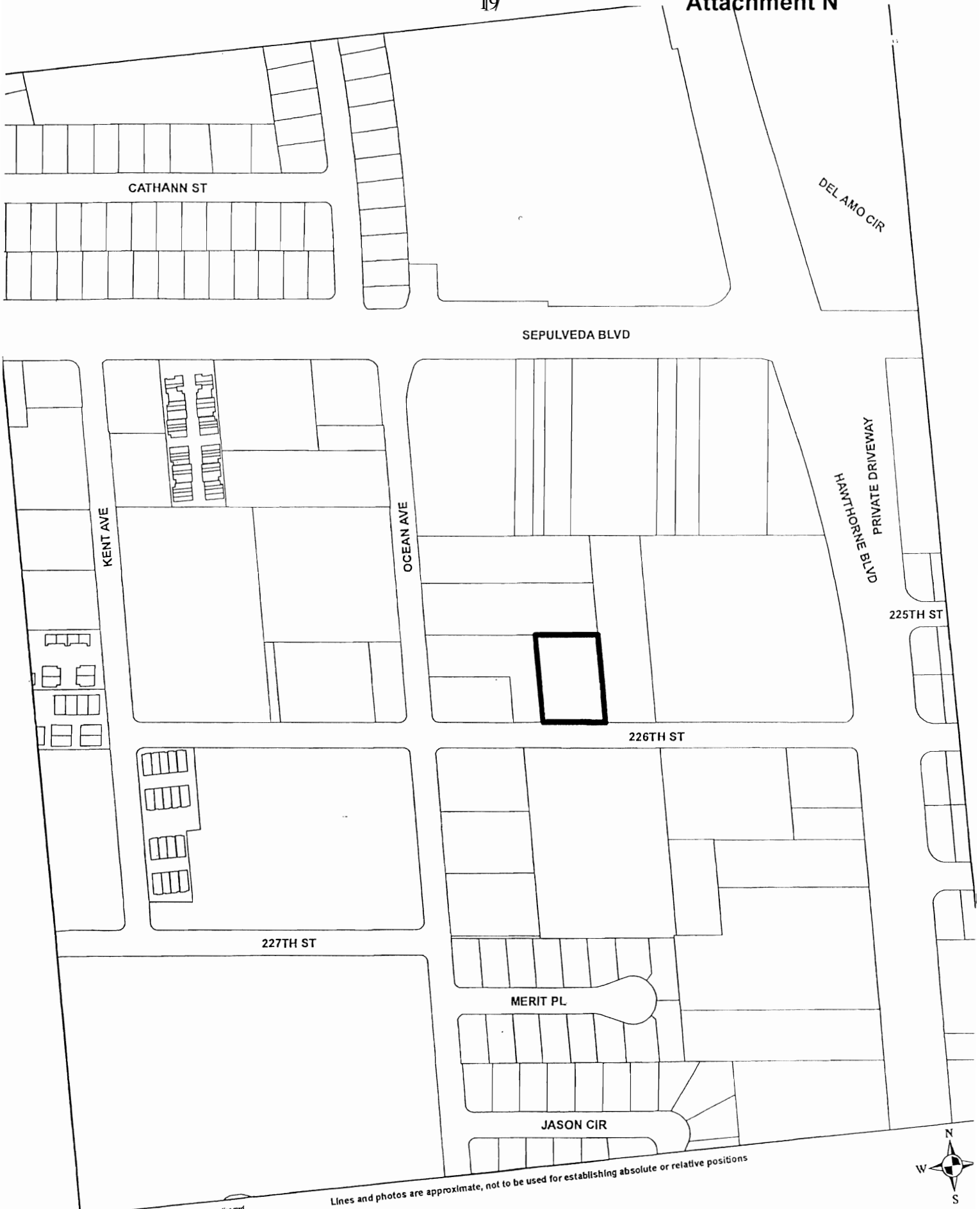
7355-027-142





Lines and photos are approximate, not to be used for establishing absolute or relative positions





CATHANN ST

SEPULVEDA BLVD

DEL AMO CIR

KENT AVE

OCEAN AVE

HAWTHORNE BLVD
PRIVATE DRIVEWAY

225TH ST

226TH ST

227TH ST

MERIT PL

JASON CIR

Lines and photos are approximate, not to be used for establishing absolute or relative positions



T:\Mia\GIS\2011\Inventory of Redevelopment Properties.mxd



7368-001-032

