

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.

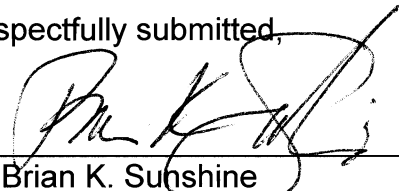
**BACKGROUND AND ANALYSIS**

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)**

**223<sup>rd</sup> 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)**

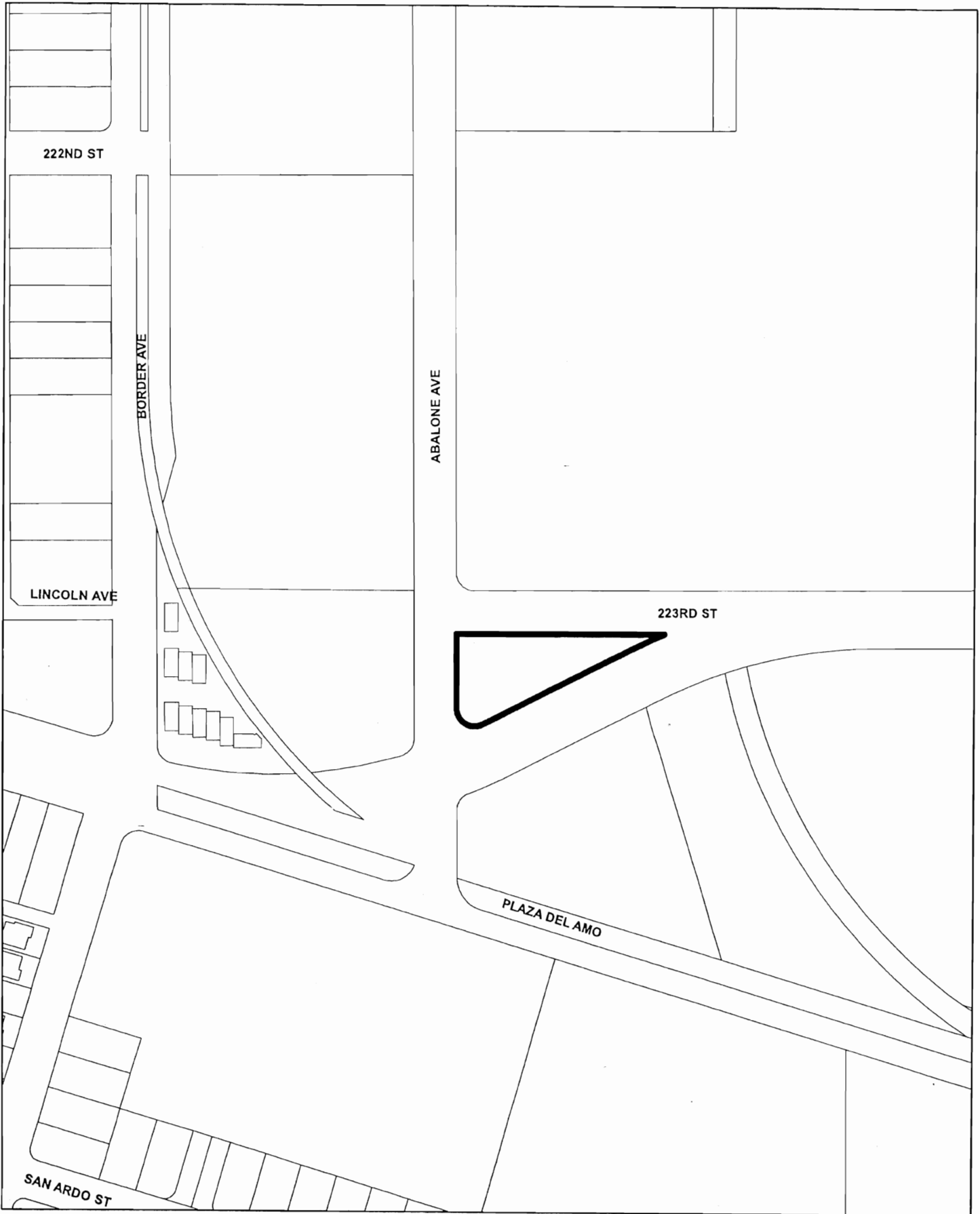
Parcel is improved with a mixed use structure that was rehabilitated with retail on the first floor and low to moderate income rental units above. Property is ground leased (expires 7/20/2029) to a third party for leasing of retail space and management of apartments. Purchased with Housing Set Aside. **(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. 226<sup>th</sup> 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)**



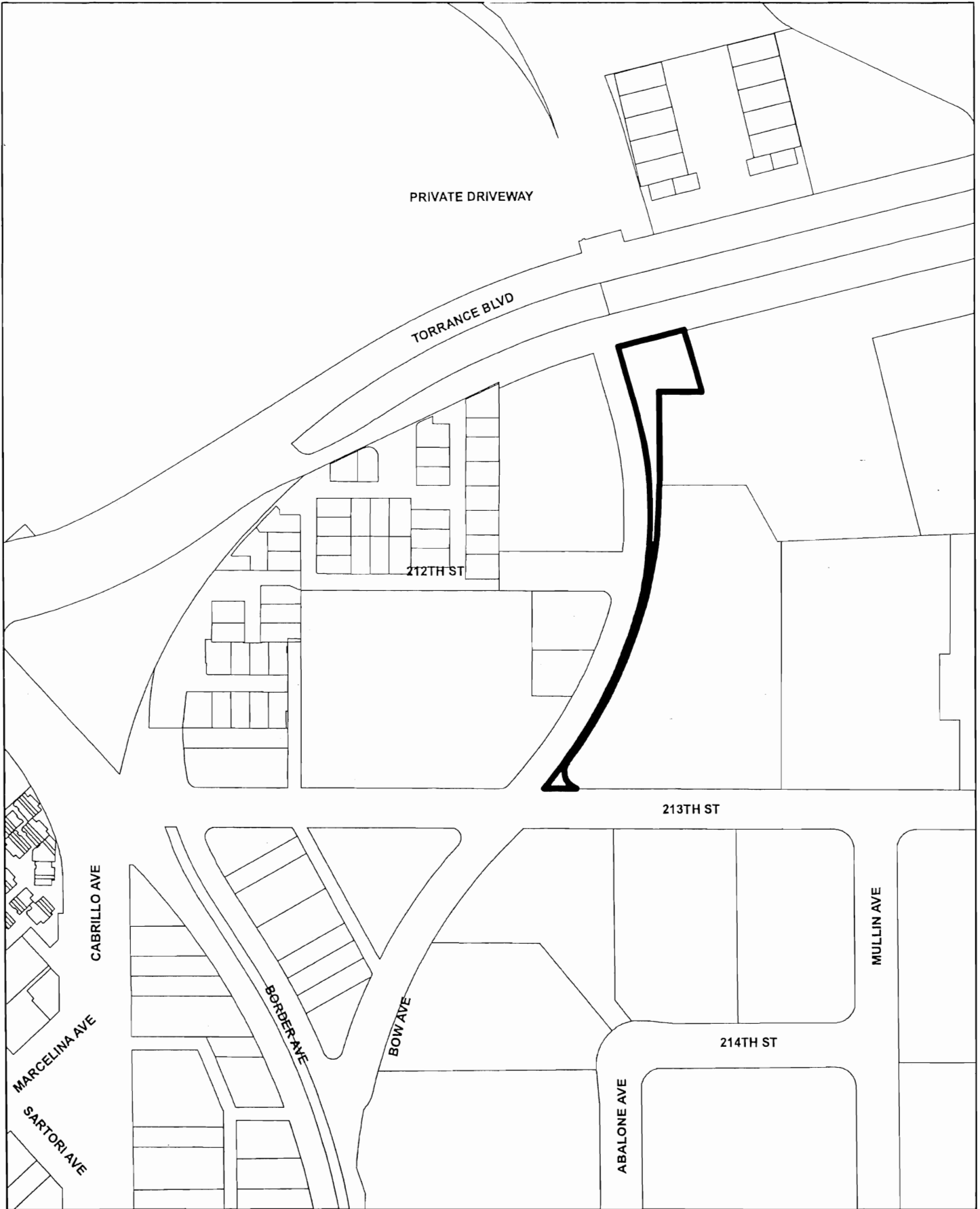
T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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



7357-029-903



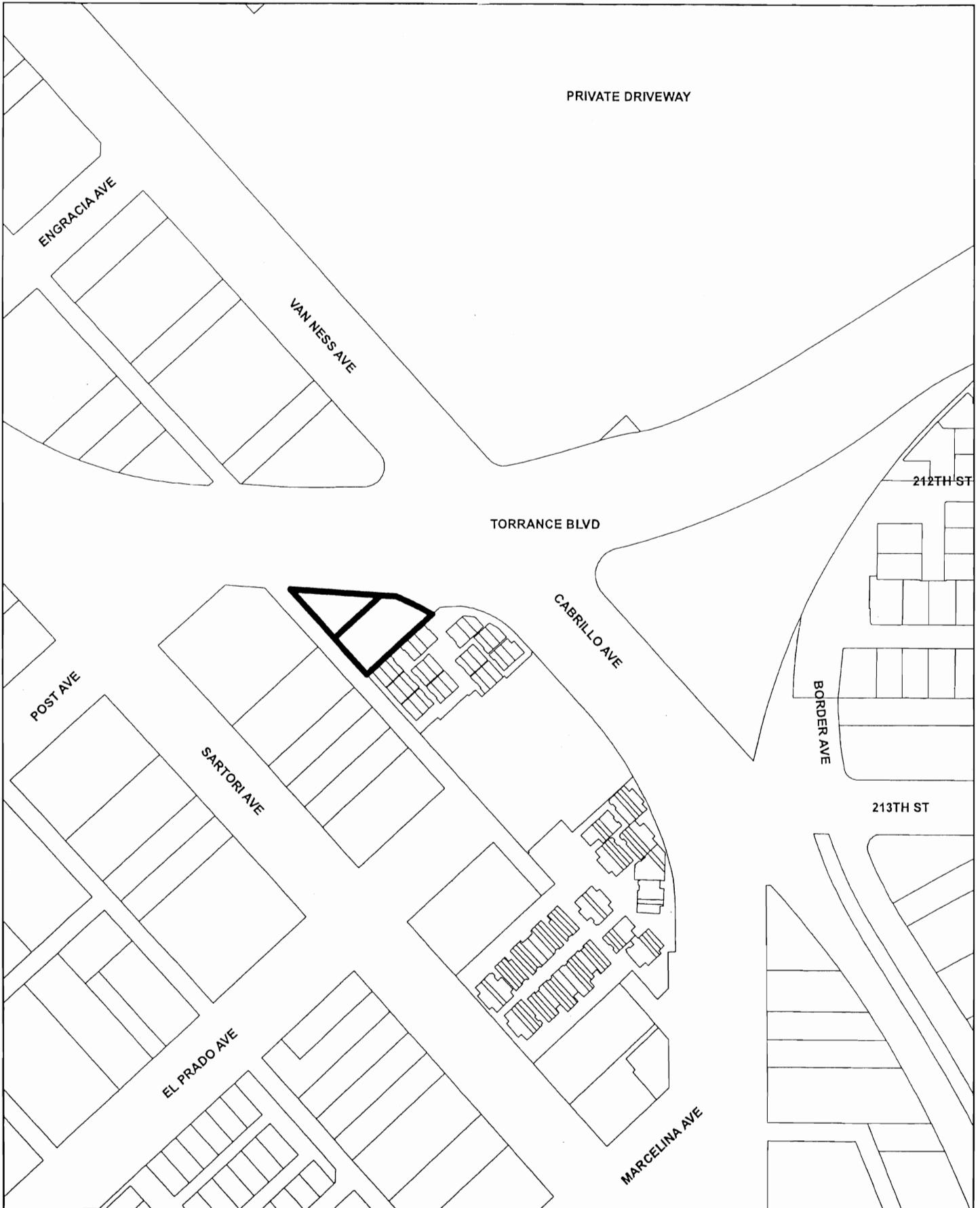


T:\MafGIS\2011\Inventory of Redevelopment Properties.mxd

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

7355-032-900



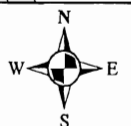


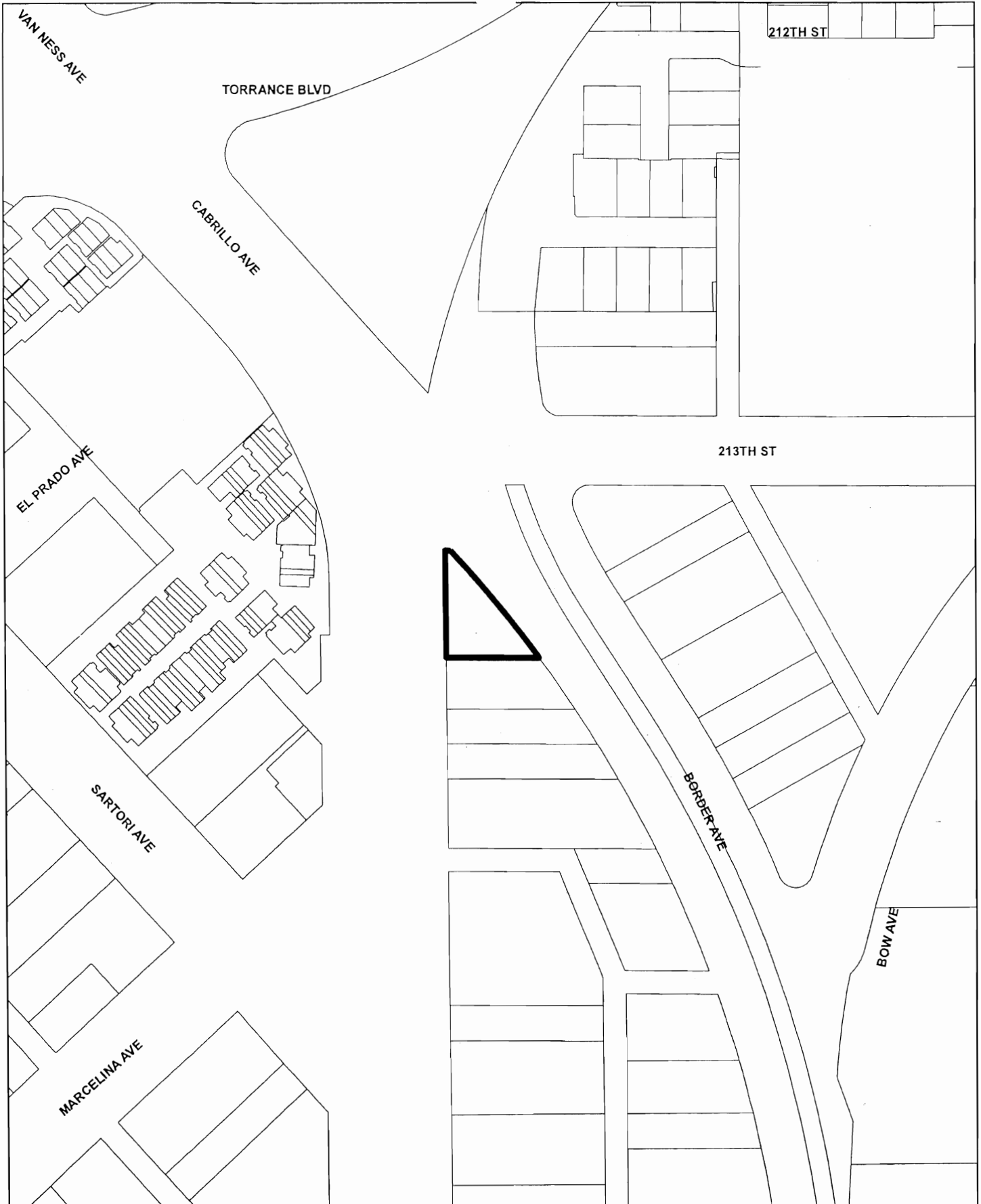
T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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



7355-027-914  
7355-027-915





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

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



7355-029-900



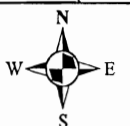


T:\MAGIS\2011\Inventory of Redevelopment Properties.mxd

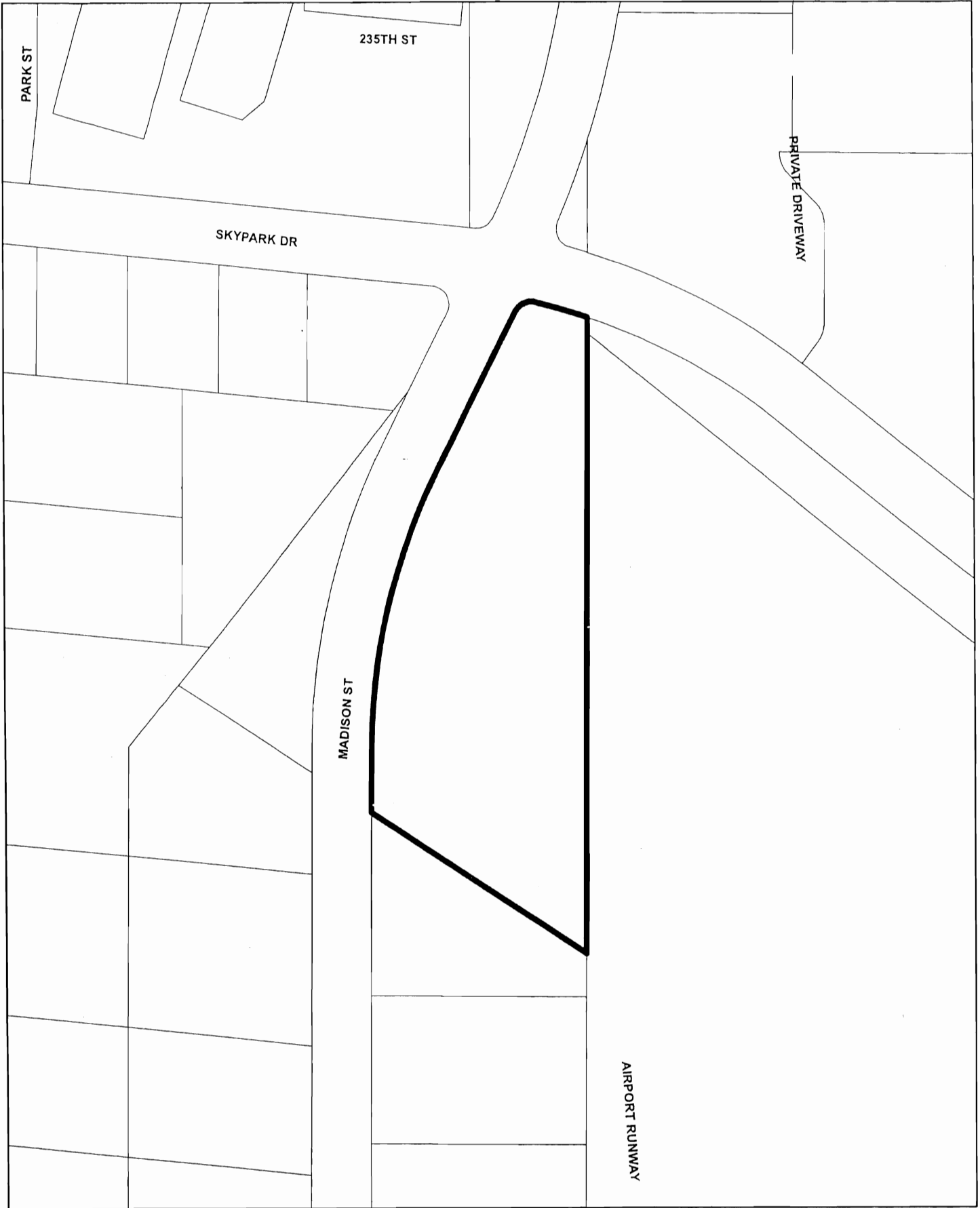
Lines and photos are approximate, not to be used for establishing absolute or relative positions



7355-026-903







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

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



7377-010-900





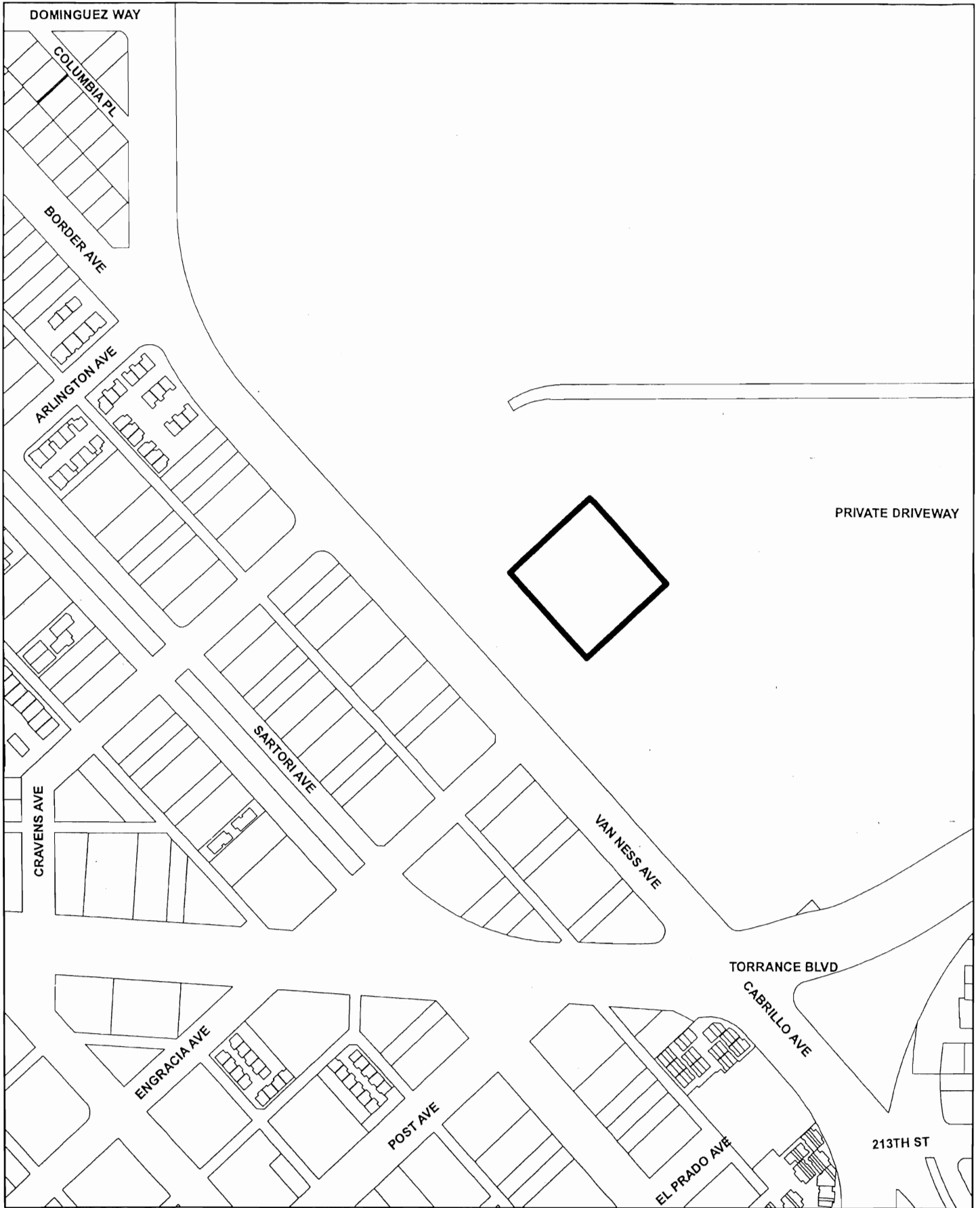
T:\MapGIS\2011\Inventory of Redevelopment Properties.mxd

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



7378-011-943





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

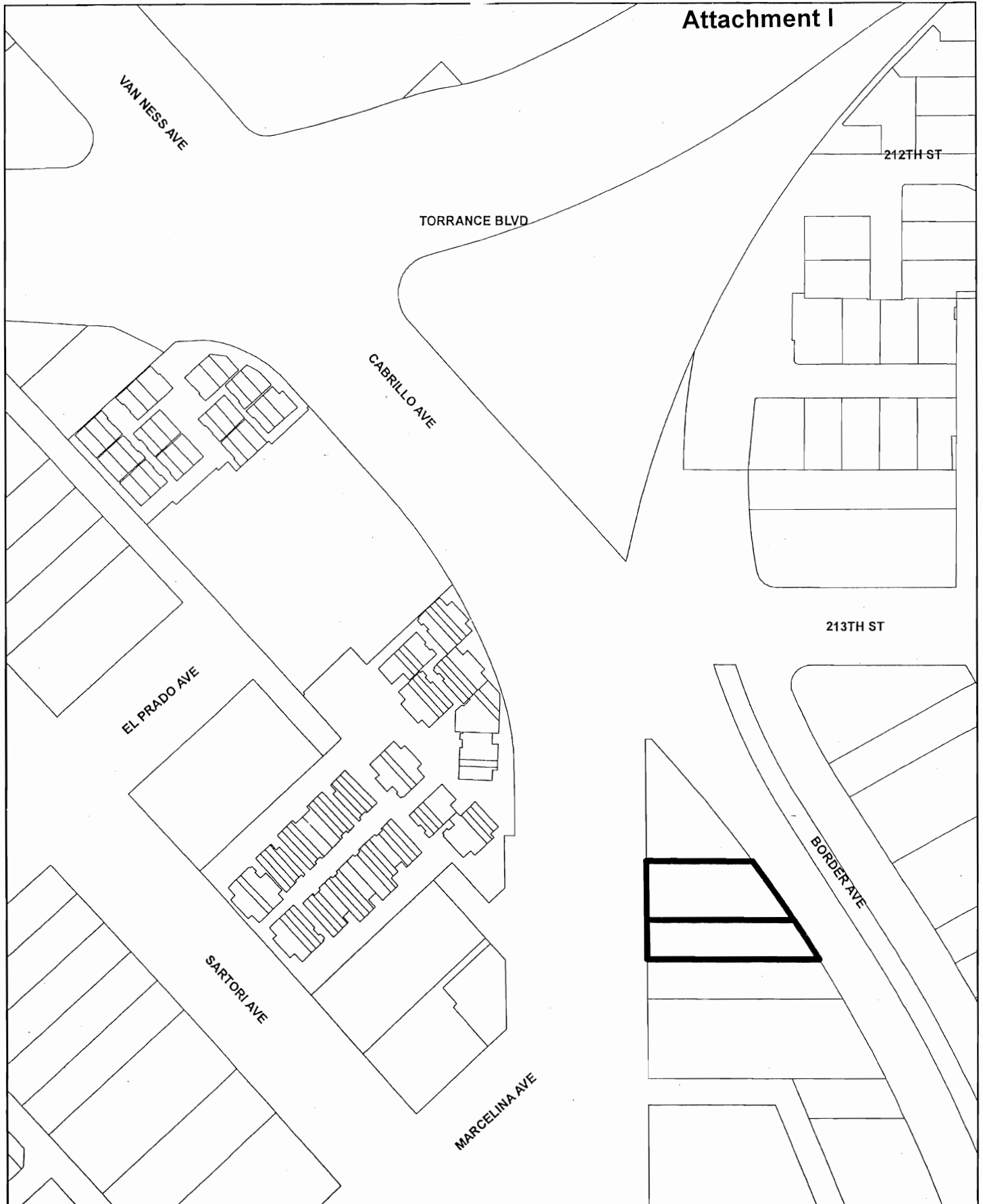
Lines and photos are approximate, not to be used for establishing absolute or relative positions



7352-022-900



Attachment I

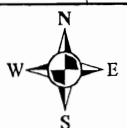


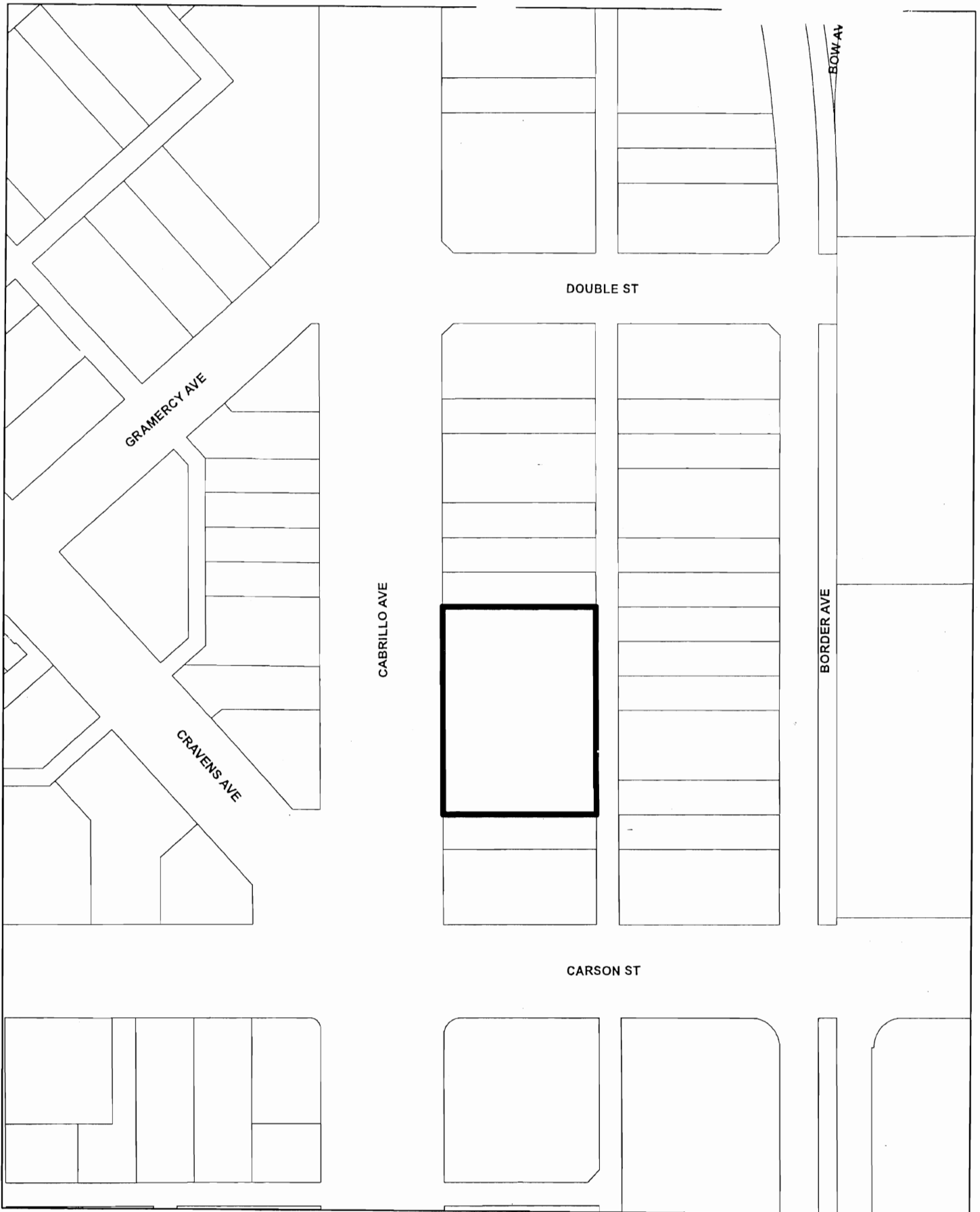
T:\Mia\GIS\2011\Inventory of Redevelopment Properties.mxd

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



7355-029-901  
7355-029-902





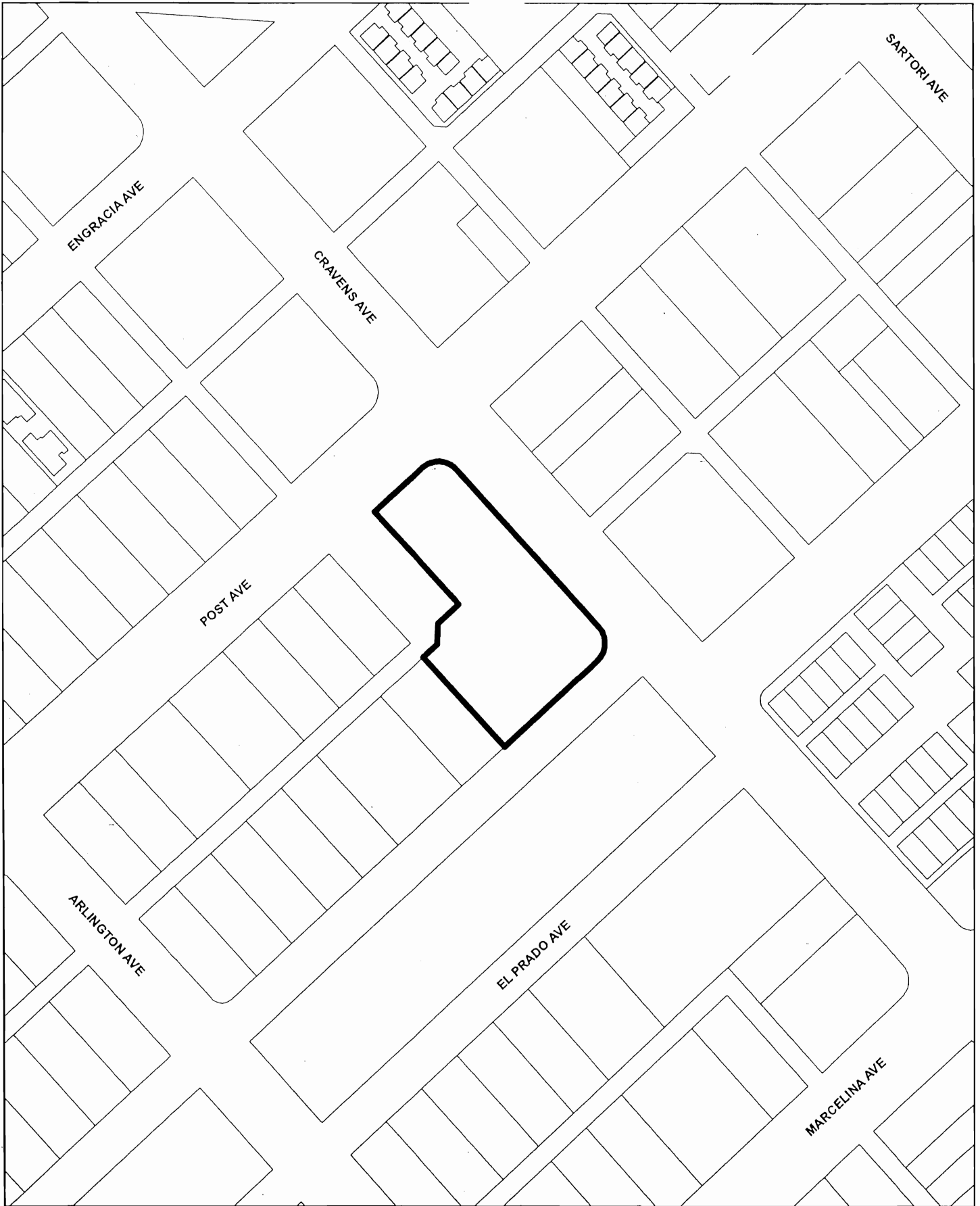
T:\MAGIS\2011\Inventory of Redevelopment Properties.mxd

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



7355-030-901





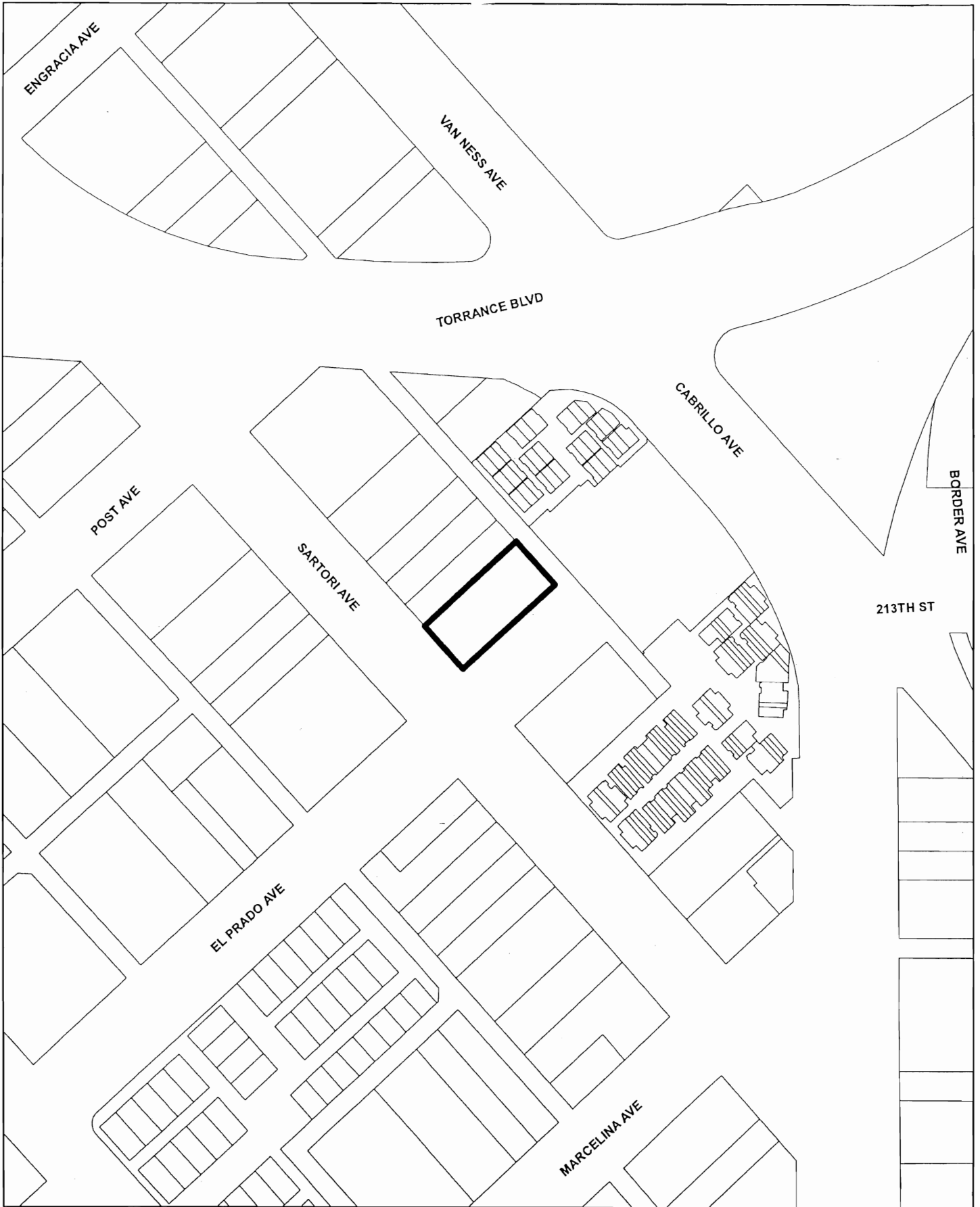
T:\Map\GIS\2011\Inventory of Redevelopment Properties.mxd

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



7355-022-033



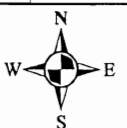


T:\M\GIS\2011\Inventory of Redevelopment Properties.mxd

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



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



7368-001-031