

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

SUBJECT: Adopt RESOLUTION approving the Long Range Property Management Plan.

RECOMMENDATION

Recommendation that the Oversight Board to the City of Torrance as Successor Agency to the Former Redevelopment Agency of the City of Torrance adopt a **RESOLUTION** approving the Long Range Property Management Plan to be forwarded to the State Department of Finance as required by AB 1484.

BACKGROUND AND ANALYSIS

State Assembly Bill X1 26 (ABX1 26) requires successor agencies to dispose of real property assets owned by former redevelopment agencies as part of their dissolution process. Clarification on the disposal of assets was addressed in State Assembly Bill 1484 (AB 1484), which directed Successor Agencies to prepare a Long Range Property Management Plan (LRPMP) to be submitted to the Oversight Board and State Department of Finance within six months of receiving a Finding of Completion. The Successor Agency to the former Redevelopment Agency of the City of Torrance (Successor Agency) received its Finding of Completion on March 21, 2013, which sets a deadline for the submittal of an approved LRPMP in late September, 2013. A preliminary report on the LRPMP was brought before the Successor Agency for review on June 25, 2013 and reviewed by the Oversight Board on June 26, 2013. The Plan, included as Attachment B, represents the final Long Range Property Management Plan. The final LRPMP was reviewed and approved by the Successor Agency on July 16, 2013 and is now before the Oversight Board for final approval. Upon approval by the Oversight Board of the LRPMP, it will be submitted to the State Department of Finance, as required by AB 1484.

AB 1484 stipulates that the LRPMP must include an inventory and site history of each of the former Agency-owned properties as well as a plan for the future use or disposition of each site. AB 1484 allows for four permissible uses of the properties,

including: the retention of the property for governmental use, the retention of the property for future development, the use of the property to fulfill an enforceable obligation (either through sale of the property or revenue received from license agreements or rents), or the sale of the property. According to Health and Safety Code § 34180 (f), if a city wishes to retain any properties or other assets for future redevelopment activities, it must reach a compensation agreement with the other taxing entities to provide payments to them in proportion to their shares of the base property tax, as determined pursuant to Section 34188, for the value of the property retained; however, none of the properties owned by the former Redevelopment Agency fall into this classification.

The former Redevelopment Agency of the City of Torrance (former Agency) has ownership of five properties that will be included in the plan. The number of properties included in the plan has been further reduced from the number included in the preliminary report on the LRPMP shared with the Oversight Board on June 26, 2013. Through further research and study it was determined that one of the properties thought to have been owned by the former Agency actually belonged to the City of Torrance (the City). The property that was removed from the Plan is the Railroad right-of-way along Border Ave. The Stipulation for Entry of Judgment, which was produced as a result of a Quiet Title Action on the Lot in question, shows the City of Torrance as the owner.

Properties included in the LRPMP are:

1956 Torrance Blvd.

A 6,100 square foot parcel which was purchased to provide parking facilities for the Downtown Redevelopment Project Area. The site is currently encumbered by a License Agreement for ten (10) parking spaces, out of the 17 total spaces, which are tied to a Conditional Use Permit for the operation of a restaurant.

Staff recommends that the property be transferred to the City of Torrance under the Department of Finance's classification of "Governmental Use" as it serves as a public facility, is approved under the Redevelopment Plan for the former Downtown Redevelopment Project Area and is critical to the continued economic success of the Downtown businesses.

1312 Cabrillo Ave.

A 4,080 square foot parcel which was purchased to provide parking facilities for the Downtown Redevelopment Project Area. The site is currently encumbered by a License Agreement for the nonexclusive use of the ten (10) parking spaces onsite that were required as part of the approval of a Conditional Use Permit for the operation of a restaurant with beer and wine.

Staff recommends that the property be transferred to the City of Torrance under the Department of Finance's classification of "Governmental Use," because like 1956 Torrance Blvd, it serves as a public facility, is approved under the Redevelopment Plan for the former Downtown Redevelopment Project Area, and is critical to the continued economic success of the Downtown businesses.

1339 Post Ave.

A 2,400 square foot parcel which was purchased to expand the City-run senior citizen programs operating at the adjacent Bartlett Center. The site currently includes a building used by Community Focal Point on Aging, run by the City of Torrance Community Services Department.

Staff recommends that the property be transferred to the City of Torrance under the Department of Finance's classification of "Governmental Use", as the property houses a government run senior citizen program.

1919 Torrance Blvd.

A 36,200 square foot parcel that was acquired as part of the assembly of parcels for the creation of American Honda Headquarters in the Industrial Redevelopment Project Area. The site is landlocked on the Honda campus and remains under Agency ownership due to unresolved contamination issues. It is encumbered by an easement for the use of the site for pedestrian/auto access and landscaping.

Staff recommends that the property be transferred to American Honda at such time as the subsurface soil contamination issues can be resolved, as was agreed to under the Owner Participation Agreement. The Successor Agency to the former Redevelopment Agency of the City of Torrance will continue to work to resolve the contamination. This permissible use is classified as "Other" since the sale of the property has already been completed and the transfer remains contingent upon resolution of the contamination.

Torrance and Bow

The parcel was a former railroad right-of-way and was acquired to remove the blighted railroad ties and serve as a pedestrian walkway.

Staff recommends that the property be transferred to the City of Torrance under the Department of Finance's classification of "Governmental Use" so that it may continue to be used as a pedestrian walkway for the public.

RECOMMENDATION


Staff recommends that the Oversight Board to the City of Torrance as Successor Agency to the Former Redevelopment Agency of the City of Torrance adopt a **RESOLUTION** approving the Long Range Property Management Plan. Once the Plan is approved by the Oversight Board, it will then be forwarded to the State Department of Finance, as required by AB 1484.

Respectfully submitted,

Brian Sunshine
Assistant to the City Manager

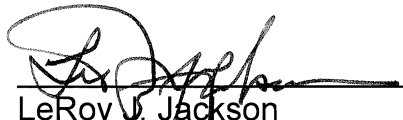
CONCUR:

By 
Carolyn Chun
Senior Planning Associate


Brian K. Sunshine
Assistant to the City Manager


Kenneth Flewellyn
Assistant Finance Director

NOTED:


LeRoy J. Jackson
City Manager

Attachments:

- A) RESOLUTION
- B) The Long Range Property Management Plan (Limited Distribution)

RESOLUTION NO. OB2013-_____**A RESOLUTION OF THE OVERSIGHT BOARD
OF THE SUCCESSOR AGENCY TO THE FORMER
REDEVELOPMENT AGENCY OF THE CITY OF
TORRANCE APPROVING THE LONG RANGE
PROPERTY MANAGEMENT PLAN**

WHEREAS, the Oversight Board of the Successor Agency to former Redevelopment Agency of the City of Torrance ("Oversight Board") has been established to direct the City of Torrance, in its capacity as "Successor Agency," to take certain actions to wind down the affairs of the former Redevelopment Agency of the City of Torrance ("Agency") in accordance with the requirements of Assembly Bill 26, also known as Chapter 5, Statutes 2011, First Extraordinary Session, which added Part 1.8 and 1.85 of Division 24 of the California Health and Safety Code ("ABx1 26"); and

WHEREAS, pursuant to Assembly Bill 1484 and California Health & Safety Code section 34191.5, each Successor Agency shall have completed a Long Range Property Management Plan (LRPMP) governing the disposition and use of the former Agency owned properties; and

WHEREAS, California Health and Safety Code Section 34191.5(b) states that the "successor agency shall prepare a long-range property management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The report shall be submitted to the oversight board and the Department of Finance for approval no later than six months following the issuance to the successor agency of the finding of completion."; and

WHEREAS, the Successor Agency to the former Redevelopment Agency of the City of Torrance (Successor Agency) received its Finding of Completion on March 21, 2013, setting a deadline for the LRPMP in late September, 2013.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the former Redevelopment Agency of the City of Torrance does hereby resolve as follows:

SECTION 1

The Oversight Board reviewed and allowed for public comment on the Long Range Property Management Plan at its meeting on July 17, 2013.

SECTION 2

The Oversight Board approved the Long Range Property Management Plan at its meeting on July 17, 2013.

SECTION 3

The Oversight Board directs that the Long Range Property Management Plan be forwarded to the California Department of Finance.

PASSED, APPROVED, AND ADOPTED this 17th day of July 2013.

ATTEST:

Steve Maguin, Chairperson,
Oversight Board of the Successor Agency
to the former Redevelopment Agency of
the City of Torrance

Secretary to the Oversight Board

Attachment B

The Long Range Property Management Plan