

Honorable Mayor and Members  
of the Council City  
City Hall  
Torrance, California

**Members of the City Council:**

**SUBJECT:** City Manager – Approve proposed design and funding for median landscaping on Zamperini Way

**RECOMMENDATION**

The City Manager recommends that City Council:

- 1) Approve the proposed landscape design for the median on Zamperini Way; and
- 2) Appropriate \$5,000 from the Council set aside fund (remaining balance of travel expenses) and \$1,276 from the Airport Enterprise Fund to assist in the construction of the median landscaping project on Zamperini Way; and
- 3) Approve in kind costs for labor and materials in an amount of \$4,500.

**Funding**

Expenditure: \$10,776

- \$5,000 is available from a Council set aside fund (remaining balance of travel expenses)
- \$1,276 is available from the Airport Enterprise Fund
- \$4,500 of in kind services provided by the Public Works Department

**BACKGROUND AND ANALYSIS**

In April 2004, City Council denied the vacation of the southeast side of Zamperini Way. As part of the discussion, there were suggestions that enhancements could be made to beautify the entrance into Zamperini Field. At the request of Council, the City Manager's Office formed a committee with members of the Torrance Airport Association (TAA) and City staff to look into improving Zamperini Way.

The committee developed a landscape plan utilizing the existing median on Zamperini Way. This median is located between Pacific Coast Highway and Airport Drive which leads in and out of the airport, Zamperini Field. The median is approximately 20' wide and 135' in length. Currently, this raised median is not landscaped. The proposed landscaping includes the installation of an automatic irrigation system and planting of nine (9) queen palms, shrubs and groundcover. In addition, there is a proposal for a sign ("Zamperini Field – Torrance Airport") in the median near the intersection of Pacific Coast Highway. The proposed sign will be in keeping with the City's sign program that includes the arch shape band of 'Torrance' on the top, leaf detail as a background and the City Seal. A color rendition of the proposed landscaping has been prepared and is available for viewing.

The total project cost is estimated to be \$18,750 (Attachment A). The TAA proposes that this project be a joint venture and is requesting the City to assist with the funding of the project. The Torrance Airport Association has held many fundraisers and received donations from airport tenants and businesses, individuals in the community and sale/book signings of Louis Zamperini's 'Devil at My Heels' book. The TAA has a total of \$14,690 to pay for this project. The TAA has already expended \$2,216 toward this project leaving a balance of \$12,474 for the construction of the median landscaping. To defray some of the cost, the TAA has obtained a landscape contractor to volunteer and donate a portion of his labor charges to the project.

The TAA requests the City to fund the balance of the construction cost of \$6,276. This request includes the City's assistance with site preparation, installation of the water service and providing topsoil and mulch. Funding to cover the TAA request of \$6,276 is available from two funds: (1) \$5,000 from an account created from the remaining balance of travel expenses from Councilman Nowatka and Mayor Scotto and (2) \$1,276 from the Airport Enterprise Fund.

The TAA also is requesting certain in kind assistance from the City in order to accomplish this project. The Public Works Department will, if Council concurs use a small portion of the existing dirt stockpile located at the east end of the runway. Also, the City will provide mulch from the wood chipper, delivery and grading of the dirt and the placement of the water line and meter for the project. The meter is included in the budgeted costs; however, the construction of the water line is not. The estimated value of this request is approximately \$4,500 to cover both labor and materials.

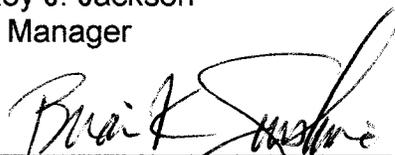
Construction of the project is anticipated to take 3 to 4 weeks. The goal of TAA is to begin construction of the median landscaping immediately, in hopes to complete the project in time for Louis Zamperini's 90<sup>th</sup> birthday which will take place at the end of January 2007.

City Staff has reviewed the landscape proposal and recommends that Council approve the landscape design.

Respectfully submitted,

LeRoy J. Jackson  
City Manager

By



Brian K. Sunshine  
Assistant to the City Manager

CONCUR:



LeRoy J. Jackson  
City Manager

Attachments:

- A. Torrance Airport Association Proposal and Cost Estimates
- B. Location map

ZAMPERINI WAY MEDIAN BEAUTIFICATION PROJECT  
 TORRANCE AIRPORT ASSOCIATION  
 2785 PACIFIC COAST HWY #E164  
 TORRANCE CA 90505  
 (Nancy Clinton, Secretary, 310-530-3337 – FAX 310-325-7223)

## BACKGROUND

During the April 27, 2004 City Council Meeting Public Hearing for the Vacation of a Portion of Zamperini Way, a member of the Torrance Airport Association, (TAA), suggested that the association be permitted to raise funds to beautify the median at Zamperini Way, the main entrance to Zamperini Field off Pacific Coast Highway. It was stressed that the airport entrance should be pleasing and inviting to the public and the community. A request was made to Councilman Nowatka for his assistance after the meeting. A request was made to the City Manager's Office for someone from the City to interact with the TAA committee and Brian Sunshine, Assistant to the City Manager, made a request to represent the City for the project.

## PROJECT COMMITTEE

A committee of TAA members and City personnel was formed:

Brian Sunshine, City of Torrance. Assistant to the City Manager  
 Henry Sakamoto, City of Torrance, Planning Associate, Community Development  
 Shant Megerdichian, Airport Facilities Manager, Zamperini Field,  
 Mike Blyleven, Airport Operations and Operations Personnel  
 Dave Bean, President, Torrance Airport Association  
 Nancy Clinton, Secretary, Torrance Airport Association  
 Arvid von Nordenflycht, Treasurer, Torrance Airport Association  
 Maurice Vogel, Owner, New Leaf Gardening and Landscape

## FUNDING

Since April of 2004, many fund raisers have been held and have resulted in: donations from airport tenants, individuals from the community and airport and local businesses, a book signing with Louis Zamperini and the sale of Louie's book, "Devil at My Heels," at community and airport functions. A total of \$14,690 is available to pay for the projects by TAA which are planned for the airport, which includes the beautification of Zamperini Way. In addition funds in the amount of \$3284.32 (please add the additional funds added by Councilman Nowatka), were also donated by Councilman Scotto and Councilman Nowatka and are being held in a City Enterprise Fund for the project.

## PROPOSAL

Listed below is a prioritized list of tasks to be accomplished by the City:

- Designation of one point of contact for the project and obtaining City Permits
- Removal of 2 inches of mulch prior to the preparation of site for topsoil
- Running a water line to the middle of the West curb for the sprinklers
- Removal of the one directional signs facing Airport Drive
- After installation of the sprinklers by New Leaf Landscaping, grading and providing topsoil fill to the site from soil stored at the airport
- Delivery of mulch to the site from city yard to be spread by the landscaper
- Future cement and curb repair work in the Caltrans area.

An estimate of costs is attached. Mr. Maurice Vogel, Owner of New Leaf Gardening and Landscape, has volunteered to donate a portion and possibly all of his personal labor charge to the project in order to pay for the project with the funds that have been donated by the pilots and friends of Zamperini Field. A plaque will be purchased and placed at the airport, not at the site. "Beautification of Zamperini Way donated by the pilots and friends of Zamperini Field (date)"

It is the understanding of TAA that Zamperini Way median will be maintained by the Airport Operations personnel. The median was designed to meet the specifications of the mowing equipment at the airport.

Upon completion of the project, TAA will host a reception at the General Aviation Center to formally donate the project to the City. We hope that the Mayor and City Council will be present.



|                              |            |
|------------------------------|------------|
| Palms – 24” box size - 9     | \$ 2250.00 |
| Plants – 50 – 5 gallon size  | \$ 750.00  |
| Plants – 100 – 1 gallon size | \$ 500.00  |
| Ground Cover – 20 flats      | \$ 400.00  |
| Labor                        | \$ 600.00  |
| Labor for Maurice            | \$1000.00  |
| Total                        | \$5500.00  |

Total \$18,450.00\* /\$18,750.00

\*(Cost without a cage for the backflow device.)

EXPENSES TO DATE:

|                                 |           |
|---------------------------------|-----------|
| Landscape Design, Marlene Bream | \$ 200.00 |
| “Devil at My Heels” books       | \$2016.00 |
| Total                           | \$2216.00 |



**PROPOSED  
LANDSCAPE  
MEDIAN**



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DEC. 2006

LOCATION MAP

