

Council Meeting of
March 24, 2009

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

Members of the Council:

SUBJECT: Community Development - Accept a donation in the amount of \$15,000 from the Torrance Airport Association to reimburse the new landscaping in the median on Zamperini Way.

Expenditure: \$15,000

RECOMMENDATION

Recommendation of the Community Development Director that the City Council accept a donation from the Torrance Airport Association in the amount of \$15,000 to reimburse the new landscaping in the median on Zamperini Way.

Funding

Funding from the \$15,000 donation.

BACKGROUND AND ANALYSIS

In 2004 the City Council discussed methods to enhance and beautify the entrance into Zamperini Field. At the request of the City Council, the City Manager's Office formed a committee with members of the Torrance Airport Association (TAA) and City staff to improve Zamperini Way.

The committee developed a conceptual landscape design for the existing median on Zamperini Way. The median, located between Pacific Coast Highway and Airport Drive, leads in and out of the airport. The median is approximately 20' wide and 135' in length and at the time, was not landscaped.

On December 12, 2006, the City Council approved the design for the landscaping of the median on Zamperini Way (Attachment A). The TAA proposed that the landscaping be installed by a landscape contractor that volunteered to donate his labor. At the meeting the entry sign component was removed by Council so that other sign options could be explored.

The City Council Community Planning and Design Committee was assigned the task of developing concepts for the entry sign. The Committee directed staff to integrate the proposed sign with the approved landscape plan for the median. As a result the start of

the installation of the landscaping was delayed until further development of the entry sign was completed.

On May 20, 2008, City Council approved an entry sign design that was recommended by the Community Planning and Design Committee (Attachment B). The original concept was for a private contractor to install the landscape portion of the project. Installation was delayed when the construction permit lapsed and was not renewed by the contractor. Based on the aforementioned, the TAA and the City agreed that the City would finish the project. The TAA is donating \$15,000 (see Attachment C) to cover City costs incurred installing the new landscaping. The TAA requests that any funds that are not used be returned to the TAA.

Last month, the Public Works Department working with the City's Streetscape Team had the landscaping installed in the median. The landscaping included the installation of an automatic irrigation system, palms, shrubs, groundcover and turf. The southern portion of the median, which does not have landscaping, is dedicated for the new Zamperini Field entry sign, landscaping around the sign, and pavers at the very end of the median. The funds donated by the TAA will be used to reimburse the City for the landscaping recently installed and the landscaping around the new Zamperini Field entry sign once installed.

The Community Development Director recommends that the City Council accept this donation of \$15,000 to reimburse the new landscaping in the median on Zamperini Way.

Respectfully submitted,

Jeffery W. Gibson
Community Development Director

By  _____
Ted Semaan, Manager
Redevelopment and
General Plan Divisions

CONCUR:



Jeffery W. Gibson
Community Development Director



LeRoy Jackson
City Manager

Attachment:

- A. Council Item dated December 12, 2006
- B. Council Item dated May 20, 2008
- C. Letter from Torrance Airport Association
- D. Location Map

Council Meeting of
December 12, 2006

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.

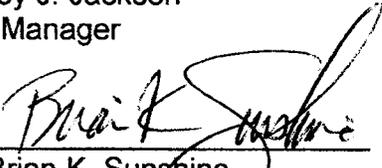
The TAA also is requesting certain in kind assistance from the City in order to accomplish this project. The Public Works Department will, if Council concurs use a small portion of the existing dirt stockpile located at the east end of the runway. Also, the City will provide mulch from the wood chipper, 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 90th birthday which will take place at the end of January 2007.

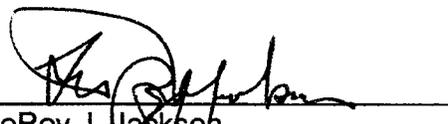
City Staff has reviewed the landscape proposal and recommends that Council approve the landscape design.

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

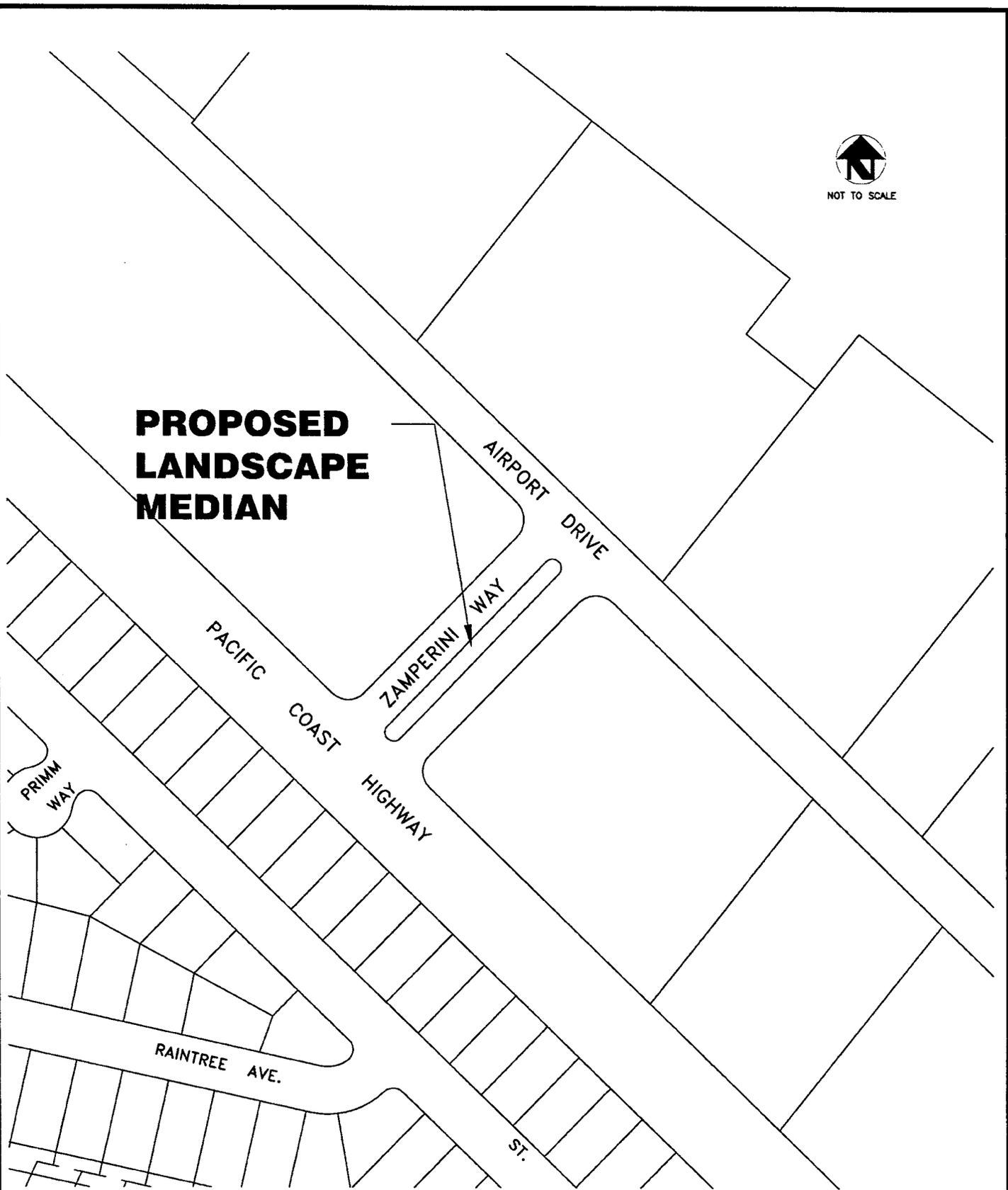
*(Cost without a cage for the backflow device.)

EXPENSES TO DATE:

Landscape Design, Marlene Breem	\$ 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

Council Meeting of
May 20, 2008

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

Members of the City Council:

**SUBJECT: City Council Community Planning and Design Committee -
Recommendation on Zamperini Field Entry Sign**

RECOMMENDATION

Recommendation of the City Council Community Planning and Design Committee
that the City Council:

- Approve the design concept for the Zamperini Field entry sign; and
- Appropriate \$75,000 from the Airport Fund for construction and installation.

Funding

Funding is from the Airport Fund.

BACKGROUND/ANALYSIS

The development of design criteria and recommendation of a specific design for the Zamperini Field entry sign was assigned to the Community Planning and Design Committee. The City hired a graphic design firm, Graphic Solutions, to assist in the development of the Zamperini Field entry sign. The Committee first met on this subject in August of 2007. The purpose of the meeting was to gather input from the Council Committee as well as the public to get direction on the type of attributes the entry sign was to contain.

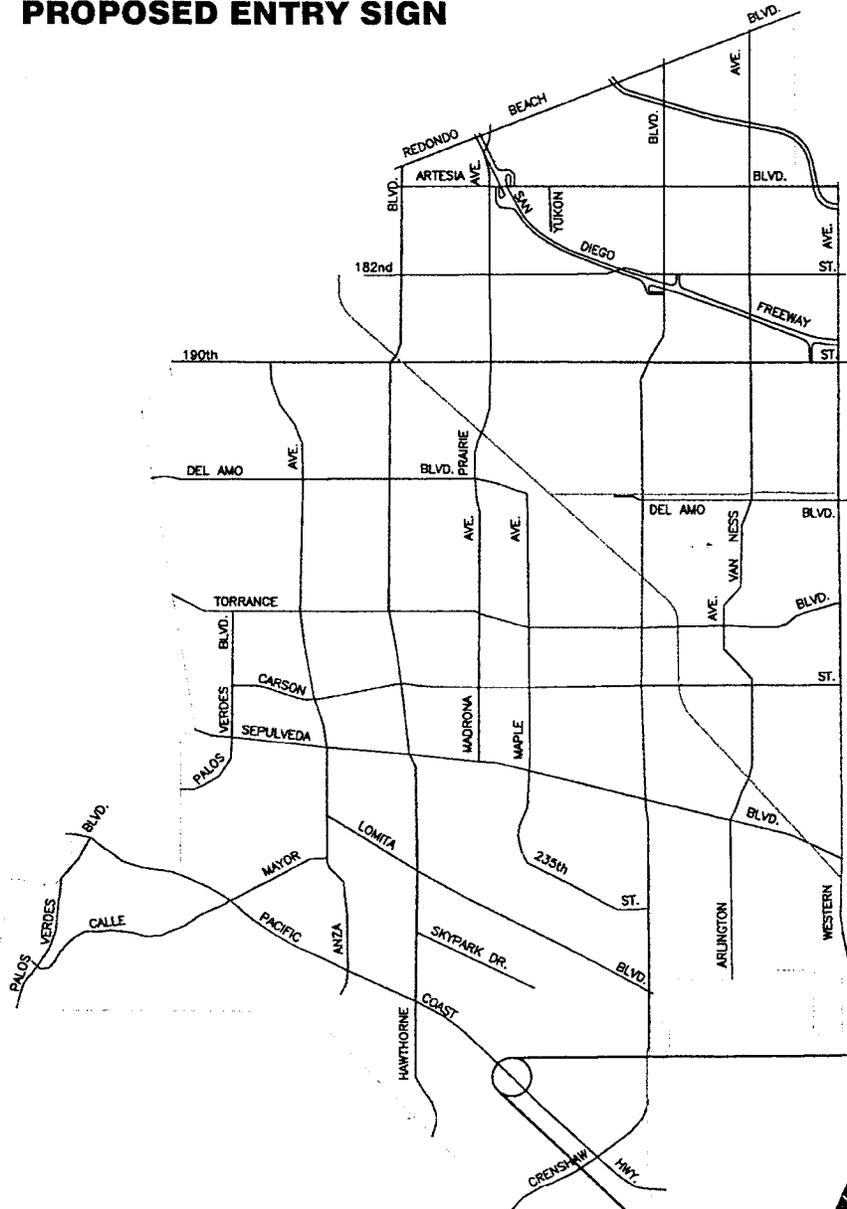
The input received centered on the following issues:

- Identity for the Airport
- Aeronautics
- Honoring Louis Zamperini
- Western Museum of Flight
- Location of Sign
- Visibility from Pacific Coast Highway
- Caltrans influence
- Competition with other signage on Pacific Coast Highway
- Integration of sign with approved landscape plan
- Construction budget

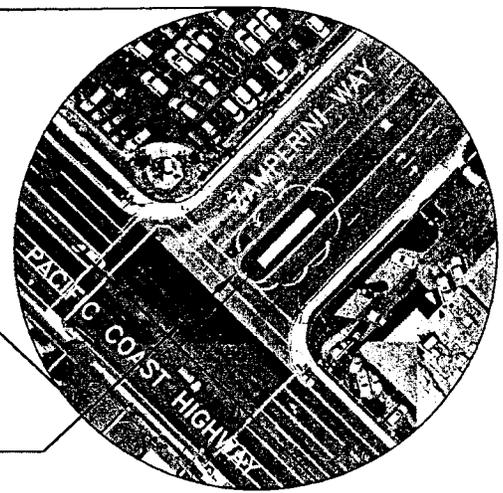
From the initial meeting, concepts were submitted for Committee review at the September 13, 2007 Committee meeting. Twelve concepts were submitted and after discussion, three were selected for further development.

CITY OF TORRANCE

LOCATION MAP OF PROPOSED ENTRY SIGN



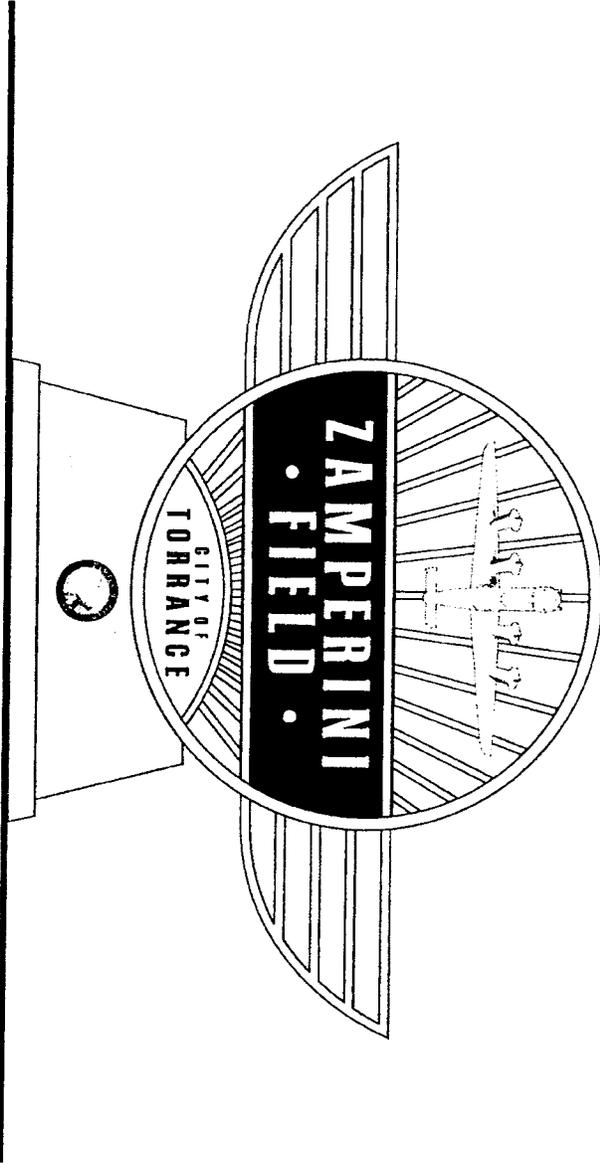
NOT TO SCALE



LOCATION OF PROPOSED SIGN



COMMUNITY DEVELOPMENT DEPARTMENT
 JEFFERY W. GIBSON
 COMMUNITY DEVELOPMENT DIRECTOR



SHEET	SCALE	DATE	ZAMPERINI MONUMENT DRAWING	 GRAPHIC SOLUTIONS ENVIRONMENTAL GRAPHIC DESIGN 2952 MAIN STREET - VAN NUYS, CA 91411 TEL: (818) 719-1315 FAX: (818) 719-4010

TORRANCE AIRPORT ASSOCIATION
2785 PACIFIC COAST HWY E164
TORRANCE CA 90505

ATTACHMENT C

March 12, 2009

TO: Torrance Mayor and City Council

RE: Zamperini Way Beautification Project

The Zamperini Way Beautification Project is a joint venture between the Torrance Airport Association (TAA) and City of Torrance. Through the TAA, pilots and friends of Zamperini Field have raised funds to assist with the project.

On December 2006, the City Council approved the design for the landscaping of the median on Zamperini Way. The TAA proposed that the landscaping be installed by a landscape contractor that volunteered to donate his labor. At the meeting the entry sign component was removed by Council so that other sign options could be explored.

The City Council Community Planning and Design Committee were assigned the task to develop the entry sign for Zamperini Field. During development of the new entry sign, the Committee recommended that the installation of the landscaping be put on hold until there was an approved entry sign.

In May 2008, City Council approved an entry sign design. The permit for the landscape contractor expired and was not renewed by the contractor. Therefore, TAA and the City agreed that the City would take over the installation of the landscaping. The TAA has \$15,000 in funds. We ask that the City accept a \$15,000 donation for the installation of the landscaping. We ask that any funds that are not used be returned to TAA.

At the same time, as part of the budget package presented by the Torrance Airport Association, a plaque was included to be placed at the airport, (not at the site). The plaque would be similar to those already in placed in the rotunda. The wording has been changed to include two organizations who were responsible for the fund raising, the Torrance Airport Association and the Torrance Air Fair Association.

The new wording on the plaque would be:

Zamperini Way Beautification
Funds Donated by the
City of Torrance
Torrance Airport Association
Torrance Air Fair Association
The Pilots and Friends of Zamperini Field
Louis Zamperini
(Date)

Nancy Clinton, Chair for Zamperini Way Beautification - Torrance Airport Association



NOT TO SCALE

LANDSCAPE MEDIAN



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DEC. 2006

LOCATION MAP