

In compliance with Governor Newsom's Executive Order N-29-20, which suspended portions of the Brown Act, Governor Newsom's Executive Order N-33-20 (Stay At Home Order issued March 19, 2020), Acting State Public Health Officer Erica Pan's Regional Stay at Home Order (issued December 3, 2020), and the County of Los Angeles Public Health Officer's Temporary Targeted Safer at Home Health Officer Order for Control of COVID-19: Tier 1 Substantial Surge Updated Response (revised Order issued December 6, 2020) that temporarily replaces and suspends the Public Health Officer's Temporary Targeted Safer at Home Health Officer Order for Control of COVID-19: Tier 1 Substantial Surge Updated Response (revised Order issued November 28, 2020) and the Public Health Officer's Reopening Safer at Work and in the Community for Control of COVID-19 Order Blueprint for a Safer Economy – Tier 1 Surge Response (revised Order issued November 25, 2020), members of the Torrance City Council and staff will participate in this meeting via teleconference or other electronic means in our continuing effort to practice social distancing to reduce the spread of COVID-19.

**MEMBERS OF THE PUBLIC MAY VIEW AND PARTICIPATE IN THE MEETING** via Zoom by using the following link or by calling in with the phone number listed below: <https://bit.ly/3myT8bQ>

Phone number: (669) 900-9128  
 Meeting ID: 972 0062 9217  
 Passcode: 791971



**Zamperini  
 Field  
 Airport  
 Commission**

**CITY OF TORRANCE  
 ZAMPERINI FIELD  
 AIRPORT COMMISSION  
 THURSDAY, FEBRUARY 11, 2021  
 REGULAR MEETING  
 7:00 P.M.**

**VIA TELECONFERENCE OR OTHER ELECTRONIC MEANS**

**AGENDA**

**THE AIRPORT COMMISSION MAY TAKE ACTION ON ANY  
 ITEM LISTED ON THE AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL/MOTION FOR EXCUSED ABSENCE**
3. **FLAG SALUTE**
4. **MOTION TO ACCEPT AND FILE REPORT ON  
 POSTING OF AGENDA**
  - A. **APPROVAL OF MINUTES JANUARY 14, 2021**
5. **ORAL COMMUNICATIONS AND ANNOUNCEMENTS  
 (Limited to a 30 minute period)**

Comments on this portion of the agenda are limited to items not on the agenda and to no longer than (2) minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
6. **ACTION ITEMS:**
  - A. **None**
7. **INFORMATION ITEMS:**
  - A. **Aeronautical Operational Information Under the Purview of the General Services Department**
8. **ADJOURNMENT: MARCH 11, 2021**

The Zamperini Field Airport Commission is an advisory body to the City Council. All meetings are open to the public. Regular meetings are scheduled on the second Thursday of each month at 7:00 p.m. in the West Annex Commission Meeting Room.

Those who wish to speak on any matter on the agenda are asked to complete a "Speaker Information" card (available at the meeting) and relay it to the staff before leaving the meeting.

Staff reports are available for review at the General Aviation Center, Civic Center Main Library and the City Clerk's Office. Direct any other questions or concerns to Rafael Herrera, Airport Manager, at (310) 784-7900. Agendas and Minutes are posted on the City of Torrance Home Page [www.TorranceCa.gov](http://www.TorranceCa.gov).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5880. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR 35.102-104 ADA Title II]

**HOURS OF OPERATION**  
**Monday through Friday from**  
**7:30 a.m. to 5:30 p.m.**  
**Offices are closed alternate Friday.**  
**City Hall will be closed February 12 & 26**  
**City Hall will be closed**  
**February 15, 2020, in observance of**  
**Presidents Day.**

**ROLL CALL:**

De Rago \_\_\_ Gong \_\_\_ Nishinaga \_\_\_ Ross \_\_\_ Witherill \_\_\_ Zygielbaum \_\_\_ Chairperson O'Brien \_\_\_

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**MINUTES OF A REGULAR MEETING  
OF THE AIRPORT COMMISSION**

**1. CALL TO ORDER**

The Torrance Airport Commission convened in a regular session on Thursday, January 14, 2021 at 7:02 p.m. via teleconference or other electronic means.

**2. ROLL CALL**

Present: Commissioners De Rago, Gong, Nishinaga, Ross, Zygielbaum, and Chairperson O'Brien.

Absent: Commissioner Witherill.

Also Present: General Services Director Megerdichian, Facility Operations Manager Pinela, Airport Manager Herrera, and City Manager Chaparyan.

**MOTION:** Commissioner Ross moved to grant Commissioner Witherill an excused absence for the January 14, 2021 Airport Commission meeting. Commissioner Nishinaga seconded the motion; a roll call vote reflected 6-0 approval (absent Commissioner Witherill).

**3. FLAG SALUTE**

Commissioner Gong led the Pledge of Allegiance.

**4. AFFIDAVIT OF AGENDA POSTING**

**MOTION:** Commissioner Ross, seconded by Commissioner Gong, moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting; a roll call vote reflected 6-0 approval (absent Commissioner Witherill).

**5. APPROVAL OF MINUTES**

**5A. MINUTES OF DECEMBER 10, 2020**

**MOTION:** Commissioner Gong moved to approve the Airport meeting minutes of December 10, 2020 as presented. Chairperson Ross seconded the motion; a roll call vote reflected 6-0 approval (absent Commissioner Witherill).

**6. INTRODUCTION OF CITY MANAGER, ARAM CHAPARYAN**

City Manager Chaparyan spoke.

**7. ORAL COMMUNICATIONS #1 AND ANNOUNCEMENTS**

Jim Gates spoke.

**8. ACTION ITEMS**

**8A. CONSIDER IMPLEMENTATION OF NON-AVIATION HANGAR RENTALS AT TORRANCE MUNICIPAL AIRPORT – ZAMPERINI FIELD**

Facility Operations Manager Pinela provided background and analysis of the consideration to implement Non-Aviation Hangar Rentals at the Airport as included in the material of record. He stated that staff has explored converting 35 of the 341 City owned hangars into non-aviation use. He discussed potential benefits, policies of nearby airports, and proposed resident and non-resident rates for non-aviation use. He recommended that the Commission 1) Review and recommend the implementation of Non-Aviation Hangar Rentals at the Airport, and 2) Form a three member committee to work with Airport stakeholders to develop a new Non-Aviation Hangar Rental Agreement.

Staff members, Commissioners, and Jim Gates discussed the proposal.

**MOTION:** Commissioner De Rago moved to modify staff's recommendation to implement Non-Aviation Hangar Rentals and to form a three member ad hoc committee to investigate the feasibility of implementing a Non-Aviation Hangar Rental policy at Torrance Municipal Airport. Commissioner Zygielbaum seconded the motion; a roll call vote reflected 5-0 approval (absent Commissioner Witherill and Commissioner Ross voting no).

Commissioners De Rago, Gong, and Zygielbaum were appointed to serve on the committee.

**9. INFORMATION ITEMS**

**9A. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE GENERAL SERVICES DEPARTMENT**

Airport Manager Herrera reviewed the following reports in the material of record: Hangar and Tiedown Rental Status, Ongoing Projects, Meeting Room Calendar, Hangar Waiting List, Events Requiring Emergency Response for November 2020, and Airfield Operations Status for November 2020.

Staff members answered questions from Chairperson O'Brien regarding capital projects.

**10. ADJOURNMENT**

**MOTION:** At 8:08 p.m., Commissioner Ross moved to adjourn this meeting to February 11, 2021 at 7:00 p.m. via teleconference or other electronic means. Commissioner Nishinaga seconded the motion; a roll call vote reflected approval.

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Honorable Chair and Members  
of the Airport Commission

Members of the Commission:

SUBJECT: Transmittal of Aeronautical Operational Information under the Purview of  
the General Services Department for the Months of **December 2020**

The General Services Department acts as both the landlord for the city-owned facilities  
at the airport and as business manager for the airport. As such, the department is  
providing the following informational reports for review by the commission:

Report #1: Hangar and Tie down Rental Status

Report #2: Ongoing Projects

Report #3: Meeting Room Calendar

Report #4: Hangar Waiting List

Report #5: Events Requiring Emergency Response

Report #6: Airfield Operations Status

For any questions about this transmittal, please call Rafael Herrera at  
(310) 784-7900.

**ITEM 7A**

REPORT 1

## ZAMPERINI FIELD

### HANGAR AND TIEDOWN INFORMATION

Total Number of City-Owned Hangars	341
Total Number of Hangar Vacancies	9
Total Number of Airport Tiedowns	181
Total Number of Tiedowns Available	62

The 341 hangars owned by the City are broken down into three size categories: small, medium, and executive. Of 341 total hangars, 74 were built by the City, while 267 hangars were funded by several private contractors. At time of construction, these hangars were built with individual preferences in mind and were not standardized according to size. Here are approximate sizes of small, medium and executive hangars.

Small Type A: Under 40' Door Opening Width	800-1,200 sq. ft.
Small Type B: 40'-41' Door Opening Width	800-1,200 sq. ft.
Medium: 52'-54' Door Opening Width	1,200-2,200 sq. ft.
Executive: 57'-61' Door Opening Width	2,200-3,200 sq. ft.

Current rates for hangars are: \$0.592/sq. ft. per month for Torrance Residents.  
\$0.664/sq. ft. per month for Non-Residents.

Current rates for Tiedowns are: Single Engine \$118.00  
Twin Engine \$130.00

Current rates for Transient (Overnight) are: Single Engine \$10.00  
Twin Engine \$16.00  
Jet Engine \$21.00

## REPORT 2

### **ONGOING PROJECTS February 11, 2021**

1. Fire Extinguishers for City owned Hangars – We are working on specification to install fire extinguisher for the city owned hangars. At the present time we are in the preliminary phase of the project. We will have monthly updates as we progress through this development.

#### **NON- INFRASTRUCTURE**

##### **Capital Projects**

	<u>FEAP #</u>	<u>PRIMARY FUNDING</u>	<u>PROJECT TOTAL</u>
Fire Extinguishers for City owned Hangars	FEAP-00792	AIRPORT	\$150,000
East "T" Pilot's Lounge East	FEAP – 00722	AIRPORT	\$352,000
Remodel General Aviation Center and East "T" Restrooms	FEAP - 00719	AIRPORT	\$275,000
<b>Total</b>			<b>\$777,000.00</b>





**REPORT 4**  
**HANGAR WAITING LIST**

1	Schmidt, O.	01/17/12	MEDIUM
2	Wolfbrant, R.	06/18/12	MED/EXEC
3	Giannola, P.	08/08/12	MED/EXEC
4	Bohner, R.	08/21/12	EXEC
5	Freitag, D.	11/05/12	EXEC
6	Striplin, D.	04/17/13	EXEC
7	Myronowicz, C.	05/01/13	MED/EXEC
8	Dwoskin, D.	07/12/13	EXEC
9	Deaver R.	10/22/13	EXEC
10	Ellison, B.	11/05/13	EXEC
11	Adams, R.	01/10/14	EXEC
12	Grau, W.	01/31/14	MED/EXEC
13	Yarymovych, N.	05/05/14	MED/EXEC
14	Bentley, D.	07/17/14	MED/EXEC
15	Rietdyk, G.	11/26/14	MED/EXEC
16	Deal, J.	03/12/15	MED/EXEC
17	Deal, B.	03/12/15	MED/EXEC
18	Myers, L.	03/12/15	MED/EXEC
19	Reisman, G.	08/20/15	MEDIUM
20	Garcia, D.	08/20/15	MED/EXEC
21	Hadley, L.	08/31/15	MED/EXEC
22	Schladen, M.	02/18/16	MED/EXEC
23	Robinson, A.	03/22/16	MEDIUM
24	Broen, P.	05/06/16	MED/EXEC
25	Macey, B.	08/02/16	MED/EXEC
26	Van De Velde, D.	09/26/16	MEDIUM
27	Woodside, D.	12/29/16	MED/EXEC
28	Ristevski, B.	01/09/17	MED/EXEC
29	Mabry, M.	01/24/17	MED/EXEC
30	Geiger, G.	02/06/17	EXEC
31	Adli, B.	02/22/17	EXEC
32	Constable, W.	03/23/17	EXEC
33	Stewart, D.	04/07/17	EXEC
34	Regan, K.	05/24/17	MEDIUM
35	Gerts, I.	06/27/17	MEDIUM
36	Armstrong, S.	11/14/17	MED/EXEC
37	Levine, M.	01/26/18	MED/EXEC
38	Bryson, Z.	03/22/18	EXEC
39	Badour, S.	09/24/18	MED/EXEC
40	Wachner, J.	10/02/18	MED/EXEC
41	Vartanian, J.	10/15/18	MED/EXEC
42	McNerney, R.	11/05/18	MED/EXEC
43	McKay, R.	03/28/19	MEDIUM
44	Burshtan, D.	06/24/19	MEDIUM
45	Ribitsch, R.	10/04/19	MEDIUM
46	Jenkins, R.	12/03/19	MEDIUM
47	Colton, J	06/03/20	MEDIUM
48	Ristevki, B.	10/02/20	MED/EXEC
49	Elminoufi, G.	01/08/21	MED/EXEC

# Summary of Changes to Hangar Waiting List

## Applicants From Waiting List Who Received Hangars

### New Waiting List Applicants Added

Elminoufi, G.	01/08/21	Med/Exec
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### Request For Refund/Removal From Hangar Waiting List

Fera, G.	1	2/21/20	Small B
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### \*Hangars Received Through Advertisement (not from Waiting List)

Duarte, R.	01/26/21	Small A
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Weinberg, L.	02/03/21	Small B
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## REPORT 5

### EVENTS REQUIRING EMERGENCY RESPONSE

#### FOR THE MONTH OF DECEMBER 2020

OPERATIONS	-----TOTAL	9,331
INCIDENTS	-----	0
ACCIDENTS	-----	0
PERCENT OF OPERATIONS	-----	.00

**Airport Incidents:** NONE

Definitions:

**INCIDENTS:** An occurrence associated with the operation of an aircraft which takes place between the time any person boards the aircraft with the intention of flight and all such persons have disembarked, and in which any person suffers death or serious injury, or in which the aircraft receives substantial damage.

*SUBSTANTIAL DAMAGE* means damage or failure which adversely affects the structural, strength, performance, or flight characteristics of the aircraft, and which would normally require major repair or replacement of the affected component. Engine failure or damage limited to an engine if only one engine fails or is damaged, bent fairings or cowling, dented skin, small punctured holes in the skin or fabric, ground damage to rotor or propeller blades, and damage to landing gear, wheels, tires, flaps, engine accessories, brakes, or wingtips are not considered "substantial damage".

*SERIOUS INJURY* means any injury which: (1) requires hospitalization for more than 48 hours, commencing within 7 days from the date the injury was received; (2) results in a fracture of any bone (except simple fractures of fingers, toes, or nose); (3) causes severe hemorrhages, nerve, muscle or tendon damage; (4) involves any internal organ; or (5) involves second or third degree burns; or any burns affecting more than 5% of the body surface.

**INCIDENT:** Any occurrence other than an accident associated with the operation of an aircraft, which affects or could affect the safety of operations.

**NOTE:** Per the FAA, Airport Operations totals will no longer be reported for the previous month. Due to automation, the totals will now be reported two months after they occur.

## REPORT 6

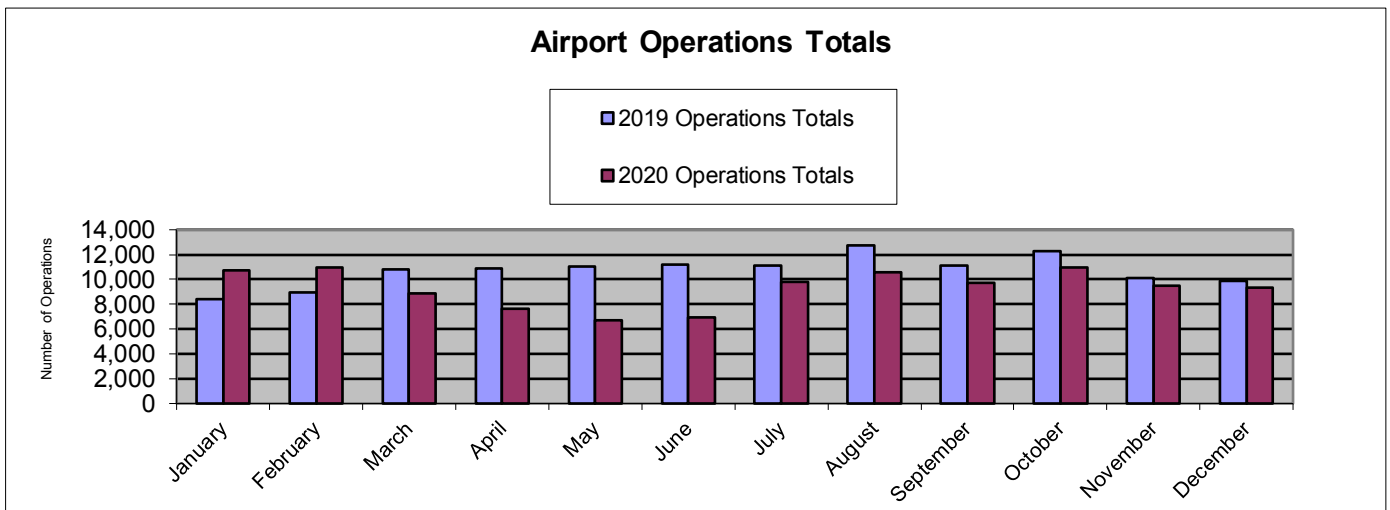
### **AIRFIELD OPERATIONS STATUS ZAMPERINI FIELD**

#### OPERATIONS ACTIVITIES FOR THE MONTH OF **DECEMBER 2020**

- Morning runway, taxiway, and hospital pad/lights checked for safety
- Foreign object debris checked on all runways and taxiways
- Storm water check done (for foreign object debris) for all drains, inlets, and outlets
- All runways, taxiways, and ramp areas vacuum swept
- Various hangars cleaned and prepared for rental
- All taxiway lights and signs sprayed for weeds
- All runways and taxiways swept
- Large items removed from trash bin area
- FOD removed from fence line

### **2019/2020 OPERATIONS TOTALS**

Month	Year	Operations		Month	Year	Operations
January	2019	8,444		January	2020	10,761
February	2019	8,308		February	2020	10,965
March	2019	10,827		March	2020	8,835
April	2019	9,974		April	2020	7,636
May	2019	9,999		May	2020	6,702
June	2019	11, 171		June	2020	6,938
July	2019	11, 101		July	2020	9,831
August	2019	12,738		August	2020	10,596
September	2019	11, 119		September	2020	9,708
October	2019	12,281		October	2020	10,987
November	2019	10,115		November	2020	9,482
December	2019	9,842		December	2020	9,331



### 2008 - 2020 Airport Operations Totals

■ Total Operations

