

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

1. CALL TO ORDER

The Torrance Airport Commission convened in a regular session on Thursday, February 5, 2015 at 7:00 p.m. in City Council Chambers at Torrance City Hall.

2. ROLL CALL

Present: Commissioners Bohen, Boyce, Donnellan, Glass, Jacobsen, and Orpe.

Absent: Chairperson Hsiao.

Also Present: Facility Operations Manager Megerdichian, Business Manager Williams, City Attorney Fellows, and Assistant City Manager Giordano.

MOTION: Commissioner Glass moved to grant an excused absence to Chairperson Hsiao for the February 5, 2015 Airport Commission meeting. Commissioner Donnellan seconded the motion; a roll call vote reflected unanimous approval.

7B. ELECTION OF VICE-CHAIR

Facility Operations Manager Megerdichian requested and Commissioners concurred to take this item out of order.

Commissioner Donnellan nominated Commissioner Boyce for Vice-Chairperson of the Airport Commission. There were no further nominations and Commissioner Boyce was elected Vice-Chairperson on a unanimous roll call vote.

Due to the absence of Chairperson Hsiao, Vice-Chairperson Boyce led the meeting.

3. FLAG SALUTE

Commissioner Glass led the Pledge of Allegiance.

4. AFFIDAVIT OF AGENDA POSTING

MOTION: Commissioner Jacobsen, seconded by Commissioner Donnellan, 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 unanimous approval.

5. APPROVAL OF MINUTES

5A. MINUTES OF JANUARY 8, 2015

Commissioner Jacobsen offered a correction to Item 5A as follows: "Commissioner Glass seconded the motion;..."

MOTION: Commissioner Jacobsen moved to approve the Airport Commission meeting minutes of January 8, 2015 as amended. Commissioner Donnellan seconded the motion; a roll call vote reflected unanimous approval (absent Chairperson Hsiao).

6. ORAL COMMUNICATIONS #1 AND ANNOUNCEMENTS

6A. Commissioners and staff welcomed new Commissioner Timothy Bohlen.

7. ACTION ITEMS

7A. LAND MANAGEMENT TEAM'S RECOMMENDATION FOR THE UTILIZATION OF CERTAIN AREAS OF ZAMPERINI FIELD / TORRANCE MUNICIPAL AIRPORT FOR THE EXPANSION OF SOUTH BAY LEXUS PARKING LOCATED AT 24751 CRENSHAW BOULEVARD

Assistant City Manager Giordano provided background on the item and presented a proposed plan to lease Airport property to South Bay Lexus for a parking lot expansion. She stated that the expansion would allow the Lexus dealership currently operating at 3125 Pacific Coast Highway to move and consolidate its operations at 24751/24777 Crenshaw Boulevard. She called attention to the Location and Zoning Map in Attachment A, FAA Determination Letters in Attachment B, and FAA Extension Request Letters in Attachment C.

In response to Commissioner Jacobsen's inquiry, she explained that the expansion requires the leasing of approximately 91,000 square feet of Airport property to accommodate parking, as well as an additional approximately 61,000 square feet included in the master lease to provide for future parking expansion. She noted that the future parking expansion would require additional FAA approval.

Responding to Commissioner Donnellan's inquiry, Assistant City Manager Giordano stated that the 91,000 square feet is substantially all paved parking and there would not be a parking structure.

Commissioner Jacobsen inquired about the existing security fence and Facility Operations Manager Megerdichian stated that the fence would be moved and that Lexus would rebuild it at no cost to the Airport or City. He added that the Lexus perimeter fence would be wrought iron and that there would be no access onto the Airport.

In response to Commissioner Glass's inquiry, Assistant City Manager Giordano explained that Lexus is relocating from Pacific Coast Highway to Crenshaw Boulevard to consolidate its sales.

She provided clarification to Commissioners that they are only being asked to recommend approval of the 91,000 square feet at this time and not the 61,000 square feet.

Commissioner Donnellan inquired about terms of the lease, and Assistant City Manager Giordano responded that it is a 41 year lease with a 4 year option.

Commissioner Orpe questioned that if Lexus falls short on its sales, is there a stipulation in the lease for Lexus to remove the asphalt parking lot and put it back the way it was.

Assistant City Manager Giordano stated that she did not recall a provision in the lease and would need to review it.

Vice-Chairperson Boyce welcomed public comment.

Jim Gates, Via Pasquel, Vice-President of Torrance Airport Association, distributed and entered into record packets of information that he prepared. He stated that the proposal is seriously flawed for several reasons. First, during an instrument approach to 29R, pilots could mistake Lexus lights for runway lights. He stated that the proposed new 14' of lights would be at the edge of the runway and would decrease visibility and increase the chances for an accident. Next, he maintained that the expansion has not received FAA approval and that approval was for the light standards only and whether they project into the Runway Protection Zone (RPZ). He cited an Advisory Circular that defines the dimensions for a precision approach for a 1000' runway, noting that the FAA does not recommend above ground businesses on the RPZ, including parking. He stated that on January 17 Pat Lammering at the FAA Airports Division, Western Pacific Region, said that he is not in favor of development in the RPZ. Lastly, he stated that 75% of all accidents occur within the RPZ and at Airport ends and maintained that there would be loss of aircraft, damage to Lexus, and injury or death of customers. He reiterated that expansion is not necessary and that there is room to build a parking lot on other unused land. In conclusion, he urged the Commission to consider the unnecessary risk to the City and to reject the proposal.

In response to Commissioners' inquiries, he stated that the precision approach in the Advisory Circular applies to precision approach for all categories of aircraft, not just large aircraft. He maintained that the FAA analysis merely analyzed the height of light poles and not if development in a RPZ is permissible.

Commissioner Orpe inquired about possible electrical field interference from all the lights and Mr. Gates responded that he did not know but it should be a study that is conducted.

Barry Jay, Brian Avenue, President of Torrance Airport Association, asked about the revenue the City would receive from the consolidation and how the City is going to make up the lost income. He questioned if the Lexus corporate offices approved the consolidation and how many employees would go to the Crenshaw Boulevard address.

Assistant City Manager Giordano responded that Lexus is moving everything from Pacific Coast Highway to the Crenshaw location and that rent to the City would be \$850,000 per year. She noted that they expect car sales and repairs to increase due to the extra frontage and, if Lexus does not bring in another dealership of comparable quality, the City would market the property.

When Commissioner Bohlen asked what comparable quality is, she stated that the City is asking Lexus to bring in a quality dealership that is in the top 25 in terms of product moved.

David Bentley stated that he flies instrument approaches at night into the Airport but expressed safety concerns that other pilots may not be familiar with the Airport.

Anne O'Brien, Calle de Castellana, active pilot, stated that it is not appropriate to have distracting lights at the beginning of a runway.

Bill Tymczyn, Mesa Street, asked if consideration was given to the banner tow operators that use the proposed Lexus location to drop off their banners. He mentioned several instances in the past that City Council agreed with the Airport Commission and did not approve development close to the Airport. He discussed the 1997 crash into the medical buildings. He stated that he wants a safe airport environment and that every time that you encroach closer and closer to the runway you are removing the margin of safety. He added that the FAA often approves minimum standards of safety and not the safest way to operate.

Responding to Commissioner Glass's inquiry, Assistant City Manager Giordano stated that she did not know why a Lexus representative was not at this meeting and that it was her understanding that the architect would be there.

In response to Commissioner Jacobsen's inquiry, she stated that Lexus would like to begin construction as soon as the FAA approves the extension.

When Commissioner Jacobsen inquired about the FAA processes that were quoted, Facility Operations Manager Megerdichian stated that if the FAA determines there is no hazard to air navigation, the City can allow Lexus to build within the RPZ and no further processes are needed. Referring to differences in the City's diagram and Mr. Gates' projection, he stated that Mr. Gates' diagram shows the development to be larger than it would actually be. He noted that the City just installed hundreds of lights in the east hangar area within the RPZ. He maintained that there are encroachments at other airports and that this development is no different.

Responding to Commissioner Orpe's inquiry, Assistant City Manager Giordano explained that the Commission's recommendation would be contingent on FAA approval and the same finding.

Vice-Chairperson Boyce received clarification from staff that Lexus is required to meet FAA lighting standards.

Commissioner Bohen stated that, rather than speculating on possible visibility impacts, Lexus should be here to demonstrate that they understand the report that they requested.

In response to Commissioner Glass's inquiry, Assistant City Manager Giordano advised that the Commission is only being asked to approve the 91,000 square feet at this time.

MOTION: Commissioner Jacobsen moved to not concur with staff recommendation to approve a proposed plan to lease Airport property to South Bay Lexus for a parking lot expansion. Commissioner Donnellan seconded the motion; a roll call vote reflected unanimous approval (absent Chairperson Hsiao).

8. INFORMATION ITEMS

8A. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE GENERAL SERVICES DEPARTMENT

Vice-Chairperson Boyce noted that the following reports for February 2015 were included in agenda materials: Hangar and Tiedown Rental Status, Ongoing Projects, February Meeting Room Calendar, Hangar Waiting List, Events Requiring Emergency Response for December 2014 and January 2015, and Airfield Operations Status for December 2014.

Facility Operations Manager Megerdichian reported that there is currently one hangar vacancy. Referring to Report 2, Ongoing Projects, he stated that work continues on camera installation at vehicle gate entries and are being tested. He stated that notices have gone out to all tenants to receive new key cards and will be distributed prior to the gates being transitioned.

In response to Commissioner Donnellan's inquiry, he stated that old cards would be useless and that new cards would have photo IDs and a new card number.

9. ORAL COMMUNICATIONS #2

9A. Commissioners and staff welcomed Commissioner Bohen and congratulated Vice-Chairperson Boyce on a job well done this evening.

9B. Facility Operations Manager Megerdichian stated that on February 10, 2015 City Council would be asked to consider approval of the Collins exhibit.

9C. Mr. Gates stated that City Attorney Fellows should be asked to consider liability and safety issues that were raised at this meeting.

9D. Bill Tymczyszyn, Mesa Street, stated that the green grass at the Airport is attracting crows and other birds and that the City should mow the grass as short as possible and investigate a humane way to remove the birds.

10. ADJOURNMENT

MOTION: At 8:18 p.m., Commissioner Glass moved to adjourn the meeting to Thursday, March 12, 2015 at 7:00 p.m. at the West Annex meeting room. Commissioner Jacobsen seconded the motion; a roll call vote reflected unanimous approval.

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| Approved as submitted March 12, 2015 s/ Rebecca Poirier, City Clerk |
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