

**MINUTES OF A REGULAR MEETING OF
THE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION**

1. CALL TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:00 p.m. on Thursday, November 4, 2010 in the West Annex meeting room at Torrance City Hall.

2. ROLL CALL:

Present: Commissioners Cunningham, Gobble, Griffiths, McCabe, Watson, and Chairperson Reilly.

Absent: Commissioner Chim.

Also Present: Deputy Community Development Director Cessna, Senior Environmental Quality Officer Jones, Senior Environmental Quality Officer Duncan, and Deputy City Attorney Studwell.

MOTION: Commissioner McCabe moved to grant Commissioner Chim an excused absence for the November 4, 2010 Commission meeting. Commissioner Griffiths seconded the motion; a voice vote reflected unanimous approval.

3. SALUTE TO THE FLAG

Chairperson Reilly led the Pledge of Allegiance.

4. POSTING OF THE AGENDA

MOTION: Commissioner Watson, seconded by Commissioner Cunningham, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; a voice vote reflected unanimous approval.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

None.

6. APPROVAL OF MINUTES

6A. MINUTES OF OCTOBER 7, 2010

Minutes were not available.

7. ENVIRONMENTAL MATTERS

Chairperson Reilly explained the policies and procedures of the Environmental Quality and Energy Conservation Commission, including the right to appeal decisions to City Council.

7A. DRAFT RV ORDINANCE

Senior Environmental Quality Officer Duncan provided background and presented a draft revision of the Use of Vehicles on Private Property for Habitation Ordinance. She stated that the intent of the revision is to clarify the existing Code and to enhance the implementation and enforcement of it while still allowing citizens to utilize their RVs for recreation. She stated that adding additional four-day permits as well as offering online and call-in permit service are also being considered.

Janna Masi, Hickory Avenue, urged that it be clarified that the revision refers to living on private property, not just housing an RV on site. Referring to Section 92.5.010, she stated that the verbiage "any vehicle" is too open-ended. She stated that Section 92.5.010a) should be removed and suggested changing the two 15-day permits in Section 92.5.020 to at least six 15-day permits per year. Referring to Section 92.5.030, she suggested that having administrative reviews would be more appropriate and recommended increasing the one-year maximum to two years for a Temporary Habitation Permit. She objected to Section 92.5.040a)6) and received clarification regarding procedures in cases of encroachment and State of Emergency. She stated that the City is trying to fix something that is minor in detail, that there have only been two complaints, and that it is not appropriate for the City to tell residents how many times visitors can stay with them.

Senior Environmental Quality Officer Duncan responded that staff has received over 100 complaints since 1990 and that two have gone to Court.

Bruce (no speaker card) received clarification that electrical hook-ups alone do not constitute an act of "living."

Linda Neal, Winlock Road, stated that Section 92.5.010a) is limiting and does not protect RV owners.

Jim Tarvin, Bailey Drive, received clarification from staff that Code Enforcement could cite violators with this ordinance, that officers generally come out at different times of day to determine habitation, and that residents only have 72 hours to prepare an RV for a trip. He also received clarification that witness observations, videotaping, and notes could be considered as additional factors in a court of law.

Alan Steven, Border Avenue, received confirmation that there would not be fees for permits.

Deborah Molina, Bailey Drive, stated that her children play video games and watch television in their family's RV in the evenings and weekends and that the next door neighbor has continually complained about it and other issues over the past 10 years.

Desirea Molina, Bailey Drive, stated that kids play video games in the nighttime but that it is not loud, that no one else in the neighborhood complains, and that she would like to see longer periods of time allowed without permits.

Dorothy Eleanor Musser, Doty Avenue, stated that she was not aware of the current ordinance and objected to the City telling her how long someone can visit her.

Jim Tarvin, Bailey Drive, stated that false and defamatory comments have been made about him at this meeting and stressed the importance of having a third party sort out the facts.

Karen Fitch, 236th Street, stated that two 15-day permits are insufficient, that she needs more than 72 hours to prepare her RV for a trip, and that habitation versus living needs to be clarified.

John Burke, Winlock Road, expressed concern that 1,125 RV owners are being punished, possibly based on false allegations. He voiced his opposition to the ordinance in its entirety but noted that he is not in favor of anyone living in an RV.

Henry Kupsa, Mildred Avenue, received clarification that permits could be tied to registration, but that additional information would be required if an RV is not registered.

Musette Tarvin, Bailey Drive, maintained that visitors should stay in homes, not RVs, and urged Commissioners to exercise expediency in finalizing this item.

Janna Masi, Hickory Avenue, requested that the public hearing be allowed to remain open.

MOTION: Commissioner Gobble moved to leave the public hearing open. Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Chim).

Commissioner Gobble thanked audience members for their input. He stated that he does not want government to be over regulating but recognizes that the City needs to be able to prosecute violators. He indicated that two 15-day periods are too limiting, that permits should be tied to a property address, that Section 92.5.040a)6) should be spelled out, and that 72 hours without a permit should be increased to one week.

Commissioner McCabe pointed out that the revision is not being considered because of one particular incident. He stated that he would prefer a less onerous ordinance but recognizes that it needs to be enforceable.

Commissioner Watson expressed appreciation to the public and, in response to her inquiry, Deputy City Attorney Studwell provided further clarification regarding the intent of verbiage in Section 92.5.010a). She suggested that the additional four-day periods under consideration should be without permits as long as they are not consecutive periods.

Commissioner Griffiths asked what the City would do if a law-abiding citizen forgot to get a permit for visitors and Deputy Director Cessna responded that they would be given verbal direction to obtain one.

Chairperson Reilly thanked audience members for attending this meeting. She voiced support for more than two 15-day permit periods and concurred with Commissioner Gobble that Section 92.5.040a)6) could be perceived as being invasive and should be removed.

MOTION: Commissioner Gobble moved to close the public hearing. Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Chim).

MOTION: Commissioner Gobble moved to recommend adoption of the revised Use of Vehicles on Private Property for Habitation Ordinance as presented with the following amendments: 1) Section 92.5.010 – a) 1) loading and/or preparation period means a period of five (5) non-consecutive days; 2) Section 92.5.020 b) - A Temporary Habitation Permit shall not be granted more than five times per calendar year; and 3) Section 92.5.040 – eliminate 6). Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Chim).

Deputy Director Cessna advised that City Council would consider the recommendation in approximately one month and residents would be notified of the meeting.

The Commission was in recess from 8:48 to 8:55 p.m.

8. SIGN MATTERS

Chairperson Reilly explained the policies and procedures of the Environmental Quality and Energy Conservation Commission, including the right to appeal decisions to City Council.

8A. SNP10-00005: ROLLING HILLS PLAZA, 2601 AIRPORT DRIVE

Request: One 24'2" high x 10'8" double-face, internally illuminated ground sign with a 4' x 8'9" full-color, electronic reader board panel. The ground sign will have 12 tenant panels on each side and will be located on Crenshaw Boulevard.

Recommendation:

The Environmental Division staff recommends approval with the following conditions:

1. The copy shall remain still for at least 3 to 6 seconds.
2. No running, blinking, flashing or blasting copy, graphics or video.
3. Maximum illumination shall be reduced at dusk.
4. Time and space shall be allowed for civic announcements and events.
5. Advertisements shall only be for the businesses on site. Greetings, birthday wishes and other acknowledgements are prohibited from being displayed on the reader board.

With the aid of photographs, Senior Environmental Quality Officer Jones presented the request for the site located near the northeast corner of Crenshaw Boulevard and Pacific Coast Highway. She stated that currently only 18 tenants have visibility on the existing ground signs and that the request is to accommodate the remaining 82% of tenants. She noted that the size of Rolling Hills Plaza and the number of tenants fit the criteria stated in the reader board guidelines for allowing an electronic reader board ground sign. She recognized owners for always working with staff to ensure that the current sign program is upheld.

Commissioner Watson received clarification from staff that all existing signage will remain and that the proposed sign would be on Crenshaw Boulevard, closer to Pacific Coast Highway and Airport Drive. When she questioned why the new sign is not being proposed for the main entrance on Pacific Coast Highway, staff explained that owners do not want to remove existing signage.

Commissioner Gobble expressed concern that copy remaining still for three to six seconds is distracting to drivers and Deputy Director Cessna advised that this is the standard set by Cal Trans.

Commissioner Griffiths expressed support for the recommendation and, in response to his inquiry, was assured by staff that the proximity to the Airport and potential distraction to pilots would not be a problem.

Karen LaCaze, Airport Drive, expressed willingness to work with staff to reduce illumination at dusk and to keep copy still for the length of time that is requested. She stated that the purpose of the request is to help interior tenants who are pleading for more visibility.

Chairperson Reilly received clarification that the height of the proposed sign is similar to existing signage and 8" less than the sign at the main entrance on Pacific Coast Highway.

MOTION: Commissioner Gobble moved to close the public hearing. Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Chim).

MOTION: Commissioner Griffiths moved to concur with staff recommendation. Commissioner McCabe seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Chim).

9. INFORMATION ITEMS

9A. Deputy Director Cessna announced that Honda is partnering with the City, Stanford, and Google to develop an electric car demonstration project and that she is inviting a representative from Honda to make a presentation at the December 2, 2010 Commission meeting.

9B. Deputy Director Cessna advised that the Commission Annual Report and a discussion about the Chairperson Training are also scheduled for the December meeting.

9C. Deputy Director Cessna stated that the Cool Cities community profile is tentatively scheduled for presentation at the January or February 2011 Commission meeting.

9D. Deputy Director Cessna stated that Kmart is waiting for a response from their corporate headquarters before moving forward with plans to host the proposed lawnmower exchange event.

9E. Deputy Director Cessna discussed the importance of stating the finding of fact for the record before a motion is made if the Commission does not concur with staff recommendation or the recommendation is not in line with past practices.

9F. Deputy Director Cessna emphasized that code enforcement issues may not be as interesting as environmental and green issues to the Commission but that they are important to staff members.

When Commissioner McCabe expressed concern that the core mission of the Commission is not being addressed, she advised that the Department has to be able to set its priorities and that it is difficult to cross Departmental lines.

Commissioner Gobble stated that he understands staff's constraints but that the Commission wants to move some environmental issues forward because the public is asking for it.

10. ORAL COMMUNICATION

10A. Commissioner Watson shared the resource guide Green Goes with Everything. She stated that she enjoyed the Toyota Museum opening on November 2, 2010 and suggested having a future Commission meeting there. She left the meeting at 9:37 p.m.

10B. Commissioner Cunningham stated that he enjoyed the opening of Landi Renzo, adding that the City is fortunate to have them.

10C. Commissioner Gobble distributed information about permeable concrete to staff and discussed an article in the "San Pedro Business Journal" regarding the use of algae for energy.

10D. Commissioner McCabe requested that this meeting be adjourned in memory of former Environmental Quality and Energy Conservation Commissioner Frances Limbird who passed away on October 16, 2010.

10E. Commissioner Griffiths stated that another former Environmental Quality and Energy Conservation Commissioner, Joseph Sullivan, also recently passed away.

10F. Chairperson Reilly discussed her participation at a G3 event on October 30, 2010 regarding residential water remediation as well as the Metropolitan Water District inspection tour to Diamond Valley Reservoir and Lake Skinner Treatment Plant.

11. ADJOURNMENT

MOTION: At 9:46 p.m., Commissioner Gobble moved to adjourn the meeting in memory of Frances Limbird and Joseph Sullivan to December 2, 2010 at 7:00 p.m. in the West Annex meeting room. Commissioner Griffiths seconded the motion and, hearing no objection, Chairperson Reilly so ordered.

Approved as Submitted January 6, 2011 s/ Sue Herbers, City Clerk
--