

**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, October 6, 2011 in the West Annex meeting room at Torrance City Hall.

**2. ROLL CALL:**

Present: Commissioners Cunningham, Chim\*,  
Gobble, Reilly and Chairperson Griffiths.

Absent: Commissioners Robbins and Watson.

Also Present: Deputy Community Development Director Cessna and  
Senior Environmental Quality Officer Jones.

**MOTION:** Commissioner Reilly moved to grant Commissioners Robbins and Watson excused absence for the October 6, 2011 Commission meeting. Commissioner Gobble seconded the motion; a roll call vote reflected unanimous approval.

\*Commissioner Chim arrived at 7:03 p.m.

**3. SALUTE TO THE FLAG**

Commissioner Cunningham led the Pledge of Allegiance.

**4. POSTING OF THE AGENDA**

**MOTION:** Commissioner Reilly, seconded by Commissioner Gobble, moved to accept and file the report of the secretary on the posting of the agenda for this meeting; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**5. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**6. APPROVAL OF MINUTES**

**6A. MINUTES OF SEPTEMBER 1, 2011**

**MOTION:** Commissioner Gobble moved to approve the September 1, 2011 meeting minutes as submitted. Commissioner Cunningham seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**7. ENVIRONMENTAL MATTERS**

Chairperson Griffiths explained the policies and procedures of the Environmental Quality and Energy Conservation Commission, including the right to appeal decisions to City Council. Staff confirmed that the hearing was properly advertised.

**7A. CASE: OIL11-00012 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 2425 WEST 228<sup>TH</sup> STREET**

With the aid of slides, Senior Environmental Quality Officer Jones introduced the request, discussed staff recommendation of approval with conditions in the material of record, and noted that no complaints have been received regarding the site since the last extension was approved.

Doug Williams, Huntington Beach, applicant, stated that S & C Oil Company tries to be a good neighbor and hosted a neighborhood meeting at the site a few years ago.

In response to Commissioner Gobble's inquiry, Mr. Williams confirmed that neighbors have his telephone number and that there is a 24-hour contact number posted at the site.

Responding to Commissioner Cunningham's inquiry, Mr. Williams stated that the hours of operation are seven days a week, 24 hours a day, and that trucks only come in on weekdays.

Elle Oliver, West 227<sup>th</sup> Street, stated that the oil facility is always kept up and all issued resolved promptly.

Amy Wagner, West 228<sup>th</sup> Street, stated that S & C Oil Company has been very responsive and that the property is well maintained.

**MOTION:** At 7:11 p.m., Commissioner Gobble, seconded by Commissioner Reilly, moved to close the public hearing; a roll vote reflected unanimous approval.

**MOTION:** Commissioner Gobble moved to concur with staff recommendation to approve Case: OIL11-00012. Commissioner Reilly seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

Senior Environmental Quality Officer Jones read Environmental Quality and Energy Conservation Commission Resolution No. 11-060 for Case: OIL11-00012.

**MOTION:** Commissioner Gobble moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 11-060 for Case: OIL11-00012. Commissioner Cunningham seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**7B. CASE: OIL11-00005 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 4903 WHITE COURT**

With the aid of slides, Senior Environmental Quality Officer Jones discussed the request and recommended approval of the extension of continued operations as listed in the material of record. She noted that the site passed inspections for compliance in August 2011 and that no complaints have been received regarding the use.

John J. Harris, Grand Avenue, Los Angeles, on behalf of Power Run Oil, introduced himself and stated that he, the owners, and operator Daniel Reyes were present to answer any questions.

Commissioner Gobble received clarification that operating hours are seven days a week for 45 minutes a day and that the oil is pumped to a site at West High School's parking lot.

In response to Commissioner Cunningham's inquiry, Mr. Harris stated that at this point it is economically feasible to continue running the well, that it is relatively inexpensive to operate, and that its projected life would depend on oil prices.

At Commissioner Chim's request, Mr. Harris explained that it only requires 45 minutes a day to pump off the oil that is produced.

**MOTION:** At 7:21 p.m., Commissioner Gobble, seconded by Commissioner Cunningham, moved to close the public hearing; a roll vote reflected unanimous approval.

**MOTION:** Commissioner Gobble moved to concur with staff recommendation to approve Case: OIL11-00005. Commissioner Reilly seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

Senior Environmental Quality Officer Jones read Environmental Quality and Energy Conservation Commission Resolution No. 11-059 for Case: OIL11-00005.

**MOTION:** Commissioner Gobble moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 11-059 for Case: OIL11-00005. Commissioner Chim seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**7C. CASE: OIL11-00002 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 4900 DEL AMO BOULEVARD**

Senior Environmental Quality Officer Jones provided background on the request, recalling that in March 2011 City Council denied an appeal for 24-hour operation and approved operation hours of 8:00 a.m. to 8:00 p.m. seven days a week. She noted that conditions of approval to work with staff to install vegetation and test for odors during the oil transfer process have been successfully completed. She showed photographs of the site and installed vegetation, and presented staff recommendation to approve the extension of continued operations with conditions as listed in the material of record.

Responding to Commissioner Gobble's inquiries, she stated that the only stipulation regarding collections is that trucks may not enter the site earlier than 8:00 a.m. on weekends and explained that the planters are sitting on a steel structure that was previously there.

John Harris, representing Power Run Oil, stated that the owner is not requesting 24-hour operation at this time and concurs with staff recommendation to approve the extension of continued operations.

Daniel Reyes, Cerritos Avenue, Signal Hill, clarified that a vapor recovery system has been in place for more than a year.

In response to Commissioner Reilly's inquiry, Mr. Reyes advised that there are no unresolved issues with neighbors.

Hanif Haji, Donora Avenue, stated that Power Run Oil has been responsive since Mr. Reyes has been on staff and since the appeal. He expressed concern that there is still odor when the oil is heated but noted that the owner is looking at options to transfer the oil before heating.

Mr. Reyes explained that so far they have been unsuccessful in transferring the oil without heating it but they are looking at a way to retrieve vapor off the tank without causing a noise impact.

Responding to Chairperson Griffiths' inquiry, Mr. Haji stated that he submitted complaints that the pump was running during non-approved hours in March, May, and June 2011 and that the owner claimed that one occasion was due to a power surge.

Brian Dalziel, Donora Avenue, echoed Mr. Haji's sentiments that Mr. Reyes is very responsive and expressed hope that Power Run Oil continues to maintain the site.

**MOTION:** At 7:48 p.m., Commissioner Gobble, seconded by Commissioner Reilly, moved to close the public hearing; a roll vote reflected unanimous approval.

Commissioner Gobble stated that he was encouraged that Power Run Oil has moved forward on a number of issues but expressed concern that there is no solution regarding odor.

Commissioner Chim stated that the site is now more aesthetically appealing, that she does not want 24-hour operation, and that City Council made a good compromise.

**MOTION:** Commissioner Gobble moved to reopen the public hearing. Commissioner Reilly seconded the motion; a voice vote reflected unanimous approval.

At Commissioner Cunningham's request, Mr. Reyes explained the heating process that requires approximately five days.

**MOTION:** Commissioner Reilly, seconded by Commissioner Cunningham, moved to close the public hearing; a voice vote reflected unanimous approval.

Commissioner Gobble suggested approving the Case but for two years instead of three; Deputy Director Cessna advised that this was not possible as three years is a Code requirement.

**MOTION:** Commissioner Gobble moved to concur with staff recommendation to approve Case: OIL11-00002. Commissioner Reilly seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

Senior Environmental Quality Officer Jones read Environmental Quality and Energy Conservation Commission Resolution No. 11-061 for Case: OIL11-00002.

**MOTION:** Commissioner Gobble moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 11-061 for Case: OIL11-00002. Commissioner Cunningham seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**7D. CASE: OIL11-00008 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 20331 ANZA AVENUE**

With the aid of slides, Senior Environmental Quality Officer Jones reviewed the request and recommended approval of the extension of continued operations of St. Francis #3 as listed in the material of record. She noted that the site passed inspection for compliance in August 2011 and that no complaints have been received regarding the use.

John Harris, representing Power Run Oil, stated that the owner supports staff 's recommendation.

In response to Commissioner Reilly's inquiry, Mr. Reyes advised that hours of operation are seven days a week, 24 hours a day.

**MOTION:** At 8:00 p.m., Commissioner Reilly, seconded by Commissioner Chim, moved to close the public hearing; a roll call vote reflected unanimous approval.

**MOTION:** Commissioner Gobble moved to concur with staff recommendation to approve Case: OIL11-00008. Commissioner Reilly seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

Senior Environmental Quality Officer Jones read Environmental Quality and Energy Conservation Commission Resolution No. 11-062 for Case: OIL11-00008.

**MOTION:** Commissioner Gobble moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 11-062 for Case: OIL11-00008. Commissioner Cunningham seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**7E. CASE: OIL11-00010 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 20435 ANZA AVENUE**

With the aid of slides, Senior Environmental Quality Officer Jones reviewed the request and discussed staff's analysis and recommendation for approval with conditions included in the material of record.

John Harris stated that Power Run Oil supports staff's recommendation.

**MOTION:** At 8:05 p.m., Commissioner Gobble, seconded by Commissioner Reilly, moved to close the public hearing; a roll call vote reflected unanimous approval.

**MOTION:** Commissioner Gobble moved to concur with staff's recommendation to approve Case: OIL11-00010. Commissioner Cunningham seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

Senior Environmental Quality Officer Jones read Environmental Quality and Energy Conservation Commission Resolution No. 11-063 for Case: OIL11-00010.

**MOTION:** Commissioner Gobble moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 11-063 for Case: OIL11-00010. Commissioner Reilly seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**7F. CASE: OIL11-00003 – REQUEST FOR A THREE (3) YEAR EXTENSION FOR THE CONTINUED OPERATION OF AN EXISTING OIL FACILITY AT 20310 MADRONA AVENUE**

With the aid of slides, Senior Environmental Quality Officer Jones reviewed the request and discussed staff's analysis and recommendation for approval with conditions included in the material of record. She noted that there are two pumping units and storage tanks on the site that abuts Del Amo Boulevard.

John Harris stated that Power Run Oil supports staff's recommendation.

In response to Commissioner Gobble's inquiry, Mr. Reyes explained that vacuum trucks take the oil to the St. Francis tank farm at the West High School parking lot where it is heated.

**MOTION:** At 8:12 p.m., Commissioner Gobble, seconded by Commissioner Reilly, moved to close the public hearing; a roll call vote reflected unanimous approval.

**MOTION:** Commissioner Gobble moved to concur with staff's recommendation to approve Case: OIL11-00003. Commissioner Reilly seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

Senior Environmental Quality Officer Jones read Environmental Quality and Energy Conservation Commission Resolution No. 11-064 for Case: OIL11-00003.

**MOTION:** Commissioner Gobble moved to approve Environmental Quality and Energy Conservation Commission Resolution No. 11-064 for Case: OIL11-00003. Commissioner Cunningham seconded the motion; a roll call vote reflected unanimous approval (absent Commissioners Robbins and Watson).

**8. ENVIRONMENTAL MATTERS**

None.

**9. INFORMATION ITEMS**

**9A.** Deputy Director Cessna stated that staff is still working on the charging station and it should be installed shortly.

**10. ORAL COMMUNICATION**

**10A.** Amy Wagner, West 228<sup>th</sup> Street, distributed and explained a proposal for the City to implement a 7 star responsible dog owner program. She stated that Animal Control would reward responsible dog owners, at a 5 star level or above, with an incentive program that recognizes dog care beyond the legal requirements, raises awareness, and provides an opportunity to win a raffle for a free dog license for one year.

Deputy Director Cessna offered to share the proposal with Animal Control.

**10B.** Commissioner Cunningham stated that he attended the Ocean Friendly Garden workshop on September 10, 2011 and recommended that Commissioners attend the next one on October 22, 2011.

**10C.** Commissioner Cunningham announced the next Green Task Force meeting on October 20, 2011 and the U.S. Green Building Council's LEED training workshop on November 4, 2011.

**10D.** Commissioner Cunningham stated that the clean energy natural gas fueling station on Madrona Avenue opened and operates 24 hours a day, seven days a week. He noted that they have natural gas and bio-diesel, and that hydrogen, propane, and electricity are available at other locations in the City.

**10E.** In response to Commissioner Gobble's inquiry, Deputy Director Cessna stated that residents can get wood chips at the Environmental Fair or occasionally at the City Yard.

**10F.** Commissioner Gobble mentioned that Riviera Homeowners Association has expressed concern about leaf blowers and Deputy Director Cessna advised that it is an action item with the Strategic Plan and will be addressed in approximately a year.

**10G.** Commissioner Gobble distributed an October 4, 2011 Staff Report from the City of Manhattan Beach recommending establishment of goals and programs to improve energy efficiency and water conservation. He announced a follow up meeting on December 20, 2011.

**10H.** Commissioner Gobble shared information about an incentive program in Rancho Palos Verdes to encourage recycling.

**10I.** Chairperson Griffiths shared a September 22, 2011 Daily Breeze Live Green insert noting that Public Works was mentioned.

**11. ADJOURNMENT**

**MOTION:** At 8:32 p.m., Commissioner Chim moved to adjourn the meeting to November 3, 2011 at 7:00 p.m. in the West Annex meeting room. Commissioner Reilly seconded the motion and, hearing no objection, Chairperson Griffiths so ordered.

Approved as Amended November 3, 2011 s/ Sue Herbers, City Clerk
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