

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's office at (310) 618-2780. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28CFR35.102-35.104 ADA Title II]

Direct questions or concerns to the Commission Liaison, Nora Duncan at (310) 618-5912, or individual department head prior to submission to the Commission. Parties will be notified if the complaint will be included on a subsequent agenda.

The Environmental Quality and Energy Conservation Commission is an advisory body to the City Council that meets the first Thursday of each month at 7:00 p.m. All meetings are open to the public.

Any correspondence received after 2:00 p.m. on December 7, 2023, on any item on the agenda will be provided to the Commission electronically and available for public inspection in the City Clerk's Office. A copy of the correspondence will be available for public inspection in a binder at the back of the Council Chamber or Commission Meeting room.

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION AGENDA
DECEMBER 7, 2023
REGULAR MEETING
7:00 P.M. IN WEST ANNEX COMMISSION MEETING ROOM
AT 3031 TORRANCE BL.**

**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION MAY
TAKE ACTION ON ANY ITEM LISTED ON THE AGENDA**

1. CALL MEETING TO ORDER

ROLL CALL: Commission members: Gunnar, Hill, Jendrucko, Love, Montoya, Seferian, and Chair Stecker

2. FLAG SALUTE

3. REPORT OF THE STAFF ON THE POSTING OF THE AGENDA

The agenda was posted on the Public Notice Board at 3031 Torrance Bl. and on the City's Website on Thursday, November 30, 2023.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

5. ORAL COMMUNICATIONS (Limited up to a 15-minute period)

*This portion of the meeting is reserved for comments on items on the Consent Calendar or not on the agenda. Under the Ralph M. Brown Act, the Commission cannot act on items raised during public comment but may respond briefly to statements made or questions posed; request clarification; or refer the item to staff. **No longer than 1 minute per speaker.** If presenting handout material to Commission, please provide 10 copies to staff before speaking.*

6. CONSENT CALENDAR

Matters listed under the Consent Calendar are considered routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed by a Councilmember from the Consent Calendar and considered separately.

6A. Approve Commission Minutes: November 02, 2023

7. ADMINISTRATIVE MATTERS

8. PUBLIC HEARINGS

8A. Community Development – Conduct a Public Hearing to Consider Approval of OIL23-00009: SIGNAL HILL PETROLEUM

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the R-1 Zone at 2422 227th Street [(2425 W. 228th Street) (Torrance Fee #3)].
(Res. No. 23-068)

8B. Community Development – Conduct a Public Hearing to Consider Approval of OIL23-00007: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the M-2 Zone at 20310 Madrona Avenue [(Dominquez #1 & #2)]. (Res. No. 23-069)

8C. Community Development – Conduct a Public Hearing to Consider Approval of OIL23-00005: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the R-3 Zone at 20435 Anza Avenue [(St. Francis #4)]. (Res. No. 23-070)

8D. Community Development – Conduct a Public Hearing to Consider Approval of OIL23-00001: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the R-3 Zone at 20331 Anza Avenue [(St. Francis #3)]. (Res. No. 23-071)

8E. Community Development – Conduct a Public Hearing to Consider Approval of OIL23-00003: POWER RUN OIL, LLC

Recommendation of the Community Development Director that the Environmental Quality and Energy Conservation Commission approve the three (3) year extension for the continued operation of an existing oil facility located in the P-U Zone at 4900 Del Amo Boulevard [(St. Francis #2)]. (Res. No. 23-072)

9. COMMISSION ORAL COMMUNICATIONS

10. ADJOURNMENT

10A. Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, February 1, 2024, at 7:00 p.m. in the West Annex Commission Meeting Room.



**MINUTES OF REGULAR MEETING OF THE
TORRANCE ENVIRONMENTAL QUALITY &
ENERGY CONSERVATION COMMISSION**

1. CALL MEETING TO ORDER

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 7:01 p.m. on Thursday, November 2, 2023, in the West Annex Commission Meeting Room.

ROLL CALL

Present: Commissioners Hill, Love, Montoya, Seferian, and Chair Stecker.

Absent: Commissioners Gunnar and Jendrucko.

Also Present: Staff Liaison Nora Duncan.

MOTION: Commissioner Love moved to approve the excused absence of Commissioner Gunnar and Commissioner Jendrucko for the October 2023 meeting. Commissioner Hill seconded the motion; motion carried with Commissioners Gunnar, Jendrucko, and Seferian absent.

Commissioner Seferian joined the Commission at 7:04 p.m.

MOTION: Commissioner Seferian moved to excuse the absence of Chair Stecker for the October 2023 meeting. Commissioner Love seconded the motion; motion carried with Commissioners Gunnar and Jendrucko absent.

MOTION: Commissioner Love moved to excuse the absence of Commissioner Hill for the October 2023 meeting. Commissioner Seferian seconded the motion; motion carried with Commissioners Gunnar and Jendrucko absent.

2. FLAG SALUTE

Commissioner Hill led The Pledge of Allegiance.

3. REPORT OF STAFF ON THE POSTING OF THE AGENDA

Staff Liaison Duncan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, October 26, 2023.

4. ANNOUNCEMENT OF WITHDRAWN, DEFERRED, AND/OR SUPPLEMENTAL ITEMS

Staff Liaison Duncan reported that Item 7B will be deferred to a future meeting.

5. ORAL COMMUNICATIONS

A member of the Tobacco Free Torrance Coalition presented a plaque to the Commission.

6. **CONSENT CALENDAR**

6A. **APPROVAL OF MINUTES: SEPTEMBER 7, 2023**

MOTION: Commissioner Love moved to approve the September 7, 2023, minutes. Commissioner Seferian seconded the motion; motion carried with Commissioners Gunnar and Jendrucko absent.

7. **ADMINISTRATIVE MATTERS**

7A. **ACCEPT AND FILE HISTORIC PRESERVATION COMMISSION MEETING UPDATE**

Commissioner Love and Commissioner Seferian spoke on their Climate Smart Award presentation for the Historic Preservation Commission.

Commissioner Seferian and Chair Stecker suggested to have a Climate Smart Awards presentation for each Commission. Staff Liaison Duncan acknowledged the suggestion.

MOTION: Commissioner Montoya moved to accept and file Item 7A. Commissioner Seferian seconded the motion; motion carried with Commissioners Gunnar and Jendrucko absent.

7B. **PRESENTATION: COMMUNITY DEVELOPMENT DEPARTMENT, CODE ENFORCEMENT UNIT**

Item 7B deferred to a future meeting.

7C. **DISCUSSION OF CHANGE OF START TIME FOR THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION MEETINGS**

Staff Liaison Duncan presented Item 7C.

Members of the Commission spoke.

MOTION: Commissioner Love moved to change the start time to 6:00 p.m. with the option of reversing the vote if not feasible for absent Commissioners. Commissioner Seferian seconded the motion; motion carried with Commissioners Gunnar and Jendrucko absent.

8. **PUBLIC HEARINGS**

None.

9. **COMMISSION ORAL COMMUNICATIONS**

Members of the Commission spoke.

Chair Stecker requested a presentation on the California Environmental Quality Act and the Beach Cities Green Streets Project, S-194. Staff Liaison Duncan acknowledged the request.

Chair Stecker requested follow up on the Climate Smart Award for Torrance Memorial Hospital. Commissioner Seferian and Staff Liaison Duncan stated that they will follow up.

10. **ADJOURNMENT**

MOTION: At 7:32 p.m. Commissioner Seferian moved to adjourn the meeting to Thursday, December 7, 2023, at 7:00 p.m. in the West Annex Commission Meeting Room. Commissioner Hill seconded the motion; motion carried with Commissioners Gunnar and Jendrucko absent.

###

Subject to Approval

**TORRANCE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION
STAFF REPORT**

DATE: December 7, 2023

CASE: OIL23-00009 (PP83-45)

NAME: Signal Hill Petroleum

ADDRESS: 2633 Cherry Avenue, Signal Hill CA 90755

PURPOSE OF APPLICATION: Three (3) year operating extension for an existing nonconforming oil well site.

WELL NAME: Torrance Fee #3

LOCATION: 2422 W. 227th Street (2425 W. 228th St.), Torrance, CA 90505

ZONING: R-1

ADJACENT ZONING AND LAND USE:

North: R-3 Multiple Family Residential

South: R-1 Single Family Residential

East: R-1 Single Family Residential

West: R-1 Single Family Residential

EXISTING OIL EQUIPMENT AND STRUCTURE: One (1) well, 2 tanks and clarifiers.

BACKGROUND AND DISCUSSION:

This request complies with Article 14 of the Torrance Oil Code that requires all nonconforming oil wells to be abandoned or obtain operating extensions every third year.

This site is in the middle of a residential neighborhood and has frontages on both 227th and 228th Streets. The site was inspected for compliance with Torrance Oil Codes in November 2023 and passed. Proof has been submitted that the well produced at least 365 barrels of oil in the twelve (12) month period immediately preceding this hearing.

There has been one complaint of overgrown vegetation and noise for this well in October of this year. Environmental staff received a complaint about the noise via telephone call. Staff did not find the site to be overgrown and advised Signal Hill Petroleum of the noise complaint. Signal Hill Petroleum technicians responded to the site to investigate. Signal Hill Petroleum advised

City staff that the well had been shut down, as they found that the burner was creating a rumbling noise and needed to be replaced. Signal Hill technicians replaced the burner, no further complaints were received by Staff. Environmental Staff received correspondence in regarding the extension.

RECOMMENDATION:

Staff recommends APPROVAL of the three (3) year operating extension and Resolution #23-068 with the following conditions:

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Oil Code, Chapter 7.
- 3) The conditions required in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three (3) years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.

Prepared by,



Nora Duncan
Environmental Officer

CONCUR:

Gregg Lodan, Manager
Neighborhood Services Manager

- ATTACHMENTS:
1. Site Photos
 2. Email Correspondence
 3. Resolution #23-0068
 4. Location and Zoning Map

RECENT PHOTOS
Signal Hill Petroleum
Torrance Fee #3
2422 227th St. (2425 228th St.)



RECENT PHOTOS



RECENT PHOTOS



Duncan, Nora

From: Lydia Kudlinski <[REDACTED]>
Sent: Wednesday, November 29, 2023 10:41 AM
To: Environmental Quality and Energy Conservation Commission
Subject: Public Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi,
I received a notice of public hearing regarding the hearing being held on 12/7/23 for the petition of Signal Hill Petroleum for consideration of a three year operating extension for the existing oil facility on 227 & 228th street.

I hope that the petition is granted. The oil facility, with its trees and shrubs, adds greenspace to the neighborhood and dampens traffic noises from nearby main roads. The oil well has not been disruptive in any way to our family. My young children enjoy watching from our backyard on the occasional days that work is being done on the well, and love going out front to watch the "tank truck" load up. While I realize there are probably many factors that go into a decision on whether or not to grant a petition, I wanted to share our family's positive experience with the oil well on our street.
Thank you,

Lydia Kudlinski

ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 23-068

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE,
CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH
THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1.
OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME
EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE
BEYOND THE ABATEMENT DATE IN THE R-1
ZONE ON PROPERTY LOCATED AT 2422 227TH STREET (2425 W. 228TH STREET)

OIL23-00009: S & C OIL CO., INC.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 7, 2023, to consider a request to extend the operation of a non-conforming oil site beyond the abatement date on property located within the R-1 zone at 2425 W. 228th Street, Torrance.

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond the abatement date, subject to certain conditions:

AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTROYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND
DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code; and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-45 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code.

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from the abatement date, subject to the following conditions.

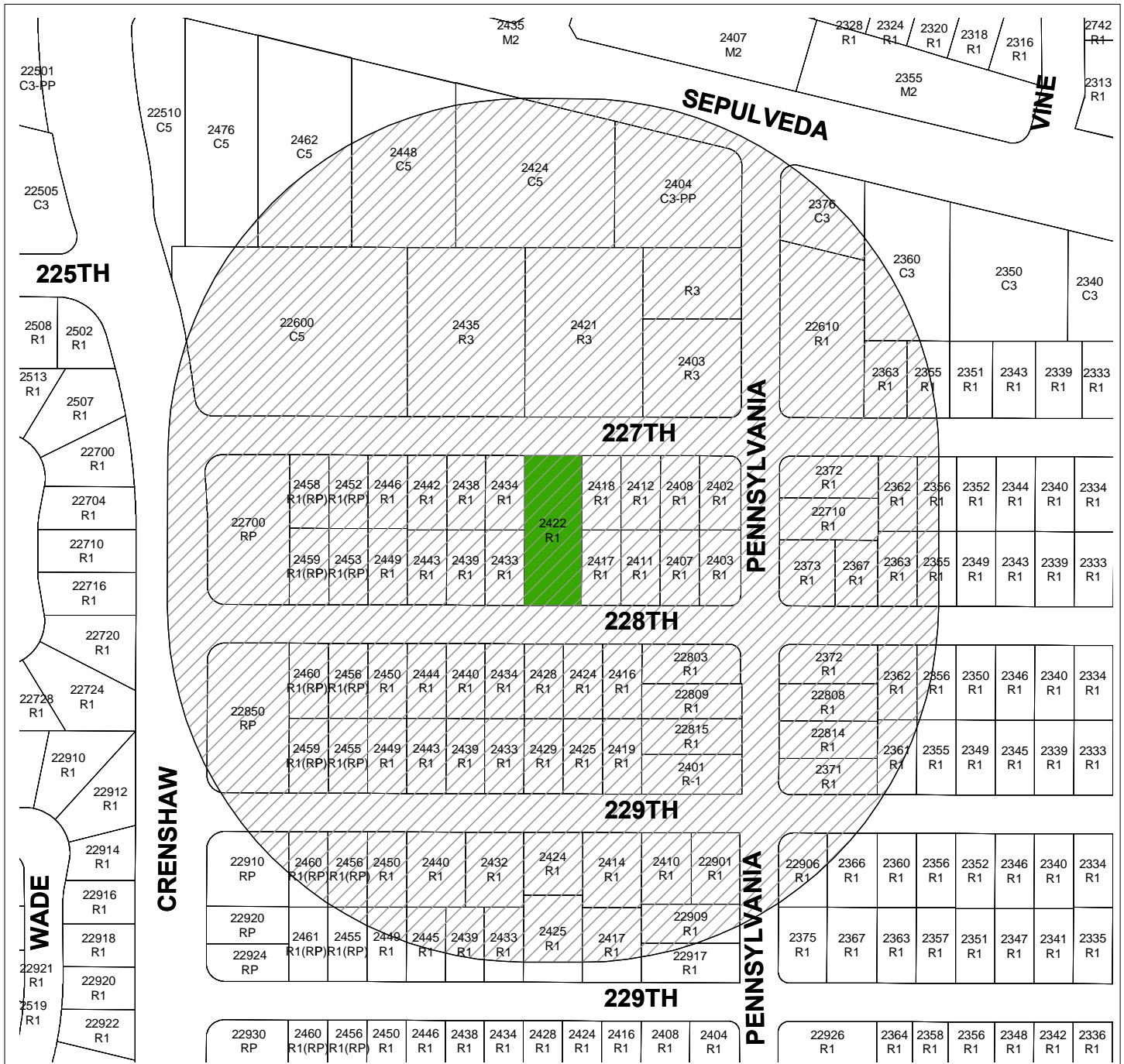
1. At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) months immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That conditions required in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

Introduced, approved and adopted this 7th day of December 2023.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission





LOCATION AND ZONING MAP

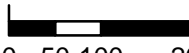
2422 227th Street
OIL23-00009



TORRANCE
COMMUNITY DEVELOPMENT
GIS

LEGEND

-  Notification Area
-  2422 227th Street

 Feet
 0 50 100 200

**TORRANCE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION
STAFF REPORT**

DATE: December 7, 2023

CASE: OIL23-00007 (PP 83-56)

NAME: Power Run Oil Company

ADDRESS: 326 S. Pacific Coast Hwy. Ste. 102, Redondo Beach, CA 90277

PURPOSE OF APPLICATION: Three (3) year operating extension for existing an nonconforming oil well site.

WELL NAME: Dominguez #1 and #2

LOCATION: 20310 Madrona Avenue, Torrance, CA 90503

ZONING: M-2

ADJACENT ZONING AND LAND USE:

North: M-2 Vacant/Torrance Refinery

South: M-2 City Yard

East: M-2 Vacant

West: R-3 Multiple Family Residential

EXISTING OIL EQUIPMENT AND STRUCTURE: Two oil (2) wells and a tank farm.

BACKGROUND AND DISCUSSION:

This request is in compliance with Article 14 of the Torrance Oil Code which requires all nonconforming oil wells to be abandoned or obtain operating extensions every third year.

This site is located on the southeast corner of Madrona Avenue and Del Amo Boulevard. The site is approximately nine acres and the oil well production is owned by Power Run Oil. The remaining acreage is owned by Torrance Refinery. The area closest to Madrona Avenue is leased yearly for Christmas tree sales.

There are two pumping units and storage tanks on site. The site was inspected for compliance with Torrance Oil Codes and Precise Plan requirements in November 2023 and passed. Proof has been provided that each well has produced at least 365 barrels of oil in the twelve (12) month period preceding this hearing.

There was one noise complaint for this well in January of this year. Environmental Staff received the complaint about the noise and responded out to the site. Noise was heard and staff contacted Power Run Oil regarding the noise. Power Run technicians performed maintenance to reduce the noise while waiting for a crew to repair the machinery. After the repair was performed a noise reading was performed by staff and the noise was found to be in compliance. No further complaints were received, and the issue was resolved.

RECOMMENDATION:

Staff recommends APPROVAL of the three (3) year operation extension and Resolution #23-069 with the following conditions:

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Code, Chapter 7.
- 3) The conditions requested in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.

Prepared by,



Nora Duncan
Sr. Environmental Quality Officer

CONCUR:

Gregg Lodan

Neighborhood Services Manager

- ATTACHMENTS:
1. Site Photos
 2. Resolution #23-0069
 3. Location and Zoning Map

RECENT PHOTOS
Power Run Oil
Dominguez #1 & #2
20310 Madrona

ATTACHMENT 1





11/14/2023

ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 23-069

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE,
CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH
THE PROVISIONS OF DIVISION 9, CHAPTER 7, SECTION 97.14.1.
OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME
EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE
BEYOND THE ABATEMENT DATE IN THE M-2
ZONE ON PROPERTY LOCATED AT 20310 MADRONA AVENUE

OIL23-00007: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 7, 2023 to consider a request to extend the operation of a non-conforming oil site beyond the abatement date on property located in the M-2 zone at 20310 Madrona Avenue, Torrance and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond the abatement date, subject to certain conditions:

AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTOYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND
DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code, and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-56 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code.

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from the abatement date, subject to the following conditions.

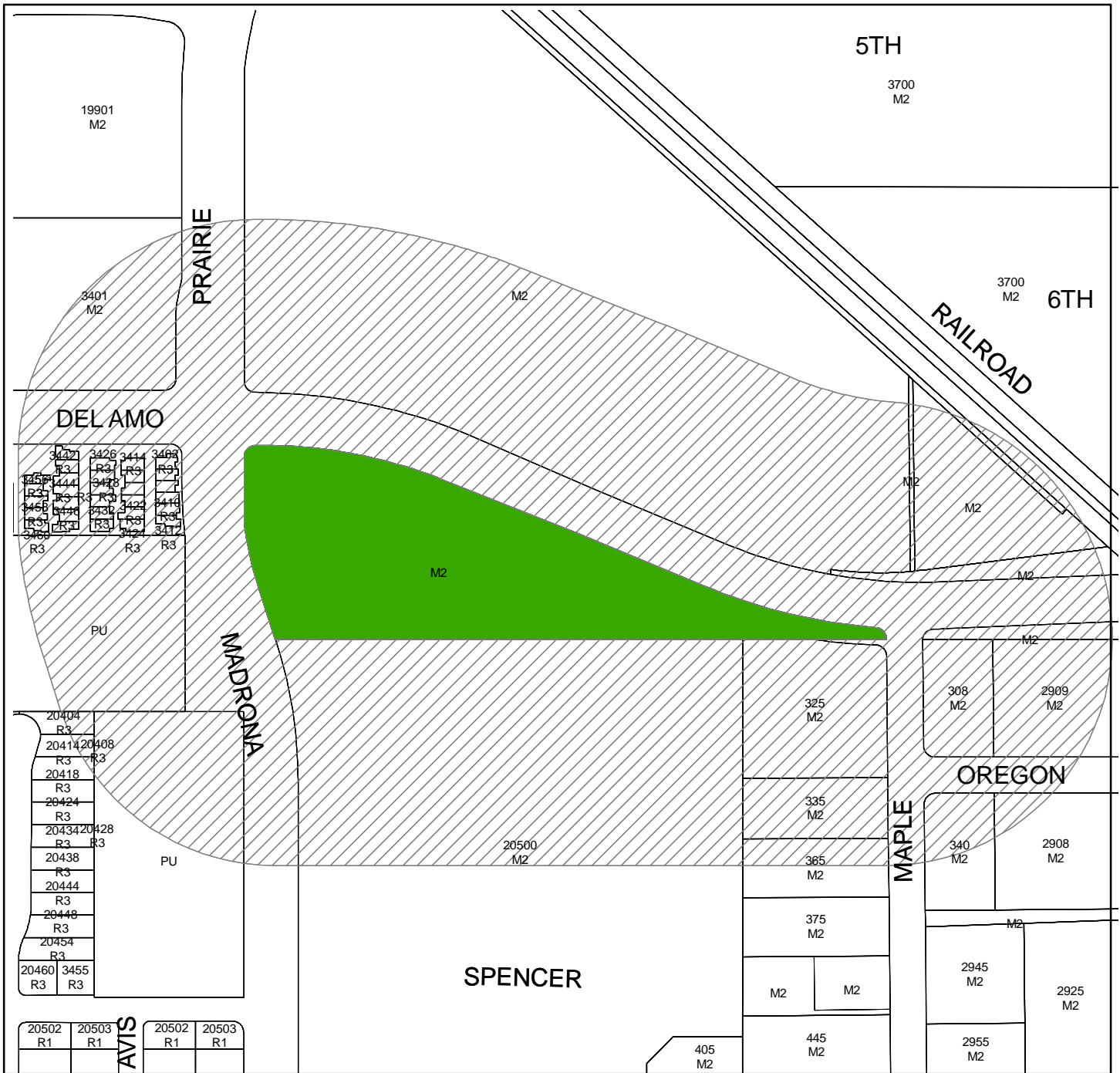
1. At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That all conditions requested in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

Introduced, approved, and adopted this 7th day of December 2023.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission
STATE OF CALIFORNIA)



LOCATION AND ZONING MAP

20310 Madrona Ave
OIL23-00007

TORRANCE
COMMUNITY DEVELOPMENT
GIS

LEGEND

- Notification Area
- 20310 Madrona Ave

0 125 250 500 Feet

TORRANCE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION
STAFF REPORT

DATE: December 7, 2023

CASE: OIL23-00005 (PP 83-55)

NAME: Power Run Oil Company

ADDRESS: 326 S. Pacific Coast Hwy. Ste. 102, Redondo Beach, CA 90277

PURPOSE OF APPLICATION: Three (3) year operation extension for existing nonconforming oil well site.

WELL NAME: St. Francis #4

LOCATION: 20435 Anza Avenue, Torrance, CA 90503 (In alley)

ZONING: R-3

ADJACENT ZONING AND LAND USE:

North: R-1/R-3 Single & Multiple
Family Residential

South: R-1/R-3 Single & Multiple
Family Residential

East: R-3 Multiple Family Residential

West: R-1 Single Family Residential

EXISTING OIL EQUIPMENT AND STRUCTURE: One (1) oil well.

BACKGROUND AND DISCUSSION:

This request is in compliance with Article 14 of the Torrance Oil Code that requires all nonconforming oil wells to be abandoned or obtain operating extensions every third year.

This site is located in a planned and dedicated alley right-of-way, west of Anza Avenue, directly behind an apartment complex. The oil site measures approximately 63 feet by 45 feet and is fully fenced.

This site was inspected for compliance with Torrance Oil Codes and Precise Plan requirements, in November 2023 and passed. The site was inspected for compliance with Torrance Oil Codes in November and passed. Proof has been submitted that the well produced at least 365 barrels of oil in the twelve (12) month period immediately preceding this hearing. There have been no complaints regarding this location over the past 3 years.

RECOMMENDATION:

Staff recommends APPROVAL of the three (3) year operation extension and adoption of Resolution #23-070 with the following conditions:

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Oil Code, Chapter 7.
- 3) The conditions requested in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.

Prepared by,



Nora Duncan
Sr. Environmental Quality Officer

CONCUR:

Gregg Lodan
Neighborhood Services Manager

- ATTACHMENTS:**
1. Site Photos
 2. Resolution #23-0070
 3. Location and Zoning Map

RECENT PHOTOS
Power Run Oil
St. Francis #4
20435 Anza Ave.



**ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 23-070**

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE,
CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH
THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1.
OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME
EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE
BEYOND THE ABATEMENT DATE IN THE R-3
ZONE ON PROPERTY LOCATED AT 20435 ANZA AVENUE

OIL23-0005: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 7, 2023, to consider a request to extend the operation of a non-conforming oil site beyond the abatement date on property located in the R-3 zone at 20435 Anza Avenue, Torrance and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond the abatement date, subject to certain conditions:

AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTOYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

(a) Power Run Oil, has provided sufficient documentation to show why this well has not produced the required minimum amounts of product over the past twelve-month period of time and has provided documentation to show good faith towards future production; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code; and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-55 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code.

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from the abatement date, subject to the following conditions.

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Oil Code, Chapter 7.
- 3) The conditions requested in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.

Introduced, approved, and adopted this 7th day of December 2023.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, GREGG LODAN, Secretary to the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of December 2023, by the following roll call vote:

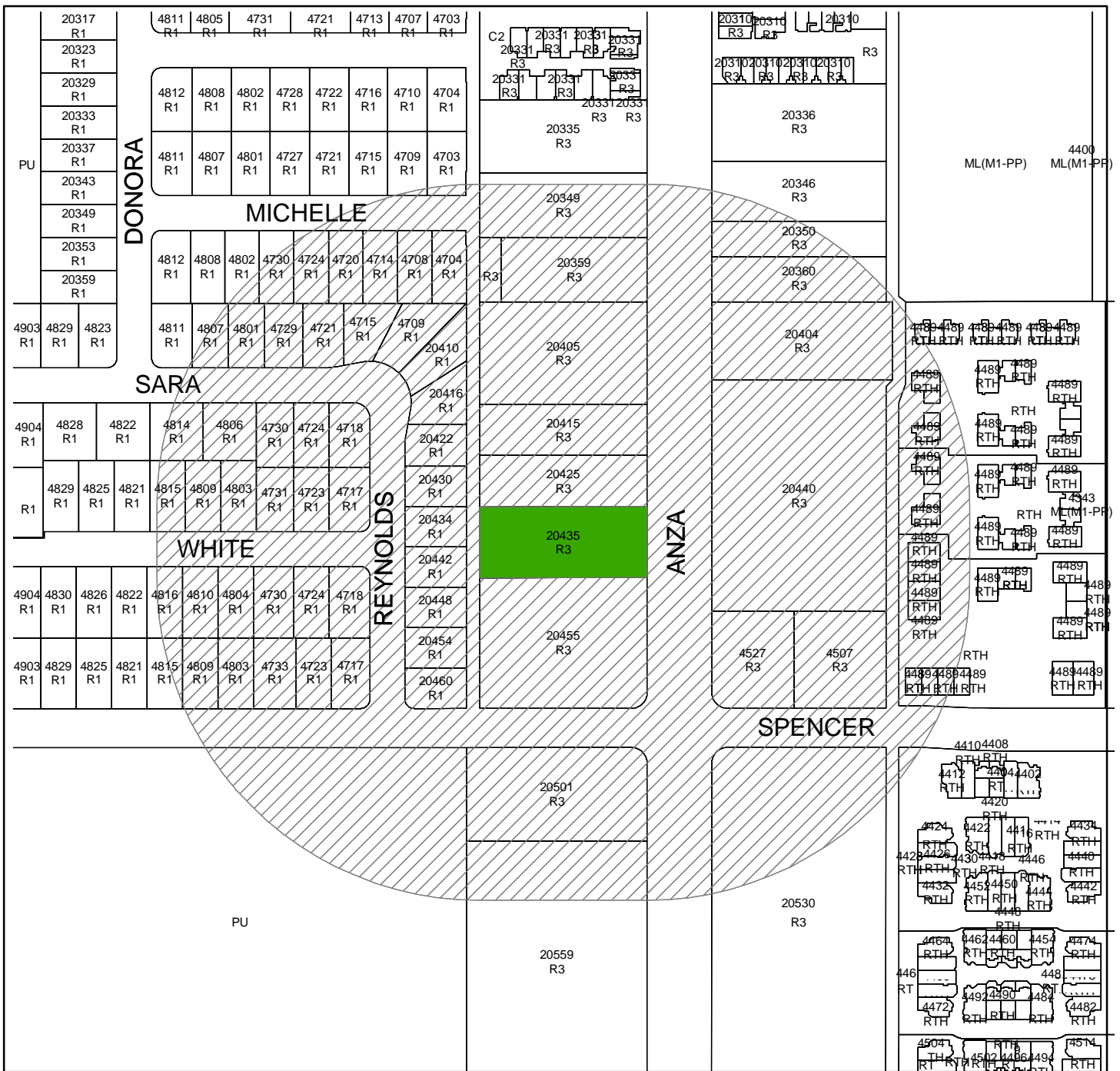
AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTOYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

Secretary, Torrance Environmental Quality
and Energy Conservation Commission



LOCATION AND ZONING MAP

20435 Anza Ave
OIL23-00005

LEGEND

- 20435 Anza Ave
- Notification Area

Feet

0 125 250 500

**TORRANCE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION
STAFF REPORT**

DATE: December 7, 2023

CASE: OIL23-00001 (PP 83-54)

NAME: Power Run Oil Company

ADDRESS: 326 S. Pacific Coast Hwy. Ste. 102, Redondo Beach, CA 90277

PURPOSE OF APPLICATION: Three (3) year operating extension for an existing nonconforming oil well site.

WELL NAME: St. Francis #3

LOCATION: 20331 Anza Avenue, Torrance, CA 90503 (In alley)

ZONING: R-3

ADJACENT ZONING AND LAND USE:

North: R-1 Single Family/C-2 Retail center

South: R-1/R-3 Single & Multiple Family Residential

East: R-3 Multiple Family Residential

West: R-1 Single Family Residential

EXISTING OIL EQUIPMENT AND STRUCTURE: One (1) oil well.

BACKGROUND AND DISCUSSION:

This request is in compliance with Article 14 of the Torrance Oil Code that requires all nonconforming oil wells to be abandoned or obtain operating extensions every third year.

This oil well site is located in a planned and dedicated alley right-of-way, west of Anza Avenue, directly behind an apartment building. The actual fenced oil site measures approximately 40 feet by 30 feet. The well normally pumps during the day and is dormant at night.

This site was inspected for compliance with Torrance Oil Codes and Precise Plan requirements in November 2023 and passed. No complaints have been received regarding the well. Proof has been submitted that the well produced at least 365 barrels of oil in the twelve (12) month period immediately preceding this hearing.

Power Run Oil sends a field agent to this site several times per week to check for and remove any items that have been dumped into the alley way. These items would normally consist of discarded furniture and other trash, junk, and debris that are deposited by residents and ex-residents of the nearby apartments.

RECOMMENDATION:

Staff recommends APPROVAL of the three (3) year operation extension and Resolution #23-071 with the following conditions:

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Oil Code, Chapter 7.
- 3) The conditions requested in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.

Prepared by,



Nora Duncan
Environmental Quality Officer

CONCUR:

Gregg Lodan
Neighborhood Services Manager

- ATTACHMENTS:
1. Site Photos
 2. Resolution #23-0071
 3. Location and Zoning Map

RECENT PHOTOS
Power Run Oil
St. Francis #3
20331 Anza Ave.



ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 23-071

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE,
CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH
THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1.
OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME
EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE
BEYOND THE ABATEMENT DATE IN THE R-3
ZONE ON PROPERTY LOCATED AT 20331 ANZA AVENUE

OIL23-00001: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 7, 2023 to consider a request to extend the operation of a non-conforming oil site beyond the abatement date on property located in the R-3 zone at 20331 Anza Avenue, Torrance, and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond the abatement date, subject to certain conditions:

AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTROYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND
DETERMINE AS FOLLOWS:

(a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and

(b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code, and

(c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-54 to provide a desirable development with maximum protection to adjacent properties; and

(d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code;

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from the abatement date, subject to the following conditions.

1. At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
2. The facility be operated and maintained in accordance with the provisions of Torrance Municipal Codes, Chapter 7.
3. That all conditions requested in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.

Introduced, approved, and adopted this 7th day of December 2023.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF TORRANCE)

I, GREGG LODAN, Secretary to the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance, California, do hereby certify that the foregoing resolution was duly introduced, approved and adopted by the Torrance Environmental Quality and Energy Conservation Commission of the City of Torrance at a regular meeting of said Commission held on the 7th day of December 2023, by the following roll call vote:

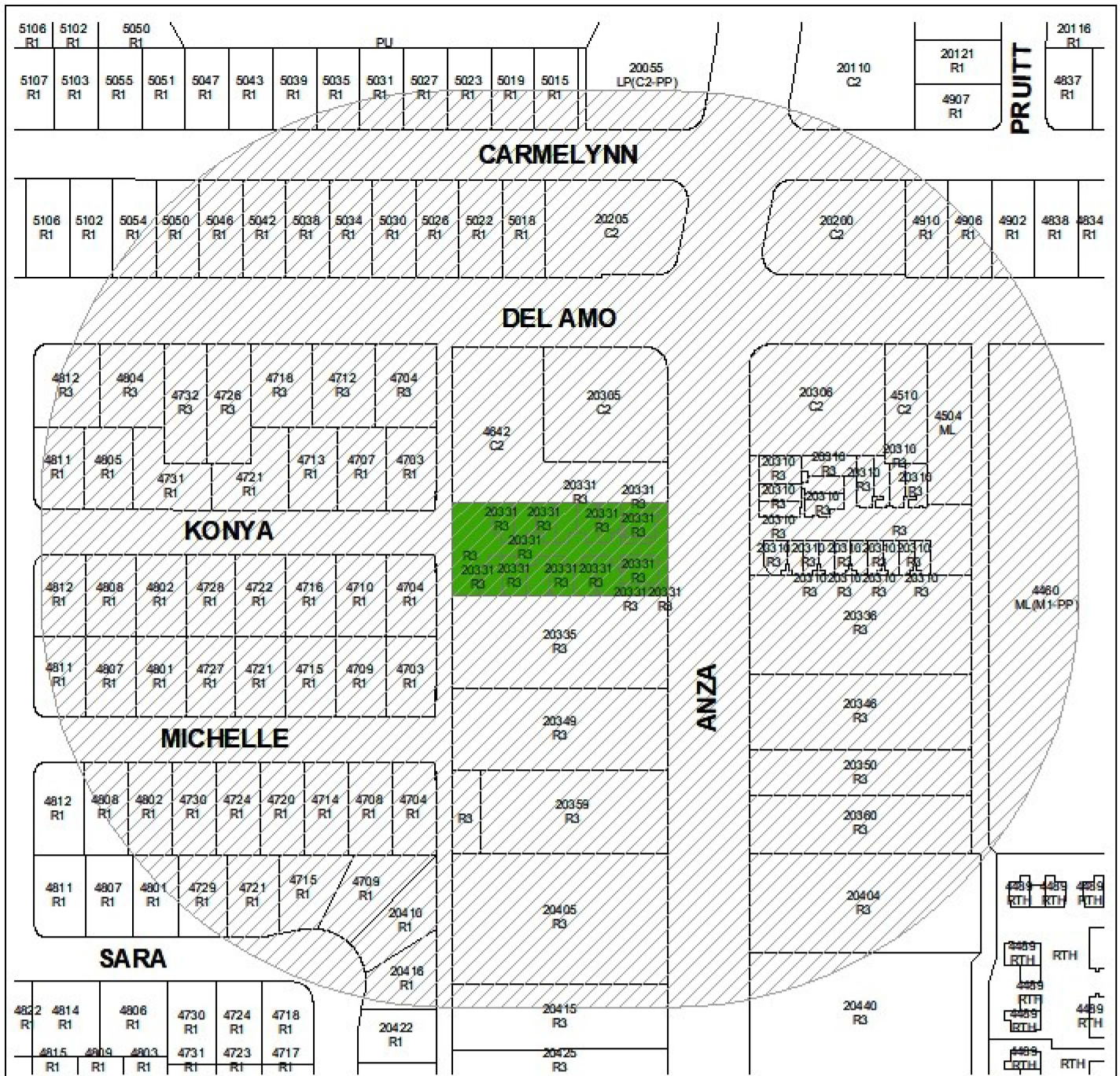
AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTOYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE


ABSTAIN: COMMISSIONERS: NONE

Secretary, Torrance Environmental Quality
and Energy Conservation Commission





LOCATION AND ZONING MAP

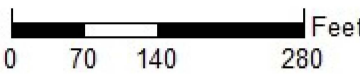
OIL23-00001
20331 Anza Ave




TORRANCE
COMMUNITY DEVELOPMENT
GIS

LEGEND

-  Notification Area
-  20331 Anza Ave



0 70 140 280 Feet



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TORRANCE ENVIRONMENTAL QUALITY AND
ENERGY CONSERVATION COMMISSION
STAFF REPORT

DATE: December 7, 2023

CASE: OIL23-00003 (PP 83-53)

NAME: Power Run Oil Company

ADDRESS: 326 S. Pacific Coast Hwy. Ste. 102, Redondo Beach, CA 90277

PURPOSE OF APPLICATION: Three (3) year operating extension for an existing nonconforming oil well site.

WELL NAME: St. Francis #2

LOCATION: 4900 Del Amo Boulevard, Torrance, CA 90503 (West High School Parking Lot)

ZONING: P-U

ADJACENT ZONING AND LAND USE:

North: P-U Parking lot

South: P-U Parking lot

East: R-1 Single Family Residential

West: P-U Parking lot and West High

EXISTING OIL EQUIPMENT AND STRUCTURE: One (1) oil well, Two (2) storage tanks, Two (2) clarifier tanks, heater, and gas trap.

BACKGROUND AND DISCUSSION:

This request is in compliance with Article 14 of the Torrance Oil Code that requires all nonconforming oil wells to be abandoned or obtain operation extensions every third year.

This site is located at the eastern edge of the West High School parking lot adjacent to single-family residences. It measures approximately 125 feet by 76 feet. The oil well has been at this location since the 1930's. Oil is pumped from the well into the storage tanks and removed from the site by truck. Oil from two other Power Run sites is also piped into tanks at this location. This site was inspected for compliance with Torrance Oil Codes and Precise Plan requirements November 2023 and passed. Proof has been submitted that the well produced at least 365 barrels of oil in the twelve (12) month period preceding this hearing.

There have been several odor complaints regarding this well starting in January of this year. Residents are able to communicate their concerns directly to a Power Run Oil representative by

email or phone. City staff is normally included in email complaints from residents and in the responses from Power Run. Staff are also included in the email notifications that Power Run distributes regarding oil shipping dates and work occurring on site. Environmental Staff received the complaints about the odors through an email chain between residents and Power Run. Environmental Staff and Code Enforcement staff responded to the well site and the neighborhood to inspect for compliance. Staff did not smell any odors in the neighborhood or at the site. Environmental Staff and Code Enforcement do not have equipment to detect odors and/or gases. Residents worked with Power Run Oil, who responded to monitor with each complaint. No further complaints have been received; issue resolved. Staff has received email correspondence regarding the extension.

RECOMMENDATION:

Staff recommends APPROVAL of the three (3) year operation extension and adoption of Resolution #23-072 with the following conditions:

- 1) At least 365 barrels of oil or 3,650,000 cubic feet of gas must be produced in the twelve (12) month period immediately preceding the month in which the operation extension is made.
- 2) The facility must be operated and maintained in compliance with the provisions of Torrance Municipal Oil Code, Chapter 7.
- 3) The conditions requested in the Precise Plan must be continuously maintained.
- 4) Applicable provisions of the City's Fire Prevention Code and Building Code must be observed.
- 5) This extension shall be for three years only per Section 97.14.5(b) of the Torrance Municipal Code and the Commission may revoke said extension if said criteria are not met during said period.
- 6) Tankers shall be restricted from moving onto the property earlier than 8:00 a.m. on weekends.
- 7) Landscape on the oil site must be maintained and replaced as needed.
- 8) Operation hours shall be from 8am to 8pm, 7 days a week.

9) Neighbors shall be notified 72 hours prior to major repairs or major maintenance occurring on site.

Prepared by,



Nora Duncan
Sr. Environmental Quality Officer

CONCUR:

Gregg Lodan, Manager
Neighborhood Services Manager

Attachments:

1. Site Photos
2. Email correspondence
3. Resolution #23-0072
4. Location and Zoning Map

RECENT PHOTOS
Power Run Oil
St. Francis #2
4900 Del Amo Blvd



RECENT PHOTOS





Duncan, Nora

From: Paige Bettinger <[REDACTED]>
Sent: Monday, November 27, 2023 1:05 PM
To: Environmental Quality and Energy Conservation Commission
Subject: Public Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

Item Number: OIL23-00003

Item Title: Petition of POWER RUN OIL, LLC for consideration of a three (3) year operating extension for an existing oil facility use (no new wells will be added) in the P-U Zone at 4900 Del Amo Boulevard

I am reaching out to object to extending the operation of the above mentioned oil facility. I am a member of the community that received notice from the Community Development Department about this consideration.

Oil facilities release carcinogens into the community and greenhouse gases into the atmosphere. California and LA County have already made the excellent decision to phase out oil drilling. By petitioning for an extension, Power Run Oil is positioning themselves above the law and trying to avoid the expense of doing the right thing for the adjacent Torrance community and our environment.

I beg that the City of Torrance Environmental Quality and Energy Conservation Commission do not grant this operating extension. The oil facilities within our communities will otherwise continue to do harm, both to neighboring residents as well as all West High School students, who travel from throughout the Torrance community to attend school across the street from this oil facility.

Thank you,
Paige Bettinger

ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION
COMMISSION RESOLUTION NO. 23-072

A RESOLUTION OF THE ENVIRONMENTAL QUALITY AND ENERGY
CONSERVATION COMMISSION OF THE CITY OF TORRANCE,
CALIFORNIA APPROVING AN EXCEPTION FROM COMPLIANCE WITH
THE PROVISION OF DIVISION 9, CHAPTER 7, SECTION 97.14.1.
OF THE TORRANCE MUNICIPAL CODE TO ALLOW A TIME
EXTENSION FOR AN EXISTING NON-CONFORMING OIL SITE
BEYOND THE ABATEMENT DATE IN THE P-U
ZONE ON PROPERTY LOCATED AT 4900 DEL AMO BOULEVARD

OIL23-00003: POWER RUN OIL CO.

WHEREAS, the Environmental Quality and Energy Conservation Commission of the City of Torrance conducted a public hearing on December 7, 2023, to consider a request to extend the operation of a non-conforming oil site beyond the abatement date on property located in the P-U zone at 4900 Del Amo Boulevard, Torrance and

WHEREAS, due and legal publication of notice was given to owners of property in the vicinity thereof and due and legal hearings were held, all in accordance with provisions of Division 9, Chapter 6, Article 2, of the Torrance Municipal Code, and

WHEREAS, the Environmental Quality and Energy Conservation Commission by the following roll call vote APPROVED the Exception to extend the non-conforming oil site three (3) years beyond the abatement date, subject to certain conditions:

AYES: COMMISSIONERS: GUNNAR, HILL, JENDRUCKO, LOVE,
MONTROYA, SEFERIAN, CHAIRPERSON STECKER

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: NONE

ABSTAIN: COMMISSIONERS: NONE

NOW, THEREFORE, THE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION OF THE CITY OF TORRANCE, DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

- (a) Proof has been submitted that such facility has produced three hundred sixty-five (365) or more barrels of oil in the twelve (12) month period immediately preceding the month in which such application was made; and
- (b) The owner has agreed to implement and continuously maintain all conditions required in Chapter 7 of the Torrance Municipal Code, and Oil23-00003; and
- (c) The owner has agreed to continuously maintain all conditions as specified by the Planning Commission in PP 83-53 to provide a desirable development with maximum protection to adjacent properties; and
- (d) It has been determined that no tank is included in such facility to prohibit the construction of a building on adjoining lots or is located on said lot so as to constitute a fire hazard by reason of the provision of the City's Fire Prevention Code or Building Code.

NOW, THEREFORE, The Environmental Quality and Energy Conservation Commission of the City of Torrance does hereby resolve that this Torrance Environmental Quality and Energy Conservation Commission approves an exception for a three (3) year time extension from the abatement date, subject to the following conditions.

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3. That all conditions requested in the Precise Plan on the site be continuously maintained.
4. That applicable provisions of the City's Fire Prevention Code and Building Code are observed.
5. That this extension shall be for three years only per Torrance Municipal Code Section 97.14.5(b) and said extension may be revoked by the Commission if said criteria are not met during said period.
6. Tankers shall be restricted from moving onto the property earlier than 8:00 a.m. on the weekends.

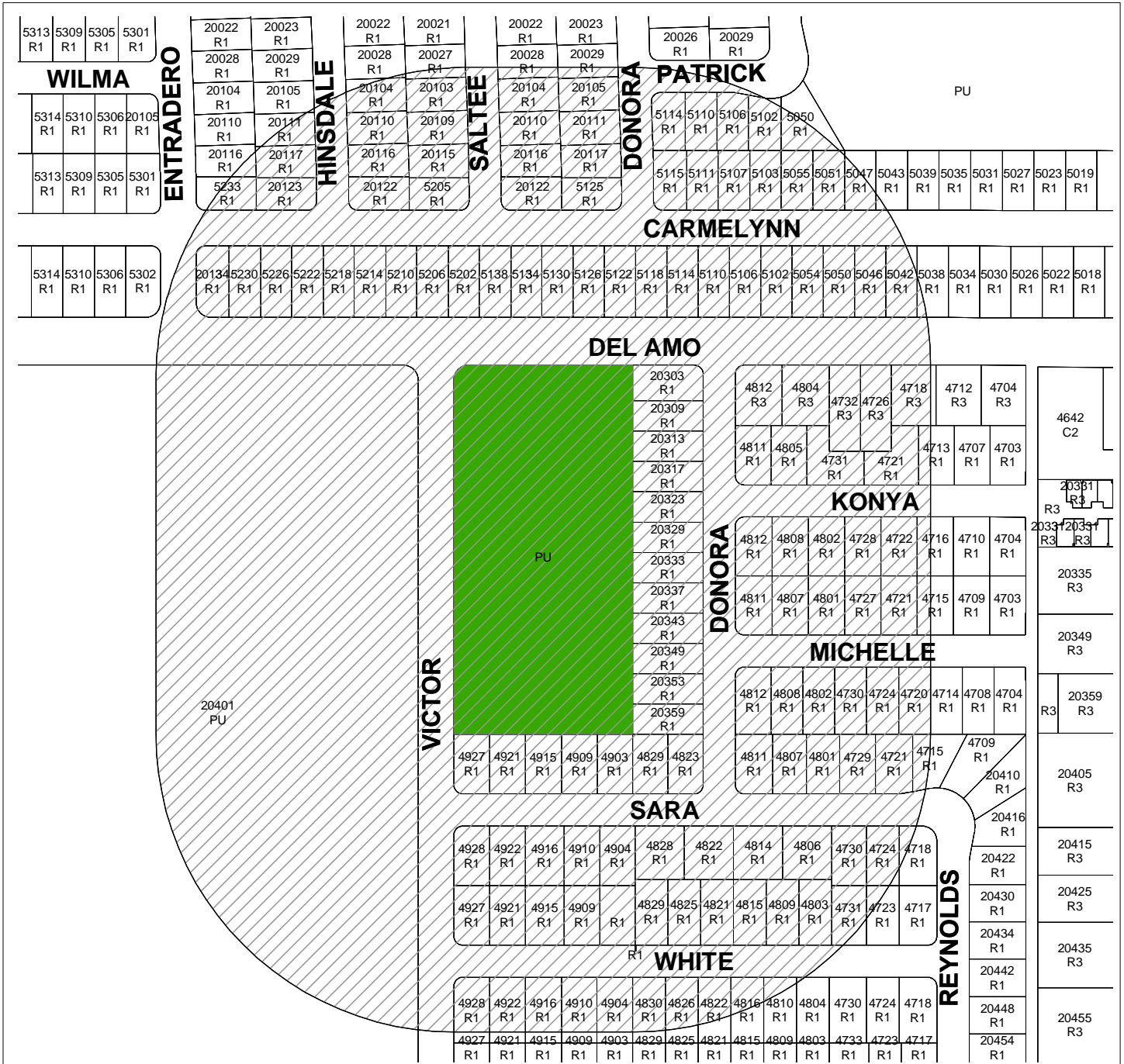
7. Landscape on the oil site must be maintained and replaced as needed.
8. Operation hours shall be from 8am to 8 pm, 7 days a week.
9. Neighbors shall be notified 72 hrs prior to any major maintenance at the site.
10. Power Run Oil will make a good faith effort to provide owners of the neighboring properties a minimum 24-hour notice prior to any shipments of product from this site.

Introduced, approved, and adopted this 7th day of December 2023.

Chairperson, Torrance Environmental Quality
And Energy Conservation Commission

ATTEST:

Secretary, Torrance Environmental Quality and
Energy Conservation Commission





LOCATION AND ZONING MAP


4900 Del Amo Blvd
OIL23-00003



TORRANCE
COMMUNITY DEVELOPMENT
GIS

LEGEND

-  Notification Area
-  4900 Del Amo Blvd

 Feet
 0 62.5125 250