

**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 7:01 p.m. on Thursday, April 1, 2010 in the West Annex meeting room at Torrance City Hall.

2. ROLL CALL:

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

Absent: None.

Also Present: Senior Environmental Quality Officer Jones and Senior Environmental Quality Officer Duncan.

3. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Reilly.

4. POSTING OF THE AGENDA

MOTION: Commissioner Watson, seconded by Commissioner Gobble, 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 MARCH 4, 2010

Chairperson McCabe noted the following corrections on Page 2 of the minutes: Item 7A. paragraph 8, line 2: "...that implementation of the green waste program is on hold." and paragraph 9: "Chairperson McCabe shared information about a Torrance Chamber of Commerce environmental luncheon on March 24, 2010."

MOTION: Commissioner Griffiths moved for the approval of the March 4, 2010 meeting minutes as amended. Commissioner Gobble seconded the motion; a voice vote reflected unanimous approval (with Commissioners Chim, Reilly, and Watson abstaining).

7. ENVIRONMENTAL MATTERS

7A. GREEN PRIDE IN TORRANCE AWARD PRESENTED TO MIYAKO HYBRID HOTEL FOR THEIR SILVER LEED CERTIFICATION

Senior Environmental Quality Officer Jones introduced the item and welcomed Eric Mahoney, Project Manager, and Cherie Davis, General Manager, of the Miyako Hybrid Hotel.

Project Manager Mahoney provided a power point presentation on the Miyako Hybrid Hotel that was completed in December 2009. He stated that buildings account for 40% of pollution and that the owner/operator of the hotel decided to build green to attract eco-conscious guests, reduce operating costs, add value to the building, and increase marketability. He discussed the importance of setting LEED criteria early on to help reduce premiums on the project cost and educating the whole team on green standards. He provided information on the categories that LEED measures and how they were incorporated in the development: 1) sustainable sites – hotel built on a Brownfield site, connectivity to the community, regionally appropriate landscaping; 2) water efficiency – low flow fixtures, drought resistant landscape; 3) energy and atmosphere – solar panels on the roof, compact florescent lighting, occupancy sensors, energy efficient appliances; 4) materials and resources – over 75% of construction waste was diverted from landfills, percentage built with recycled materials and fly ash, use of local and rapidly renewable materials; 5) indoor environmental air quality; and 6) innovation in design – built model room.

In response to Commissioner Chim's inquiries, Mr. Mahoney stated that the spa is scheduled to open in late April 2010 and that expediting permits, offering financial incentives, helping developers go through the entitlement process, and simplifying and centralizing information are ways that a City can encourage green building.

At Commissioner Griffiths' request, he described the hotel's partnership with Sharp and installation of solar panels on the roof, noting that they contribute approximately 5% of energy use.

Responding to Commissioner Gobble's inquiry, Ms. Davis stated that occupancy is 20% lower than major competitors, but noted that it is still within the first 180 days. She discussed support by the Japanese community and promotion as a business/leisure and LEED certified hotel.

In response to Commissioner Cunningham inquiry, Mr. Mahoney and Ms. Davis described storm water prevention, recycling, and waste management efforts at the hotel.

Commissioners gave kudos to Mr. Mahoney and Ms. Davis for opening a LEED certified hotel in the City, Chairperson McCabe raised the possibility of the Commission visiting the hotel, and Commissioner Reilly shared information about the Sister City program with Kashiwa, Japan.

Senior Environmental Quality Officer Jones presented Mr. Mahoney and Ms. Davis Green Pride in Torrance certificates, coffee cups, and bags and Commissioner Chim presented a certificate from Assemblyman Lieu.

The Commission was in recess from 7:48 to 7:58 p.m. for a photo opportunity.

7B. STAN MYLES FOR AQMD SERVICES AND PROGRAMS

Senior Environmental Quality Officer Jones introduced the item and welcomed Stan Myles, Senior Public Information Specialist, Legislative and Public Affairs, South Coast Air Quality Management District (AQMD).

Mr. Myles congratulated the Commission for a successful Environmental Fair. He distributed brochures and provided an overview of services and programs offered by AQMD. He noted that mobile sources cause 80% of air pollution in the South Coast region and that the major sources are the Ports of Los Angeles and Long Beach. He briefly discussed health and economic impacts of air pollution.

He discussed a Lawn Mower Exchange Program at Hollywood Park on May 22, 2010, with registration on-line beginning April 21, 2010 that is open to everyone. He stated that there is also a Leaf Blower Exchange Program that is offered to landscapers and businesses. He provided information about the Carl Moyer Memorial Air Quality Standards Attainment Program that provides financial incentives for purchasing lower-emission heavy-duty engines.

Mr. Myles discussed small business outreach, the Employee Rideshare Program, and a financial incentive grant program to assist dry cleaners to purchase non-perchloroethylene alternative technologies. He announced the 22nd annual Clean Air Awards on October 1, 2010, encouraged involvement in legislative action with the Clean Air Congress, and concluded his presentation with "Ten Things You Can Do to Help Clean the Air."

Chairperson McCabe stated that it would be beneficial to have a Lawn Mower Exchange in Torrance and Mr. Myles suggested that the Commission send a letter of request to AQMD.

Responding to Commissioner Cunningham's inquiry, Mr. Myles advised that Judy Mitchell from Rolling Hills Estates is on the AQMD Board of Directors.

Commissioner Gobble offered his observation that air quality has greatly improved at the Ports and that particulate matter has been reduced by over 50%.

Commissioner Reilly inquired if there has been a reduction in air pollution with the reduced number of ships and goods going in and out of the Ports and Mr. Myles responded that there has not been much improvement. He offered to bring back current statistics on air quality at the Ports.

In response to Chairperson McCabe's inquiries, Mr. Myles stated that the refineries are in compliance and suggested that the Commission recommend greater participation in the Rideshare program and alternative fuel fleet vehicles.

Commissioner Watson stated that reducing air pollution was the reason behind the City closing every other Friday.

Commissioner Gobble shared information about group business parks through Metropolitan Transit Authority and added that Southern California Edison has a guaranteed ride program.

Commissioner Griffiths noted that wildfires contribute greatly to air pollution and suggested that AQMD explore ways to try to prevent them.

Commissioner Chim suggested that free street parking be offered for electric and hybrid vehicles.

Commissioner Watson discussed the community effort and litigation involved in getting Exxon Mobil to cover its coke pile to reduce particulate matter in the air.

In response to Chairperson McCabe's inquiry, Mr. Myles stated that AQMD's funding opportunities tend to be air-quality related. He recommended that City staff set up a workshop with AQMD staff to explore funding opportunities.

Commissioner Cunningham suggested providing a link to AQMD on the City website.

There was a general discussion about ways to incentivize residents to purchase electric or hybrid vehicles.

Commissioner Gobble stated that four new electric vehicles will be coming onto the market in December 2010 and that there will be a need for charging stations.

Commissioner Cunningham suggested that electric vehicles be offered special parking spaces at Government buildings, libraries, malls, etc.

7C. DISCUSSION OF THE JOINT MEETING WITH CITY COUNCIL

Chairperson McCabe relayed Deputy Director Cessna's comment that the baseline inventory and carbon footprint report may not be complete by May 2010 and recommended that the joint meeting be postponed until July 2010.

Topics for the joint meeting with City Council were briefly discussed and include Cool Cities, recycling, and green building.

In response to Commissioner Cunningham's inquiries, staff offered to check on permits for solar water heaters and the status of the natural gas station by the City Yard.

8. ORAL COMMUNICATION

8A. Commissioners and staff discussed the March 27, 2010 Environmental Fair and made suggestions for improvements for next year's Fair tentatively scheduled for March 26, 2011.

Commissioner Watson commended staff for making the Fair such a success and suggested better signage for next year.

Commissioner Chim stated that the tree planting ceremony for Jackie Decker was wonderful memorial service.

Commissioner Griffiths requested that staff bring back statistics comparing attendance and pledges signed this year and last year. He stated that parking was still an issue this year.

Commissioner Gobble offered regrets that he was unable to participate in the Fair due to a family emergency.

8B. Commissioner Gobble announced a solar presentation at the Southern California Edison office on April 5, 2010.

8C. Commissioner Gobble discussed a medication collection program conducted by the Los Angeles County Sheriff Department and suggested having a collection in the City.

8D. Commissioner Chim gave kudos to Commissioner Griffiths for his involvement with the Torrance Y.M.C.A. fundraiser.

8E. Commissioner Chim stated that she attended the South Bay Association of Chamber of Commerce annual installation luncheon on February 19, 2010 and was pleased to announce that Commissioner Gobble received Business Citizen of the Year.

8F. Commissioner Reilly stated that she was impressed with a tour of the Southern California Edison site in Irwindale sponsored by the South Bay Environmental Services Center.

8G. Chairperson McCabe encouraged everyone to complete their census forms.

9. ADJOURNMENT

MOTION: At 9:47 p.m., Commissioner Gobble moved to adjourn the meeting to May 6, 2010 at 7:00 p.m. in the West Annex meeting room. Commissioner Watson seconded the motion and, hearing no objection, Chairperson McCabe so ordered.

Approved as Submitted May 6, 2010 s/ Sue Herbers, City Clerk
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