

**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 3, 2011 in the West Annex meeting room at Torrance City Hall.

**2. ROLL CALL:**

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

Absent: Commissioner Cunningham.

Also Present: Deputy Community Development Director Cessna and  
Senior Planning Associate Santana.

**MOTION:** Commissioner Robbins moved to grant Commissioner Cunningham an excused absence for the November 3, 2011 Commission meeting. Commissioner Reilly seconded the motion; a voice vote reflected unanimous approval.

\*Commissioner Chim arrived at 7:08 p.m.

**3. SALUTE TO THE FLAG**

Commissioner Gobble led the Pledge of Allegiance.

**4. POSTING OF THE AGENDA**

**MOTION:** Commissioner Gobble, seconded by Commissioner Reilly, 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 (absent Commissioner Cunningham).

**5. ORAL COMMUNICATIONS FROM THE PUBLIC**

None.

**6. APPROVAL OF MINUTES**

**6A. MINUTES OF OCTOBER 6, 2011**

Commissioner Robbins offered the following correction to the minutes: Page 7, 10D, "He noted that they have natural gas and bio-diesel, and that hydrogen, propane, and electricity are available at other locations in the City."

**MOTION:** Commissioner Gobble moved to approve the October 6, 2011 meeting minutes as corrected. Commissioner Reilly seconded the motion; a voice vote reflected unanimous approval (absent Commissioner Cunningham, Commissioner Robbins abstaining).

## **7. ENVIRONMENTAL MATTERS**

### **7A. ALTERNATIVE FUELS UPDATE AND ELECTRIC VEHICLE MUNICIPAL CODE AMENDMENTS**

With the aid of slides, Senior Planning Associate Santana provided background on the 2008 Strategic Plan and Key Performance Indicators (KPIs) that were developed to implement the goal of improving air quality: KPI #150 – Green Fleet; KPI #153 – Alternative Fueling; and KPI #154 – Facilitate Infrastructure. He reported that the Torrance Transit fleet will be 100% green by 2015. He stated that there is a bio-diesel cooperative station and a propane fueling station at the City Yard, and noted that the City is working with Honda, ClipperCreek, and the California Energy Commission to obtain a grant to upgrade the outdated unit located at City Hall. Referring to KPI #154, he discussed the Honda Fit-EV Project and the “Plug-(p)in Maps” where community members “plugged in” pins into aerial maps of the City to reflect their preferred locations for EV chargers, adding that the exercise was also replicated online. Identified locations include the Mall and regional shopping centers, large employment centers, business parks, hospitals, Torrance Beach, Wilson Park, and the Civic Center complex.

He reported that from the data staff determined two major concentrations of facilitation--residential community and commercial community. He stated that the residential sector wants easy permitting and an efficient inspection process while the commercial sector is looking for guidelines for EV parking stall standards for new developments and monetary assistance. He discussed municipal challenges and provided information regarding partners that include Federal and State, Southern California Edison, and the automobile industry. He provided definitions offered in the staff report: electric vehicle, EV charging levels 1, 2, and 3, EV charging station (restricted and public), EV infrastructure, EV parking space, and non-electric vehicle. He presented proposed Municipal Code modifications to provide better direction to property owners and prevent obstructions to individual homeowners from installing EV infrastructure.

Discussion centered on Code amendments to prevent homeowners associations from restricting installation of EV parking infrastructure as well as the ability for homeowners associations to recover expenses associated with power usage and maintenance of the units.

Commissioner Gobble expressed concern about capacity limitations in multi-family homes and suggested using the verbiage “encourage” rather than “shall not prohibit.”

Commissioners Reilly and Chim voiced support for using “shall not prohibit” in the event that homeowners associations put in hurdles to make it difficult for homeowners to install charging units.

Chairperson Griffiths recommended that staff speak with homeowners associations to get their feedback and staff pointed out that proposed modifications would need to be forwarded to the Planning Commission for review and direction prior to being presented to City Council for consideration.

Commissioner Watson discussed the need for public access points. Responding to her inquiry about condominium complexes, Senior Planning Associate Santana

explained that a charger could be mounted on a wall, with a cable running to an assigned parking space.

Commissioner Reilly received clarification from staff that cables are 10-15 feet long and can cover multiple stalls. In response to her inquiry, Commissioner Gobble stated that currently EVs run 2-3 cents per mile and there is no tax on electricity, noting that Level 3 is very expensive charging.

Commissioner Gobble questioned how many registered EVs there are in Torrance and Commissioner Gobble responded that there are 380 to 420 in the entire South Bay area.

Senior Planning Associate Santana provided information on new Municipal Code requirements for new developments, with 50 or more parking spaces, to provide and maintain at least 2% of available spaces as EV parking spaces. He asked for direction from the Commission if 50 or more spaces and at least 2% were reasonable requirements.

Commissioner Robbins expressed concern that 2% might be sufficient today but that more may be needed in the future. He suggested adding "subject to periodic review" but staff explained that retroactive requirements are not possible once a development has completed its installation. It was pointed out that there is no limit on the maximum number of EV spaces and that some may install more than 2% voluntarily.

Commissioner Chim initiated a brief discussion about making it a requirement for new developers to install the capacity for infrastructure.

Deputy Director Cessna stated that it would be preferable to add additional conditions during the entitlement process rather than mandating it in the Municipal Code.

Commissioner Gobble suggested having new developments just install the conduit systems for potential additional EVs and recommended that charging stations not be placed in premium parking places.

Commissioner Watson received clarification from staff that the Municipal Code is frequently updated and modified at City Council's direction.

Responding to Commissioner Reilly's inquiry, Senior Planning Associate Santana stated that staff's recommendation is not to mandate location of parking spaces or charging stations, but to leave it up to the property owner.

Senior Planning Associate Santana presented new Municipal Code requirements for restriction on use of EV parking for EVs only and required signage of "EV Only" parking.

Commissioner Gobble initiated a brief discussion centered on placing a two or three hour time restriction for parking in commercial and public locations.

Senior Planning Associate Santana provided proposed restrictions regarding placement of charging stations in R1 zones. He stated that stations would need to be placed in an enclosed structure or affixed to a permitted structure, noting that allowing them to be placed along the curb would degrade the requirement for the required parking space and could lead to problems with neighbors. He also stated that staff is

considering adding that new residential construction involving at least five units would be required to provide sufficient electrical supply to support a Level 2 charger within designated parking areas of at least 20% of the units.

Commissioner Reilly stated that she concurs with the restrictions in R1 zones, noting that allowing charging stations along the curb would degrade the neighborhood aesthetically. She also voiced support for the proposed requirement for new home construction.

Commissioner Gobble expressed his support for restrictions on where charging stations can be placed at single-family residences. Referring to new home construction of five or more units, he suggested that they be required to install a charging unit, not just the capacity.

Commissioners Griffiths and Watson agreed with Commissioner Gobble, noting that it would be a small cost of the overall development and support what the City is trying to do.

Commissioner Gobble suggested putting locations of public charging stations and information about alternative fuels on the City's website.

Chairperson Griffiths commended staff for a job well done and expressed hope that implementation moves forward quickly.

**MOTION:** Commissioner Gobble moved to direct staff to conduct further research and refine those areas discussed at this meeting. Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Cunningham).

## **7B. ENVIRONMENTAL QUALITY COMMISSION ANNUAL REPORT 2010-2011**

Deputy Director Cessna presented the Environmental Quality and Energy Conservation Commission Annual Report for fiscal year 2010-2011. She advised that, once approved, the report would be forwarded to City Council in December 2011.

**MOTION:** Commissioner Robbins moved to approve the Environmental Quality and Energy Conservation Commission Annual Report for fiscal year 2010-2011 and to forward it to City Council for consideration. Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Cunningham).

## **8. INFORMATION ITEMS**

**8A.** Deputy Director Cessna recommended scheduling the joint meeting with City Council in February or March 2012 once plans are established with the South Bay Environmental Services Center for the Climate Action Plan.

**8B.** Deputy Director Cessna advised that Environmental staff would be giving a presentation at the December 1, 2011 Commission meeting regarding their duties and responsibilities.

## **9. ORAL COMMUNICATION**

**9A.** Commissioners Watson and Reilly discussed the Green Task workshop at LED Tronics also attended by Commissioner Cunningham and noted that the presentation comparing Cal Green in relationship to LEED was informative.

Commissioner Gobble commented that there are now LED street lights in Redondo Beach along Prospect Avenue and Pacific Coast Highway.

**9B.** In response to Chairperson Griffiths' inquiries, staff stated that low flow toilets and urinals are being installed in City facilities and provided an update on the bird feeding and RV habitation issues.

**10. ADJOURNMENT**

**MOTION:** At 8:59 p.m., Commissioner Watson moved to adjourn the meeting to December 1, 2011 at 7:00 p.m. in the West Annex meeting room. Commissioner Gobble seconded the motion and, hearing no objection, Chairperson Griffiths so ordered.

Approved as Submitted December 1, 2011 s/ Sue Herbers, City Clerk
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