

Council Meeting of
February 28, 2006

Honorable Mayor and Members
 Of the City Council
 City Hall
 Torrance, California

Members of the Council:

SUBJECT: Environmental Quality Commission Annual Report, 2005

RECOMMENDATION

The Community Development Director and the Environmental Quality Commission recommend that your Honorable Body accept and file the Environmental Quality Commission's 2005 Annual Report.

BACKGROUND AND ANALYSIS

The Annual Report of the Environmental Quality Commission of r 2005 is attached for your information and review. The Environmental Quality Commission reviewed this report at their meeting of February 2, 2006. At that time, they approved the report and recommended that it be forwarded to Council for review.

Respectfully Submitted,

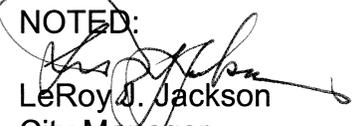
Jeffery Gibson
 Community Development Director

By 
 Linda Cessna
 Environmental Services Administrator

CONCUR:


 Jeffery Gibson
 Community Development Director

NOTED:


 LeRoy J. Jackson
 City Manager

Attachment: A) Environmental Quality Commission 2005 Annual Report

Annual Report 2005

The Environmental Quality Commission may make recommendations to the City Council on any matter concerning environmental quality or energy conservation in the City. The Commission has jurisdiction over the sign review process, the removal of abandoned or wrecked vehicles and oversees the Animal Control Program. The Commission presents awards for outstanding development, design and maintenance, as well as for exemplary programs in energy conservation.

Following is a review of the cases heard by the Environmental Quality Commission in 2005, as well as the workshops, presentations and other activities that took place at Commission meetings.

Sign Cases: During the year, the Environmental Commission heard twelve sign cases. Of special interest were two requests for signs using web site addresses rather than the actual names of the businesses physically located at the site. Although the Municipal code specifies that signs are to advertise the name of the business physically located at the site, businesses who choose use the web site name as the name of their business may use the web site address as their business sign.

Oil Cases: Every three years, the non-conforming oil wells must be reviewed by the Environmental Commission in order to renew their use permits. They must meet certain minimum levels of production, and the sites must be maintained. This year the non-conforming sites were due for review again. Reflecting the trend of recycling of oil well property in the community, a total of six sites renewed their use permits, down from a high of over twenty in previous years.

Environmental Matters: During the course of the year, the commission hosted three General Plan Workshops; one on Historic Preservation, one on Green Building and one that addressed both Historic Preservation and other areas of interest in the Conservation element.

The Commission heard presentations from the South Bay Energy Saving Center and from the Coalition for a Smoke Free Beach, as well as updates on the City's recycling program. In addition, the Commission discussed leaf blowers, the City Energy Conservation Web Page and methods of outreach into the community such as pamphlets regarding environmental and conservation issues.

In June, the Commission took a tour of the award-winning Toyota facility, and learned about the various Green Building techniques that were used in its construction.

During the year, the Commission also presented three Pride in Torrance Awards; two for outstanding property maintenance and one to a group who volunteered to assist a senior citizen with property maintenance issues that she was unable to resolve on her own.