

Council Meeting of
March 8, 2011

SUPPLEMENTAL #1 TO ITEM 13-A

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

Members of the Council:

**SUBJECT: Environmental Quality and Energy Conservation Commission
and Community Development – Consider appeal of
Environmental Quality and Energy Conservation Commission
approval to allow 24 hour operation of oil well located at 4900
Del Amo Boulevard.**

OIL10-00004: Hanif Haji

Attached are written statements from owners of residential properties near the oil well site.
This correspondence was received after the council item was prepared and distributed and
is herewith provided for your review.

Respectfully submitted,

JEFFERY W. GIBSON
COMMUNITY DEVELOPMENT DIRECTOR

By 
Gregg D. Lodan, AICP
Planning & Environmental Manager

CONCUR:


Jeffery W. Gibson
Community Development Director

NOTED:


LeRoy J. Jackson
City Manager

Attachment: A. Correspondence

RECEIVED

2011 MAR -7 AM 11:03

March 7, 2011

Honorable Mayor and members of the city council, City Of Torrance

Appeal of 24 hour operation of an oil well located at 4900 Del Amo Blvd, Torrance, Ca 90503 and operated by Power Run Oil LLC

TORRANCE CITY CLERK'S OFFICE

Honorable Mayor and members of the City Council, City of Torrance

We the undersigned support our neighbor's appeal of not allowing above-mentioned facility to operate 24 hours a day 7 days a week.

This facility in the West High School parking lot includes of two storage tanks that hold approximately 1000 gallons of crude oil each and an oil pump that is right against the back wall of residents at 20329, 20323 and 20333 Donora Ave. The oil is pumped from other wells in the area and stored at this site. It is processed and transferred to diesel tankers for transportation.



STORAGE TANKS

OIL PUMP

20323 20329 20333

This lack of oversight and conscience diligence affects each neighbor differently. Some of the common trends are:

1. Impact to property values due to:
 - a. 24 Hour operation
 - b. Increased tanker truck traffic
 - c. Lack of landscape and its maintenance
 - d. Un-permitted structure that is visible from homes and streets Excessive and sporadic noise generated by the oil pump
2. Diesel exhaust fumes from oil tankers
3. Oil odor
4. Slow or no response to neighbor concerns
5. Lack of a good neighbor policy

The City of Torrance in its effort and vision to maintain an environmentally safe community with all the trappings, of safe schools, clean and safe neighborhoods, would better serve its residents by reverting to the September 2008 motion passed by the City Of Torrance, ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION COMMISSION:

MOTION: Commissioner Griffiths moved to concur with staff recommendation to approve OIL08-00005 with modification to 7) to include 72 hours notification prior to any major maintenance and 8) to include a six month deadline for installation of landscape material, and to add a condition stating that hours of operation be limited to no more than 8:00 a.m. to 5:00 p.m. seven days a week. Commissioner Watson seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Chim).

We the undersigned residents thank you for your time and consideration.

Print Name Signature	Signature	Address	Phone #	Email
Gregory McPherson	Gregory McPherson	20303 Donora Ave	310-214-8388	allgoodcreations@comcast.net
RAYMOND NAKANO	Raymond Nakano	20313 DONORA AV	310 542-5239	HJIM2004@Yahoo.com
MICHAEL C. BALES	Michael C. Bales	20343 DONORA AVE	310 542-3039	CORTEZ.PUB.CA@AOL.COM
Aaron Reed	Aaron Reed	20349 Donora Ave	310-488-4601	aaronmreed@msn.com
Dora M. Bales	Dora M. Bales	20343 Donora Ave	(310) 542-3039	abadora@aol.com
Mary Kotecki	Mary Kotecki	4904 SARA DRIVE	310-371-2545	marykotecki@yahoo.com
James Kotecki	James Kotecki	4904 SARA DR	310-371-2545	jmkotecki@yahoo.com
VERNA ALBERT	Virginia Albert	4915 SARA DRIVE	310-370-6903	valbert@verizon.net
Geoffrey Liu	Geoffrey Liu	4921 SARA DR.	310-542-1805	jeffliu2001@yahoo.com
SARAH YEH	Sarah Yeh	4921 SARA DR.	310-542-1805	shang2739@yahoo.com
Michelle HSU	Michelle Hsu	4909 Sara Dr.	310-542-9745	mhuhsu88@gmail.com
WAN AH-SHIE	Wan Ah-Shie	4829 sara dr.	310-6835233	
CHRIS ALLEN	Chris Allen	4823 SARA DR.	(310) 370-7722	CTC.A.ALLEN@AOL.COM
James Smith	James Smith	20359 DONORA AVE.	(310) 371-8775	
Susie A. Reed	Susie A. Reed	20349 DONORA AVE	(310) 292-8003	Susanna.A.Reed@CRAE.org
MARGARET McGLIN	Margaret McGlin	4722 KONYA DR	(310) 371-4174	
mary y. Kwok	Mary Y. Kwok	4721 Konya Dr.	310 542-2409	
Brian/Kathy Gough	Brian & Kathy Gough	4731 Konya Dr	310-371-3116	
Valerie Elliott	Valerie Elliott	4805 KONYA DR	210-3757348	

Print Name Signature	Signature	Address	Phone #	Email
Peggy Chow	Peggy Chow	4811 Kanya Dr. Torrance 90503	310-370-6674	
Marsha Burnett	Marsha Burnett	4807 Michelle Dr. Torrance 90503	310-542-8104	
Veva Siegel	Veva Siegel	20353 Donora Ave. Tor	310-371-7231	
EVA G. MOREHOUSE	Eva G. Morehouse	4727 Michelle Dr. Tor.	310-371-2729	
Daniel O. Morehouse	Daniel O. Morehouse	4727 Michelle Dr. Torrance	310-371-9229	
Pai-Li Jung	Pai-Li Jung	4724 Michelle Dr. Torrance	310-793-2807	
ALANIA FANGA	Alania Fanga	47307 Michelle Dr. Torrance	310-371-2729	
Bob Thurne	Bob Thurne	4812 Michelle Dr.	310-371-2682	
Beth Decatrel	Beth Decatrel	20337 Donora Ave	310-542-8242	
Patrice Decatrel	Patrice Decatrel	20337 Donora Ave	310-542-8242	
JANIE HICKMAN	Janie Hickman	4903 Sara Dr	310-371-0119	Janie.Hickman@yahoo.com
Rayleen O'Connell	Rayleen O'Connell	4903 Sara Dr.	310-371-0119	Rayleen_oconnell@yahoo.com
Maurice Byrne	Maurice Byrne	4927 White Ct.	310-371-5922	
Richard	Richard	4927 White Ct	310-371-5922	
Richard	Richard	4927 White Ct	310-371-2719	
ALICIA WEL	Alicia Wel	4915 WHITE CT	310-371-9299	
Doug Bell	Doug Bell	4809 White Ct	310-370-5941	
Robbie Migas	Robbie Migas	4815 WHITE CT.	310-370-7222	
Pat. Burrows	Pat. Burrows	4810 White Ct	310-371-7180	

Rosell, Cynthia

From: Herbers, Sue
Sent: Monday, March 07, 2011 5:23 PM
To: Duncan, Nora; Rosell, Cynthia
Subject: FW: Public Hearing of 7:00PM, March 8, 2011

For the Record.

Sue Herbers
City Clerk
City of Torrance | 3031 Torrance Blvd. | Torrance CA 90503 |
310.618.2864 voice | 310.618.2931 fax | SHerbers@TorranceCA.gov | www.TorranceCA.gov

From: cortezpub@aol.com [mailto:cortezpub@aol.com]
Sent: Monday, March 07, 2011 4:16 PM
To: Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; Rhilinger, Susan; Sutherland, Bill; Herbers, Sue; Jones, Sharron
Subject: Public Hearing of 7:00PM, March 8, 2011

March 7, 2011

Dear Torrance Councilmen and Councilwoman,

On March 8, 2011 there will be a Public Hearing before the Torrance City Council concerning the consideration of an appeal of Environmental Quality and Energy Conservation Commission approval to allow 24 hour operation of oil well located at 4900 Del Amo Boulevard.

As a neighbor that has lived on Dorona Ave for 17 years I urge you to vote no on this request. The address 4900 Del Amo sounds like a business address when in fact it's a residential and school area in West Torrance. Having a oil well in your back yard and in a high school parking lot that pumps 24/7/365 just doesn't belong. The noise, smell and the overall appearance of this oil well belongs in a oil field in Texas not in a residential area of West Torrance. I'm not sure what percentage of revenue is generated by property taxes for the City of Torrance but I can guarantee you your revenue will drop as the property values on several streets in this area of West Torrance will drop. It's not only about money but the quality of life that is going downhill. The noise all hours of the day and night, plus the smell and appearance that my neighbors must endure day and night should not to allowed to continue.

Sincerely,

Michael Bales

Rosell, Cynthia

From: Jones, Sharron
Sent: Monday, March 07, 2011 9:55 AM
To: Rosell, Cynthia
Subject: FW: Mrs. Katherine Yamada Ltr. Rgd Appeal of 24 hour operation at 4700 Del Amo
Attachments: CC Appeal KY.pdf

From: Hanif Haji [hanifhaji2002@yahoo.com]
Sent: Friday, March 04, 2011 9:50 AM
To: Scotto, Frank; Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; Rhilinger, Susan; Sutherland, Bill; Herbers, Sue; Jones, Sharron
Subject: Mrs. Katherine Yamada Ltr. Rgd Appeal of 24 hour operation at 4700 Del Amo

Honorable Mayor Scotto, Members of the City Council of Torrance, Ms. Sue Herbers and Ms. Sharron Jones:

I am emailing the attached letter on behalf of Mrs. Katherine Yamada. If there are any questions regarding the letter she can be reached at (310) 371-2262.

Best Regards
Hanif Haji

**Katherine Yamada
20329 Donora Ave
Torrance, Ca 90503
(310) 371-2262**

March 3, 2011

Honorable Mayor Scotto
Councilman Barnett
Councilman Brewer
Councilman Furey
Councilman Numark
Councilwoman Rhilinger
Councilman Sutherland
3031 Torrance Blvd.
Torrance, CA 90503

My name is Katherine Yamada, I own and have resided at the above address since June of 1968. My health precludes me from attending the appeal hearing for the Oil facility located 4700 Del Amo Blvd. Torrance, Ca 90503 on Tuesday March 8, 2011. I am submitting this letter in lieu of my physical testimony.

I am opposed to the 24-hour operation of the oil pump. I am opposed to it for all the obvious reasons, noise added pollution from tanker trucks, and excessive oil odor. In my letter, I am going to focus on some of the issues that were stated in my letter to the Environmental Quality and Energy Conservation Commission on September 4, 2008.

1. Aesthetics and poor housekeeping
2. Breach of trust

Power Run Oil has not been a "good neighbor". They have skirted and ignored their responsibilities and commitments to the community. I strongly believe any gestures that they have made towards making any improvements to the site are to influence City Governments decision in their favor.

For example:

The dividing fence between my back yard and the oil facility was broken during a winter storm in February of 2007. It was not repaired or replaced until 13 months later in March of 2008. I believe he only completed the work to influence the September 2008 commission hearing for his 3-year extension.

Along my back wall on Power Run Oil's side, there have always been potted live vegetation to hide the facility from the neighbors view. Power Run Oil stopped maintaining those plants sometime in 2003 or 2004. In September of 2007 the plants were removed under the pretext of repairing the fence. I have steadfastly maintained

live, mature environmentally friendly vegetation need to be replanted. I have had various meetings with the city staff, Mr. & Mrs. Hunt with absolutely no results.

In September 2008, I met with Ms. Sharron Jones and Mr. Haji to agree on a landscaping plan. At the end of the meeting, I thought we had an agreement. Power Run Oil continued stalling and stonewalling the landscape issue. I complained to Ms. Jones. Sometime in April or May of 2009, Ms. Jones & Mr. Hunt came to my house to see the issue first hand. Mr. Hunt left saying that he would take care of it.

About 3 weeks ago, (almost 20 months later) Ms. Jones called and said she and Mrs. Hunt would like to come see my backyard to see what kind of landscaping will work. Again, I believe this was done to influence the outcome of the appeal. For Mr. Hunt to say that I have not agreed to a landscaping plan is not true. What I have not agreed to is artificial material along my backyard wall. I find it hard to believe that something this simple has taken Power Run Oil over 3 years to resolve.

The oil odor has again gotten steadily worse over the last year. Due to this odor, I am no longer able to open my back doors or windows any more.

As matters stand today, they have a negative effect on my property value. Please keep in mind, I am an eighty-year-old widow, to toy around with matters that adversely affect my quality of life is unconscionable.

In the 40 some years that I have lived in this house the oil well has never run 24/7. In September of 2008 the environmental commission of the City of Torrance, formalized operating hours, maintenance and oil pick up notifications. I believe that was the right decision for the citizens of Torrance.

In closing given Power Run Oil's history of not living up to its obligations, violating their conditions of operation set forth by the City of Torrance, they do not deserve the right to operate 24 hours a day.

I thank you in advance for your utmost attention to this matter.

Sincerely,



Katherine Yamada

Cc: Sue Herbers, City Clerk City of Torrance

Sharron Jones, Community Development Department, City Of Torrance

Rosell, Cynthia

From: Jones, Sharron
Sent: Monday, March 07, 2011 9:54 AM
To: Rosell, Cynthia
Subject: FW: Torrance City Council - Oil Well Issue West Torrance

From: junk_gaugh2@verizon.net [junk_gaugh2@verizon.net]
Sent: Saturday, March 05, 2011 3:41 PM
To: Scotto, Frank; Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; Rhilinger, Susan; Sutherland, Bill; shervers@torranceca.gov; Jones, Sharron
Subject: Torrance City Council - Oil Well Issue West Torrance

Dear Members of the Torrance City Council,

Please do not allow the oil well located in the West Torrance High Parking lot be allowed to operate 24 hours per day. The site does impinge on the property values in the neighborhood and is not a welcome facility. We do not live adjacent to the oil well, however we have lived for over 15 years within 100 yards of the property and it has always been unsightful as are ALL 6 of these West Torrance oil wells. Additionally, according to my neighbors, the oil wells are a noise disturbance.

Again, please do not allow the oil rig to operate for additional hours.

Brian & Kathy Gaugh
4731 Konya Drive
Torrance, CA 90503

Rosell, Cynthia

From: Jones, Sharron
Sent: Monday, March 07, 2011 9:53 AM
To: Rosell, Cynthia
Subject: FW: 4700 Del Amo Boulevard

From: AARON M REED [aaronmreed@msn.com]
Sent: Sunday, March 06, 2011 9:56 AM
To: Scotto, Frank; Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; srhilinger@torrance.ca.gov; Sutherland, Bill; Herbers, Sue; Jones, Sharron
Subject: 4700 Del Amo Boulevard

Mayor Scotto
Councilman Barnett
Councilman Brewer
Councilman Furey
Councilman Numark
Councilwoman Rhilinger
Councilman Sutherland

My name is Aaron Reed and I own and reside at 20349 Donora Avenue with my wife, Susie Reed, and our six-year-old son, Tyler, and four year-old daughter, Lauren. I am writing to inform you that we are opposed to the 24-hour operation of the oil pump located at 4700 Del Amo Boulevard. We are concerned with the noise and odor of oil associated with the running of the well. The operation of the well should be limited to weekdays during business hours. We are also concerned that the facility is not maintained properly and is unsightly.

Thank you for taking the time to read and consider this.

Aaron Reed
20349 Donora Avenue
Torrance, CA 90503
310-488-4601

Rosell, Cynthia

From: Herbers, Sue
Sent: Monday, March 07, 2011 4:00 PM
To: Rosell, Cynthia
Cc: Duncan, Nora
Subject: FW: Torrance City Council - Oil Well Issue West Torrance
Importance: High

For the record. Please add to supplemental.

Sue Herbers
City Clerk
City of Torrance | 3031 Torrance Blvd. | Torrance CA 90503 |
310.618.2864 voice | 310.618.2931 fax | SHerbers@TorranceCA.gov | www.TorranceCA.gov

From: Scotto, Frank
Sent: Monday, March 07, 2011 2:26 PM
To: Herbers, Sue
Subject: FW: Torrance City Council - Oil Well Issue West Torrance

From: junk_gaugh2@verizon.net [junk_gaugh2@verizon.net]
Sent: Saturday, March 05, 2011 3:41 PM
To: Scotto, Frank; Barnett, Gene; Brewer, Tom; Furey, Pat; Numark, Cliff; Rhilinger, Susan; Sutherland, Bill; shervers@torranceca.gov; Jones, Sharron
Subject: Torrance City Council - Oil Well Issue West Torrance

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Again, please do not allow the oil rig to operate for additional hours.

Brian & Kathy Gaugh
4731 Konya Drive
Torrance, CA 90503