

In compliance with the Americans with Disabilities Act, if special assistance is needed 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]

The Environmental Quality and Energy Conservation Commission is an advisory body to the City Council that meets on the first Thursday of each month at 6:00 p.m. All meetings are open to the public. Agendas, staff reports, and minutes are available for review on the City webpage at [www.TorranceCA.gov/Environmental-Quality-Commission-Agendas-Minutes](http://www.TorranceCA.gov/Environmental-Quality-Commission-Agendas-Minutes)

Direct questions or concerns to the Commission Liaison 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.

Members of the public may provide comments related to any items on the meeting agenda. Oral comments are limited to one minute per speaker for items on the agenda and limited to one minute per speaker for items not on the agenda. Everyone interested in speaking on an agenda item will be heard at the meeting. Speakers are asked to come forward to the podium, speak clearly, and provide their name and address for the record. Meetings are audio recorded. If presenting handout material to the Environmental Commission, please provide 10 color copies to staff before speaking.

Written comments may be submitted via email to [EnvironmentalCommission@torranceca.gov](mailto:EnvironmentalCommission@torranceca.gov). Written comments may also be delivered by mail or submitted in-person to the Permit Center (Environmental Counter) in the Community Development Department located at the above referenced address, open 8:00 a.m. to 5:00 p.m., Monday through Thursday, open alternate Fridays. Comments must include in the subject line "Public Comment" and the record number. Comments must be pertinent to the agenda item and must not include personal remarks. All personal signatures, personal addresses, personal telephone numbers and personal email addresses must be omitted or will be redacted. Repetitive comments and/or duplicate copies of petitions and flyers are neither necessary nor helpful.

Comments that are submitted no later than 5:00 p.m. on Wednesday the day before the Environmental Commission meeting will be included as a supplemental agenda item and will be posted on the City webpage no later than 5:00 p.m. on Thursday the day of the meeting. A copy of the supplemental agenda item will be available at the back of the Commission room. Comments that are submitted in writing after 5:00 p.m. on Wednesday the day before the Environmental Commission meeting will be filed with the public record.

**TORRANCE ENVIRONMENTAL QUALITY AND ENERGY CONSERVATION  
COMMISSION AGENDA  
AUGUST 07, 2025  
REGULAR MEETING  
6:00 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: Ahmed, Berry, Hill, Love, Seferian, and Chair Jendrucko

**2. FLAG SALUTE:** Commissioner Ahmed

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

The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard. and on the City's Website on Thursday, July 31, 2025.

**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 comments 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 the 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 Commissioner from the Consent Calendar and considered separately.*

**6A. Approve Commission Minutes: May 1, 2025 and June 5, 2025.**

**7. ADMINISTRATIVE MATTERS**

**7A. Conduct Environmental Quality and Energy Conservation Commission Elections**

**7B. Presentation by Los Angeles County Sanitation Districts-General Overview**

**8. PUBLIC HEARINGS**

**9. COMMISSION ORAL COMMUNICATIONS**

**10. ADJOURNMENT**

**10A.** Adjournment of Environmental Quality and Energy Conservation Commission Meeting to Thursday, September 4, 2025, at 6:00 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 6:05 p.m. on Thursday, May 1, 2025, in the West Annex Commission Meeting Room 3031 Torrance Boulevard.

**ROLL CALL**

Present: Commissioners Ahmed, Hill, Love, and Seferian.

Absent: Commissioner Zhang and Chair Jendrucko.

Also Present: Neighborhood Services Manager Gregg Lodan, Environmental Quality Officer Joe Zev, and Community Development Director Michelle Ramirez.

**MOTION:** Commissioner Seferian moved to excuse the absence of Chair Jendrucko. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**2. FLAG SALUTE**

Commissioner Hill led The Pledge of Allegiance.

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

Neighborhood Services Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, April 24, 2025.

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

None.

**5. ORAL COMMUNICATIONS - None.**

**6. CONSENT CALENDAR - None**

**7. ADMINISTRATIVE MATTERS**

**7A. REVIEW AND DISCUSS THE RESIDENTIAL BEAUTIFICATION AWARDS NOMINATIONS**

Neighborhood Services Manager Lodan presented Item 7A, providing Beautification Award nominations, score cards, and score sheet for the Commission's review.

**MOTION:** [For District 1] Commissioner Seferian moved to nominate 15507 Dorman Avenue and 3335 166<sup>th</sup> Street to receive the Residential Beautification Award and moved to name 16509 Casimir Avenue and 3435 Artesia Boulevard as honorable mentions. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**MOTION:** [For District 2] Commissioner Hill moved to nominate 5520 Emerald Street to receive the Residential Beautification Award and moved to name 5008 Cathann Street and 20900 Anza Avenue as honorable mentions. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**MOTION:** [For District 3] Commissioner Ahmed moved to nominate 804 Faysmith Avenue to receive the Residential Beautification Award and moved to name 3304 187<sup>th</sup> Street, 18412 Roslin Avenue, and 1104 Maple Avenue as honorable mentions. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**MOTION:** [For District 4] Commissioner Hill moved to nominate 1443 El Prado Avenue and 2268 Sonoma Street to receive the Residential Beautification Award and moved to name 1517 El Prado Avenue and 2264 West 230<sup>th</sup> Street as honorable mentions. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**MOTION:** [For District 5] Commissioner Hill moved to nominate 425 Vía La Selva and 120 Vía Colusa to receive the Residential Beautification Award and moved to name 22308 Warmside Avenue and 22413 Ocean Avenue as honorable mentions. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**MOTION:** [For District 6] Commissioner Seferian moved to nominate 24823 Winlock Drive to receive the Residential Beautification Award and moved to name 2546 227<sup>th</sup> Street and 2702 Ridgeland Road as honorable mentions. Commissioner Hill seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

#### **7B. DISCUSSION OF CITY YARD OPEN HOUSE**

Neighborhood Services Manager Lodan presented Item 7B, providing the Commission additional information pertaining to the City Yard Open House.

**MOTION:** Commissioner Ahmed moved to accept and file Item 7B. Commissioner Seferian seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

**8. PUBLIC HEARINGS** - None.

#### **9. COMMISSION ORAL COMMUNICATIONS**

Commissioners and staff provided final comments.

#### **10. ADJOURNMENT**

**MOTION:** At 7:06 p.m. Commissioner Seferian moved to adjourn the meeting to Thursday, June 5, 2025, at 6:00 p.m. Commissioner Ahmed seconded the motion; a roll call vote reflected a 5-0 approval (Chair Jendrucko absent).

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

**1. CALL MEETING TO ORDER**

The Torrance Environmental Quality and Energy Conservation Commission convened in a regular session at 6:03 p.m. on Thursday, June 5, 2025, in the West Annex Meeting Room 3031 Torrance Boulevard Torrance, CA 90503

**ROLL CALL**

Present: Commissioners Love, Seferian, Zhang, and Chair Jendrucko.

Absent: Commissioners Ahmed and Hill.

Also Present: Senior Environmental Quality Officer Nora Duncan, Neighborhood Services Manager Gregg Lodan, and Community Development Director Michelle Ramirez.

**MOTION:** Commissioner Love moved to excuse the absence of Commissioner Hill from meeting. Commissioner Seferian seconded the motion; a roll call vote reflected 4-0 approval.

**2. FLAG SALUTE**

Commissioner Seferian led the Pledge of Allegiance.

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

Senior Environmental Quality Officer Nora Duncan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard and on the City's Website on Thursday, May 29, 2025.

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

None.

**5. ORAL COMMUNICATIONS**

None.

**6. CONSENT CALENDAR**

**6A. APPROVAL OF MINUTES: APRIL 3, 2025 & MAY 1, 2025**

**MOTION:** Commissioner Zhang moved to approve the April 3, 2025, minutes. Commissioner Seferian seconded the motion; a roll call vote reflected 4-0 approval.

**MOTION:** Commissioner Seferian moved to approve the May 1, 2025, minutes. Commissioner Love seconded the motion; a roll call vote reflected 4-0 approval.

**7. ADMINISTRATIVE MATTERS**

**7A. PRESENT THE RESIDENTIAL BEAUTIFICATION AWARDS**

Recommendation of the Community Development Director that the Torrance Environmental Quality and Energy Conservation Commission (TEQECC) present the 2025 Residential Beautification Awards to the District and Honorable Mentions winners.

Neighborhood Services Manager Gregg Lodan and Senior Environmental Quality Officer Nora Duncan presented Item 7A, announcing the winners of the Residential Beautification Awards. A total of 7 residential winners were present to be recognized with each one thanking the TEQECC.

Community Development Director thanked the City Council and TEQECC for their support of the Residential Beautification Awards Program and staff for their hard work in putting the program together and executing it. She also announced that each winner received a certificate of recognition, a commemorative yard sign, and a \$50 gift card to Lowes and encouraged those in attendance to spread the word about the program in hopes to increase participation next year.

Members of the Commission spoke, thanking the residents for their participation and upkeep of their home.

**8. PUBLIC HEARINGS**

None.

**9. COMMISSION AND STAFF ORAL COMMUNICATIONS**

Commissioner Love commented on her attendance at the Commissioner Recognition Dinner and encouraged all Commissioners to attend next time.

Chair Jendrucko mentioned attending an Environmental Symposium and would provide additional information on it at the next TEQECC meeting.

Neighborhood Services Manager Gregg Lodan announced the date of the City Yard Open House and provided an overview of what would be publicized at the Commissions booth. Chair Jendrucko requested that staff include the City's upcoming Climate Smart Awards as part of the programs to be publicized at this event.

**10. ADJOURNMENT**

**MOTION:** At 6:28 p.m., Commissioner Seferian moved to adjourn the meeting to Thursday, August 7, 2025, at 6:00 p.m. in the West Annex Meeting Room. Commissioner Love seconded the motion; a roll call vote reflected 4-0 approval.



Date: August 7, 2025  
To: Members of the Environmental Quality and Energy Conservation Commission  
From: Gregg Lodan, Neighborhood Services Manager | [GLodan@TorranceCA.gov](mailto:GLodan@TorranceCA.gov)  
By: Nora Duncan, Senior Environmental Quality Officer | [NDuncan@TorranceCA.gov](mailto:NDuncan@TorranceCA.gov)  
Subject: Appointment of Chair and Vice Chair

---

## RECOMMENDATION

Recommendation of the Community Development Director that the Torrance Environmental Quality and Energy Conservation Commission (TEQECC) appoint a member to serve as Chair and appoint a member to serve as Vice Chair for a one-year term effective July 1, 2025, through June 30, 2026.

## DISCUSSION

In accordance with Torrance Municipal Code Section 13.16.5, at the first meeting of every fiscal year, the TEQECC is required to appoint a member to serve as Chair for a one-year term until their successor is appointed, and in practice the TEQECC also appoints a member to serve as Vice Chair for a one-year term until their successor is appointed.

At the meeting date of June 6, 2024, the TEQECC appointed Commissioner Jendrucko to serve as Chair and appointed Commissioner Love to serve as Vice Chair. In past practice, the TEQECC nominated members with the longest tenure and that have not served in these positions; however, there are no established rules governing who may be nominated and there are no term limits.

Staff recommends the TEQECC appoint a member to serve as Chair and appoint a member to serve as Vice Chair for a one-year term effective July 1, 2025, through June 30, 2026. Provided below are the Commissioner appointment dates sorted by last name in alphabetical order:

Commissioner	First Appointed	Current Term Expires
Nida Ahmed	7-1-2024	6-30-2027
Nyree Berry	7-8-2025	6/30/2027
Estela Hill	7-1-2022	6-30-2026
Susan Jendrucko	7-1-2022	6-30-2026
Laurie Love	7-1-2021	6/30/2029
Camilla Seferian	7-1-2021	6/30/2029
Vacancy		



Date: August 7, 2025

To: Members of the Environmental Quality and Energy Conservation Commission

From: Gregg Lodan, Neighborhood Services Manager | [GLodan@TorranceCA.gov](mailto:GLodan@TorranceCA.gov)

By: Nora Duncan, Senior Environmental Quality Officer | [NDuncan@TorranceCA.gov](mailto:NDuncan@TorranceCA.gov)

Subject: Accept and File a Presentation by Los Angeles County Sanitation Districts-General Overview

---

For tonight's Environmental Quality and Energy Conservation Commission meeting of August 07, 2025, Eric Estrada, with Los Angeles County Sanitation Districts will be presenting the commission with an overview of their programs.