



City of Gardena
Planning and Environmental
Quality Commission Meeting
AGENDA REPORT SUMMARY

Agenda Item No. 5.A
Section: PUBLIC HEARING
ITEMS
Meeting Date: February 21, 2023

TO: THE HONORABLE MAYOR AND MEMBERS OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

AGENDA TITLE: **CONDITIONAL USE PERMIT #3-22 AND SITE PLAN REVIEW #5-22**

The applicant is requesting approval of the following entitlements to allow the use of an indoor firearm shooting range located on a 0.46-acre site:

- Conditional Use Permit (CUP #3-22), per section 18.46.030.C.9 of the Gardena Municipal Code (GMC), for the operation of an indoor firearm shooting range facility located at the Industrial (M-1) zone; and
- Site Plan Review (SPR #5-22) required for any development project for which a Conditional Use Permit is being sought; and
- Determination that the project is exempt from CEQA pursuant to the existing facilities exemption, CEQA Section 15301.

APPLICANT: Edmund Tan

LOCATION: 1435 West 130th Street (APN: 6102-003-020)

COUNCIL ACTION REQUIRED:

RECOMMENDATION AND STAFF SUMMARY:

FINANCIAL IMPACT/COST:

ATTACHMENTS:

[Staff Report \(CUP #3-22 & SPR #5-22\)](#)

[Attachment A - Project Plans](#)

[Attachment B - Suggested Conditions \(CUP #3-22 and SPR #5-22\)](#)

[Attachment C - Public Comments](#)

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

CONDITIONAL USE PERMIT #3-22; SITE PLAN REVIEW #5-22
AGENDA ITEM #5.B

DATE: February 21, 2023

TO: Chair Langley and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Senior Planner
Kevin La, Planning Assistant

APPLICANT: Edmund Tan (Shoot Safe Learning)

LOCATION: 1435 West 130th St. (APN: 6102-003-020)

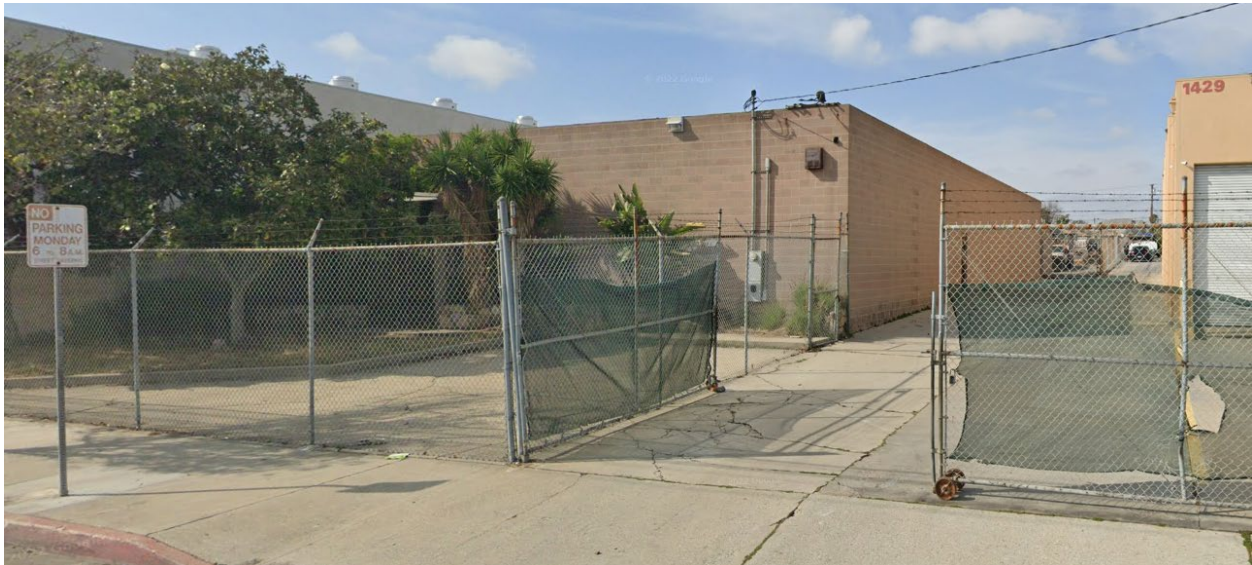
REQUEST: The applicant requests the following to allow the use of an indoor firearm shooting range located on a 0.46-acre site:

- 1) Conditional Use Permit (CUP #3-22), per section 18.46.030.C.9 of the Gardena Municipal Code (GMC), for the operation of an indoor firearm shooting range facility located at the Industrial (M-1) zone; and
- 2) Site Plan Review (SPR #5-22) required for any development project for which a Conditional Use Permit is being sought; and
- 3) Determination that the project is exempt from CEQA pursuant to the existing facilities exemption, CEQA Section 15301.

BACKGROUND/SETTING

On March 2, 2022, an application for a conditional use permit was submitted to allow the operations of an indoor firearm shooting range facility located within an existing industrial building at 1435 West 130th Street. The subject property is a 19,840 square foot parcel that contains an existing single-story 6,240 square foot industrial building. The property is located north of West 130th Street and west of Normandie Avenue. The existing building is currently vacant, however, it was previously used as a manufacturing facility from approximately 1961 to 2007 (Picture 1 – Existing Building).

Picture 1: Existing Building



The building currently has a front door facing West 130th Street and two emergency exits on the east side of the building. There are existing parking spaces on the south end of the property abutting the front of the building and further spaces located to the north end of the site. Vehicular access to the site is provided off West 130th Street by way of a shared driveway with the property immediately to the east.

There is an existing 6-foot-high block wall along the west property line and an existing chain link fence along the east property line towards the rear portion of the property. Currently there is no separation between the subject site and the property directly to the north. Both properties are under same ownership and the existing business to the north, Home and Pipe Supply, a metal wholesale business, currently uses the subject property as vehicular access to West 130th Street.

As shown in Figure 1, the subject property is zoned Industrial (M-1). The site is bounded by West 130th Street to the south, and private property on all other sides. Surrounding uses include a food processing industrial building to the west, metal wholesale use to the north, a machine shop to the east, and a residential mobile home park to the south across West 130th Street (Table 1 – Surrounding Uses).

Figure 1 – Zoning Map



Table 1 – Surrounding Uses

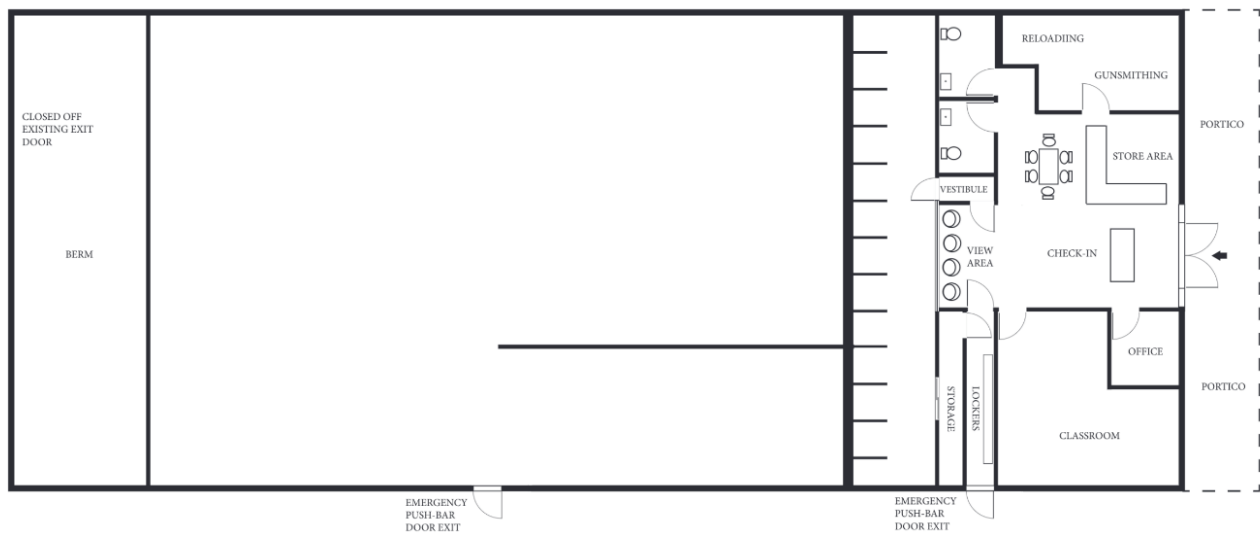
	Zoning Designation	General Plan Land Use Designation	Existing Land Use
Project Site	M-1	Industrial	Vacant Building
North	M-1/ HO-6	Industrial/ Very High Density Residential Overlay	Metal Wholesale
South	M-1	Industrial	Residential Mobile Home Park
East	M-1	Industrial	Manufacturing Machine Shop
West	M-1	Industrial	Food Manufacturing

PROJECT DESCRIPTION

The applicant is proposing to occupy the vacant 6,240 square foot building for the use of an indoor firearm shooting range with incidental retail sales of firearm accessories. The applicant is proposing tenant improvements to the existing industrial building specifically for a firearm shooting range including recreational firearm practice, training courses, certification testing, and retail sales of ammunition to be fired on-site only, and retail sales of firearm accessories, sporting gear, and other related equipment. The applicant's operations would not include the retail sales of any firearms, transfer of ownership between individuals, or holding of firearm purchases. The facility would allow for the use of small arm pistols and handguns, all of which would be small carbon caliber firearms, fired with lead ammunition.

The applicant's proposal for an indoor firearm range is designed to allow for all levels of patrons including beginners, recreational hobbyist, security personnel and law enforcement. The applicant is proposing to also include a classroom, office, lockers, two unisex restrooms, and private storage areas within the building (Figure 2 – Floor Plan). The shooting range itself is designed to have 13-lanes with an adjustable range of 3-yards to 25-yards, each with a mechanical target retriever. The proposed hours of operation are from 9 a.m. to 9 p.m. daily.

Figure 2 – Floor Plan



Vehicular access to the site is provided along West 130th Street with a 12-foot driveway and a shared driveway apron to the east property. There will be 23 newly striped parking spaces, 21 parking spaces towards the north end of the site for patrons to the establishment and 2 parking spaces facing West 130th Street for employees in front of the building. The applicant is proposing a new six-foot-high wrought iron fence along the

northern property line, which would no longer allow for vehicle access for the business to the north, however, the site currently has access to El Segundo Boulevard. Additionally, the applicant is proposing to install a new six-foot high wrought iron fence behind the ten-foot landscaped setback along West 130th Street.

The applicant's proposal also includes new landscaping throughout the property. A ten-foot landscape planter will abut the front property line and provide a variety of trees and shrubbery. Exterior improvements to the building include closing off the front facing door on the south elevation from the inside and adding a decorative artwork facing West 130th Street (Figure 3 – Southern Elevation). The new entrance to the building will be at the rear end of the building. A patio cover will be attached and run along the entire north elevation (Figure 4 – Northern Elevation).

Figure 3 – Southern Elevation

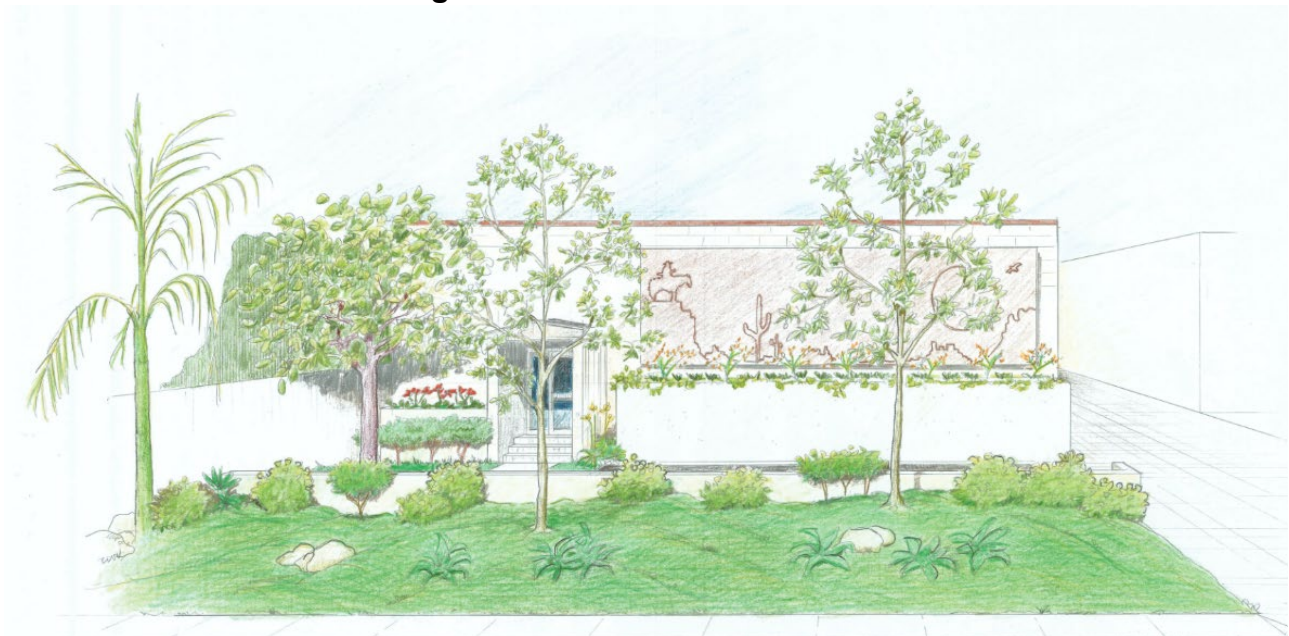


Figure 4 – Northern Elevation



The Zoning Code of the Gardena Municipal Code (GMC) does not explicitly list the use of an indoor firearm shooting range as being allowed or prohibited in any zoning designation. In accordance with GMC Section 18.46.030.C.9, a use that is not specifically listed and cannot be permitted as a similar use may be allowed by the City pursuant to receiving approval of conditional use permit when the use is in no way detrimental to the surround properties or similar uses in the zone. Therefore, the applicant is requesting the following approvals in order to operate an indoor firearm shooting range at 1435 West 130th Street:

- 1) Conditional Use Permit (CUP #3-22), per section 18.46.030.C.9 of the Gardena Municipal Code (GMC), for the operation of an indoor firearm shooting range facility located at the Industrial (M-1) zone; and
- 2) Site Plan Review (SPR #5-22) required for any development project for which a Conditional Use Permit is being sought; and
- 3) Determination that the project is exempt from CEQA pursuant to the existing facilities exemption, CEQA Section 15301.

PLANNING COMMISSION NEEDED ACTION

As the use of an indoor firearm shooting range would be unique to the City, staff has prepared the following report to provide all analysis required for the requested entitlements and environmental assessment for the proposed use. However, staff is not making a recommendation to the Planning Commission but rather the Commission is being asked to provide staff direction on whether the findings for the requests can be found.

ANALYSIS

Pursuant to section 18.46.030.C.9 of the Gardena Municipal Code (GMC), a conditional use permit is required for “Uses which are not specifically listed which in no way are detrimental to surrounding properties or uses permitted in the zone and which are not permitted as a similar use.” An indoor firearm shooting range is not a listed use in the City’s Zoning Ordinance, nor does staff find that it is similar to other indoor entertainment uses that are listed, such as bowling alleys, amusement arcades, or recreational centers.

Additionally, pursuant to section 18.44.010.A of the GMC, a site plan review is required for “Any development project for which a general plan amendment, zone change, conditional use permit, variance, tract map, or other discretionary permit is being sought in which case the site plan shall be processed concurrently with the other discretionary approvals.”

Regarding the allowance for the retail sales of firearm accessories and equipment, GMC Section 18.36.020 allows commercial uses customarily incidental that are directly related to the services or operation of the permitted industrial uses in the M-1 zone. As seen in the floor plans, the retail area of the building accounts for roughly six percent (6%) of the building area. Therefore, if Conditional Use Permit #3-22 and Site Plan Review #5-22 are approved, it will allow the applicant to operate an indoor firearm shooting range for firearms and incidental retail sales at the subject location.

In order to approve the conditional use permit and site plan review, the Planning Commission must first find the use is in no way detrimental to surrounding properties or uses permitted in the zone as required by GMC section 18.46.030.C.9 and GMC section 18.44.010.A, then make the standard conditional use permit and site plan review findings discussed below.

CONDITIONAL USE PERMIT

In accordance with GMC Section 18.46.040.F, in order to grant a conditional use permit, the Planning Commission must make the following findings:

1. That the use is one for which a conditional use permit is authorized;

Pursuant to GMC Section 18.46.030.C.9, if the Planning Commission deems that an indoor firearm shooting range is not a detrimental use to surrounding properties or uses permitted in the M-1 zone, the proposed use would be considered a use allowed subject to a conditional use permit. Therefore, the application for a conditional use permit would be deemed proper if the Planning Commission makes this finding.

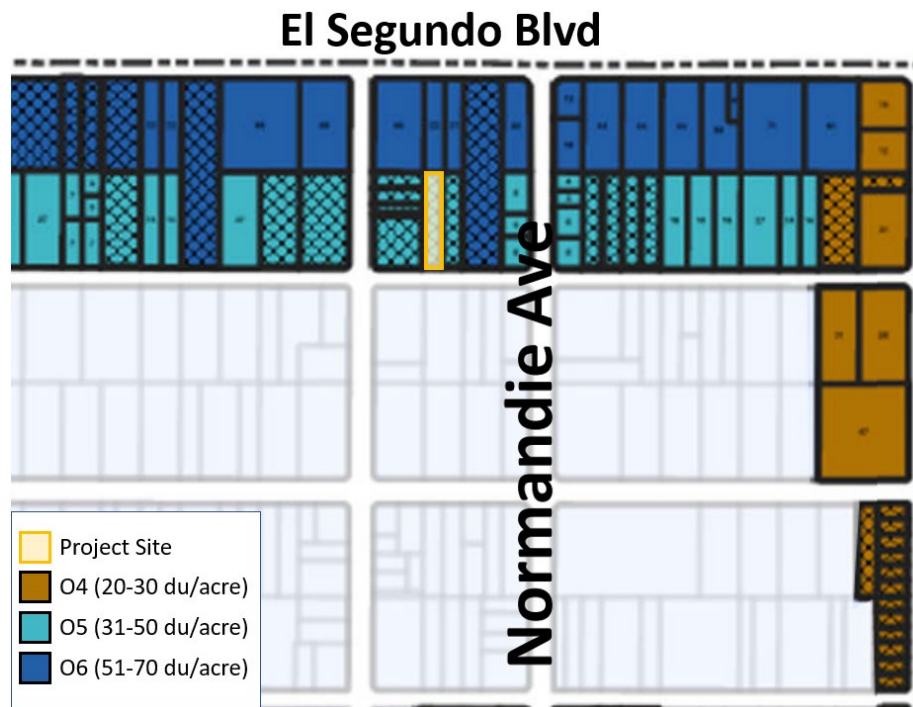
2. That such use is necessary or desirable for the development of the community and is compatible with the surrounding uses; is in harmony with the general plan; is not detrimental to the surrounding properties, existing

uses or to uses specifically permitted in the zone in which the proposed use is to be located; and will not be detrimental to the public health, safety or welfare;

The applicant is proposing to operate within an existing industrial building that is currently vacant. Surrounding uses include other industrial uses directly north and east of the subject location, food manufacturing to the west, and a residential mobile home park to the south across West 130th Street.

In determining compatibility, it is important to note that on February 15, 2023, the City Council just rezoned the property immediately to the north as well as other properties along El Segundo Boulevard with a new very high-density residential housing overlay that will allow development of 51-70 dwelling units per acre (du/acre), as identified in the City's 2021-2029 Housing Element. In addition to placing a housing overlay on the properties to the north, other housing overlay designations are being considered for the other properties in the surrounding area, including the subject site, in order to create a more coherent zoning pattern (Figure 5 – Inventory Sites Map – hatched properties). These new land use designations would overlay the current designations, to allow for additional development opportunities.

Figure 5 – Inventory Sites Map



The General Plan currently designates the subject property as Industrial, which covers a wide variety of clean and environmentally friendly industrial uses and is implemented by the Industrial (M-1) and General Industrial (M-2) zone.

There are various goals and policies listed within the Plans of the Gardena General Plan for industrial uses. The Planning Commission may find the project to be consistent with some, if any, of the goals and policies listed in Table 2:

Table 2 – Gardena General Plan, Goals and Policies for Industrial Uses

<p><u>LU Goal 2</u> Develop and preserve high quality commercial centers and clean industrial uses that benefit the City’s tax base, create jobs and provide a full range of services to the residents and businesses.</p>
<p>LU Policy 2.1: Require ample landscaping and high level maintenance in all new and existing commercial and industrial developments.</p>
<p><u>LU Goal 3</u> Provide high quality, attractive and well-maintained commercial, industrial, and public environments that enhance the image and vitality of the City.</p>
<p>LU Policy 3.1: Require adequate off-street parking, internal circulation and loading spaces for commercial developments.</p>
<p>LU Policy 3.2: Encourage the upgrade and rehabilitation of existing commercial and industrial building facades and sites.</p>
<p>LU Policy 3.4: Attract commercial and industrial uses that minimize adverse impacts on surrounding land uses and are economically beneficial to the City in terms of revenue generation and employment opportunities.</p>
<p>LU Policy 3.7: Require the mitigation or remediation of potential hazardous conditions in the City.</p>
<p><u>ED Goal 1</u> Promote a growing and diverse business community that provides jobs, goods and services for the local and regional market, and maintains a sound tax base for the City.</p>
<p>ED Policy 1.4: Encourage high quality mixed-use development in underutilized commercial and industrial areas where it will improve the City’s tax base and image.</p>
<p>ED Policy 1.7: Encourage diversification of businesses to support the local economy and provide a stable revenue stream.</p>

DS Goal 5 Improve the aesthetic quality of the industrial environment for both workers and residents of the City
DS Policy 5.1: Industrial projects should be designed to convey visual interest and a positive image.
DS Policy 5.3: Industrial projects shall be required to: incorporate landscape setbacks and buffers; aesthetically treat horizontal and vertical design elements on building and perimeter walls; and conceal storage yards, parking, and service areas to minimize visual impacts on the public.
DS Goal 7 Utilize extensive landscaping to beautify Gardena’s streets and sidewalks.
DS Policy 7.3: Provide opportunities to incorporate public art as part of new development projects to enhance the public streetscape or to incorporate into public improvement projects.

3. That the site for the intended use is adequate in size and shape to accommodate such use and all of the yards, setbacks, walls, fences, landscaping and other features required in order to adjust such use to those existing or permitted future uses on land in the neighborhood;

The applicant is proposing an indoor firearm shooting range in an existing industrial building that was developed in 1961. The proposal does not include any increase in the building footprint. The applicant’s request does include exterior improvements for a re-façade of the south elevation for a decorative art piece and the construction of a new patio cover along the north elevation that will be over the primary entrance to the building. The proposed patio cover will meet all setback and height requirements.

The existing building conforms to the development standards of the M-1 zone. There is a 12-foot drive aisle along the eastern side of the property that leads to the parking lot in the rear. Section 18.40.090 of the Gardena Municipal Code requires that 5% of total paved areas used for driveways and parking areas be landscaped; the applicant is proposing 6.3% percent of landscaping for a total of 801 square feet. The applicant is also proposing to provide the required ten feet of landscaping along West 130th street in accordance with Gardena Municipal Code section 18.36.060.E.

The applicant is proposing to reconfigure and restripe the existing parking lot located on the north side of the property. Traffic impacts are not anticipated as the

subject property provides 23 parking spaces in total, one (1) of which will be an accessible parking space. Gardena has no parking standard for an indoor firearm shooting range and has therefore looked to two (2) other cities that do have such a standard - Carlsbad and San Marcos. Table 3 provides the respective parking standards to compare with Gardena and the parking the applicant has proposed. If taking the stricter parking ratios, this being 1.5 parking spaces per lane, 1 parking space for every 200 square feet of retail, and 1 parking space for every 1,000 square feet of storage, the use would be required to provide a total of 23 parking spaces. The applicant's proposal includes 23 space, including one accessible space, thus it could be determined that the onsite parking would accommodate the proposed use.

Table 3 – Parking Standards

Use	Carlsbad	San Marcos	Gardena	Proposed
Lanes	1.5/lane	1.25/lane	1.5/lane	13 lanes = 19.5
Retail/Office	1/300 sf	1/250 sf	1/200 sf	Approx. 650 sf= 3.25
Storage	1/1,000 sf	1/4,000 sf	1/1,000 sf	Approx. 100 sf = .2
Total Required:	22 spaces	19 spaces		23.15 spaces (Round down per the GMC)
Total Provided:				23 spaces

4. That the site for the proposed use relates to streets and highways properly designed and improved so as to carry the type and quantity of traffic generated or to be generated by the proposed use; and

Pedestrian access to the subject property is provided by sidewalks along West 130th Street. Vehicle access to the subject property is provided by one shared driveway entrance on West 130th Street leading to the property's private parking lot.

The Circulation Plan, which is part of the Community Development Element of the Gardena General Plan designates West 130th Street as a collector roadway. Collector roadways are designed to move traffic from a local roadway to a secondary roadway and provide access to all types of land uses and generally have no limitations on access. Staff does not foresee any adverse traffic impacts

with the applicant's request to open an indoor firearm shooting range in the industrially zoned properties and is not expected to attract excess traffic that would ultimately affect the circulation in the area.

5. That the conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare.

As stated previously, staff is asking for direction from the Planning Commission for whether the findings for a conditional use permit can be made for the proposed use at the subject location. If the findings for approval can be made, staff would recommend that the project be subject to all conditions listed in Attachment B.

Staff is recommending that the facility be limited to only allow for the use of small arm pistols and handguns, all of which are to be small carbon caliber firearms, fired with lead ammunition that shall be purchased at the establishment. Additionally, the ammunition used would be limited to 0.22 LR, 0.380 ACP, 9mm, 10mm, 0.40 S&W, 0.45 ACP, 0.25 caliber, and 0.32 only. Ammunition sold onsite would be loaded and used in its entirety within the business firing range and ammunition bought cannot be fired off-site.

Other conditions include, but are not limited to:

- The installation of an approved bullet trap that incorporates a non-toxic rubber berm or equivalent that will be located behind the targets in order to prevent ricochets and collection of lead bullets.
- Sidewalls, ceilings, flooring, and designated interior walls designed and constructed to prevent bullets from escaping the building and ensuring ricochets are deflected downrange.
- An approved ventilation design and system that will mitigate lead exposure, dust, and other toxins.
- An approved noise mitigation design, construction, and features that will reduce noise within the building and noise transmitted out of the building.
- All construction, improvements, and installation of any equipment to the building will be conditioned to either meet specifications specified by governmental agencies, non-governmental agencies, building codes, approved manufacturers, or industry accepted standards approved by the Building Official.
- Installment of bullet traps, reinforcement of side walls, ceilings, flooring, interior walls, ventilation system, noise mitigations, signage, and voice/visual communications.
- Safety conditions for the use of the range and storage of ammunition.
- Prohibition against the sale and display of firearms.
- A safety and operations manual to be submitted for review and approval by the Chief of Police.

SITE PLAN REVIEW

In addition to the approval of a conditional use permit, the applicant is requesting the approval of site plan review pursuant to GMC Section 18.44.010.A. In order to approve a site plan review, the Commission must make the following findings:

1. That the proposed development and physical design of the development are consistent with the intent and general purpose of the general plan and municipal code; and
2. That the development will not adversely affect the orderly and harmonious development of the area and the general welfare.

Additionally, GMC Section 18.44.030 outlines other factors for consideration during the review process in making these findings.

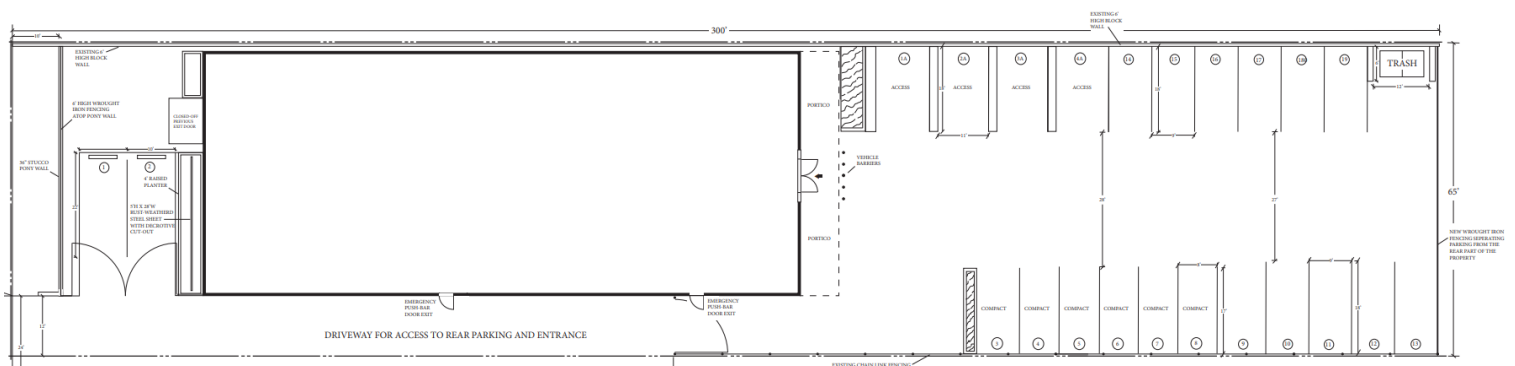
1. The dimensions, shape and orientation of the parcel;

The parcel is a 0.46 acre rectangular lot and is located on the north side of West 130th Street between Halldale Avenue and Normandie Avenue, with access off West 130th Street.

2. The placement of buildings and structures on the parcel;

The site has an existing 6,240 square foot industrial building along the south-west property line facing West 130th Street. The applicant's proposal does not include any expansion to the building footprint. The only exterior changes proposed involve only a re-facade of the south elevation of the building along West 130th Street and the construction of a patio cover on the rear of the building (Figure 6 – Site Plan).

Figure 6 – Site Plan



3. The height, setbacks, bulk and building materials;

As mentioned previously, the building conforms to the M-1 development standards as shown in Table 4. The existing building currently has a front yard setback of approximately 40 feet, a side yard setback of 12 feet 10 inches from the eastern property line, a 2-foot setback to the western property line and approximately 134 feet from the rear property line (Table 4 – Development Standards). The existing building material is concrete block wall and would be covered with cream stucco. Architectural accents are being proposed which consist of; weathered steel panel for the artwork located at the front facade, stained siding at the front facade, and a wood patio cover to be located at the main entrance on the north side of the building. All building materials would either meet specifications specified by governmental agencies, non-governmental agencies, building codes, approved manufacturers, or industry accepted standards approved by the Building Official.

Table 4 – Development Standards

Development Standard	M-1 Zone Requirement	Project Proposal	Project Compliant?
Maximum Floor Area Ratio (FAR)	1.0	0.31	Yes
Maximum Building Height	65 ft	20 ft 3 in	Yes
Minimum Setbacks			
Front	10 ft	40 ft	Yes
Side (East)	None	12 ft 10 in	Yes
Side (West)	None	2 ft	Yes
Rear	None	134 ft	Yes
Landscaping			
Street frontage	First 10 ft	First 10 ft	Yes
5% of parking area	633.5-sf	801-sf	Yes
Maximum Height of Walls/Fencing	8 ft	6 ft	Yes
Parking			
1.5 space/lane	19.5 spaces	19.5 spaces	Yes
1 space/1,000-sf	3.25 spaces	3.25 spaces	
1 space/200-sf	0.2 spaces	0.2 spaces	

4. The distance between buildings or structures;

There is only one existing building on the site and no additional buildings are proposed. The only new structure will be a trash enclosure located at the north-western corner of the property. The building meets all existing setback requirements.

5. The location, number and layout of off-street parking and loading spaces;

The proposed project includes 23 onsite parking spaces including 6 compact parking spaces, and 17 standard parking spaces. As the GMC does not address the number of parking spaces needed to accommodate the proposed use, a comparison of the City of Carlsbad and the City of San Marcos was provided, and staff is recommending taking the higher parking requirement for this use which requires a total of 23 parking spaces. The 23 proposed spaces meet the higher parking requirement.

6. The internal vehicular patterns and pedestrian safety features;

Vehicular and pedestrian access to the onsite parking lot is provided off West 130th Street on the south of the property. A 12-foot wide drive aisle along the eastern side of the property provides access to the parking lot to the rear of the property. There are two additional parking spaces abutting the south end of the building near West 130th Street. The existing entrance of the building is being proposed to be closed up and the new entrance would be located on the north end of the building.

7. The location, amount and nature of landscaping;

New landscaping is proposed at the front of the building facing West 130th Street with new shrubs, trees, and bushes. At the rear of the building, trees of varying sizes and planters will be proposed. There would be a total proposal of 801 square feet of landscape and as previously mentioned, conforms to the required 5% landscaping.

8. The placement, height and direction of illumination of light standards;

Placements of lighting will range from 5,000 to 10,000 lumens and will be located along the south, east and south sides of the building, along the drive aisle, and throughout the parking areas. The entrance of the building would also provide lighting and security cameras. All lighting would be placed to minimize glare to adjacent uses and the lighting would be directed downward and inward. The driveway and parking lot would be fully lit for pedestrians and employees walking to and from the front of the property.

9. The location, number, size and height of signs;

No signs have been proposed as part of the project application. If approved, any proposed signs would be subject to the provisions under GMC Chapter 18.58.

10. The location, height and materials of walls, fences or hedges;

There is an existing 6-foot-high block wall located at the western property line, a chain link fence on the eastern property line and vehicular gate that leads to the rear parking lot. This parking lot gate will only be open during operating hours and closed all other times to the public. The applicant is proposing a new 6-foot-high wrought iron fencing located 10-feet back from the south property line and another 6-foot-high wrought iron fence at the north property line. The applicants project plans show an existing chain-link fence along the eastern property line. Staff has recommended a condition to require the construction of a concrete block wall along the entirety of the northern property line and along the eastern property line, to replace the chain-link fence for safety precautions.

11. The location and method of screening refuse and storage areas, roof equipment, pipes, vents, utility equipment and all equipment not contained in the main buildings of the development;

The site plan shows a new trash enclosure at the corner of the north-west property line which will not be visible from the public right-of-way. If approved, staff suggests a condition should be added to require the enclosure be constructed of solid block that is treated and have a top cover.

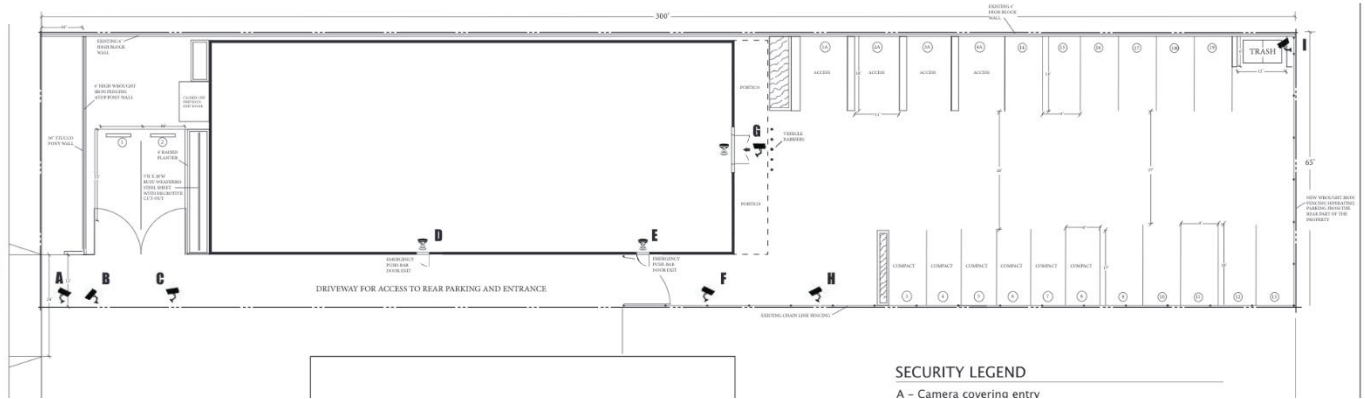
12. Such other information which the community development director or commission may require to make the necessary findings that the provisions of this code are being complied with.

In order to determine whether the proposed use of an indoor firearm shooting range would not adversely affect the orderly and harmonious development of the area and the general welfare of the city, staff believes the Commission should consider the safety features within the building. The applicant's proposal would include interior improvements in order to contain all ammunition in the building and construction. This will include the installation of a rubber berm, reinforcement of the sidewalls, ceilings, flooring, and interior walls, installation of ventilation systems, noise mitigation, signage, and voice and visual communication. Additionally, if approved, as suggested, the applicant would be subject to submit a Safety and Operations Manual for approval by the Chief of Police before operation of the indoor shooting range.

Lastly, the applicant has provided a proposed security plan that would monitor the property at all times. A total of seven (7) security cameras and three (3) motion sensors are proposed to be installed on the property. The security cameras would

be installed at all entrances and exits of the building and parking lot to monitor the property at all times. Figure 7 documents the security plan, where either video cameras or motion sensors would be placed on the property. Five (5) cameras are located on the east property line along the driveway, one (1) camera would face the primary entrance north of the building, and one (1) camera would have a north view the parking lot. Two (2) motion sensors are proposed at the emergency exits located at the east side of the building and one (1) motion sensor would be located at the primary entrance north of the building in conjunction with the previously stated video camera.

Figure 7 – Security Plan



ENVIRONMENTAL ASSESSMENT

If the above-mentioned entitlements were to be approved by the Planning Commission, the project could be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15301, Existing Facilities, which exempts negligible expansions of use in existing facilities from the provisions of CEQA. The building, in which the proposed project will take place, already exists. The proposed additions to the site include a patio cover along the entrance into the building. This addition is incidental and will not increase the use of the property. The utilization of the existing facility thus, may be seen as a negligible expansion of use.

The project would not be subject to any of the exceptions to the exemptions under Section 15300.2 of the California Environmental Quality Act. The cumulative impact of the indoor firearm shooting range establishment is not considered significant. The project is not located along any state designated scenic highway nor within any designated hazardous waste site. The building where the indoor firearm shooting range is taking place is not considered a significant historical structure by any governmental body. Staff would not expect any significant impacts or unusual circumstances related to the approval of this project.

Therefore, the proposed project could be deemed as categorically exempt from CEQA

NOTICING

The public hearing notice for Conditional Use Permit #3-22 and Site Plan Review #5-22 was published in the Gardena Valley News and mailed first class to owners and occupants within a 300-foot radius of the site on February 9, 2023. A copy of Proof of Publication and Affidavit of Mailing are on file in the office of the Community Development Department Room 101, City Hall and are considered part of the administrative record.

PUBLIC COMMENT

As of February 17, 2023, there have been more than 15 comments received by Planning Staff. All comments received are included under Attachment C for the Planning Commission's review.

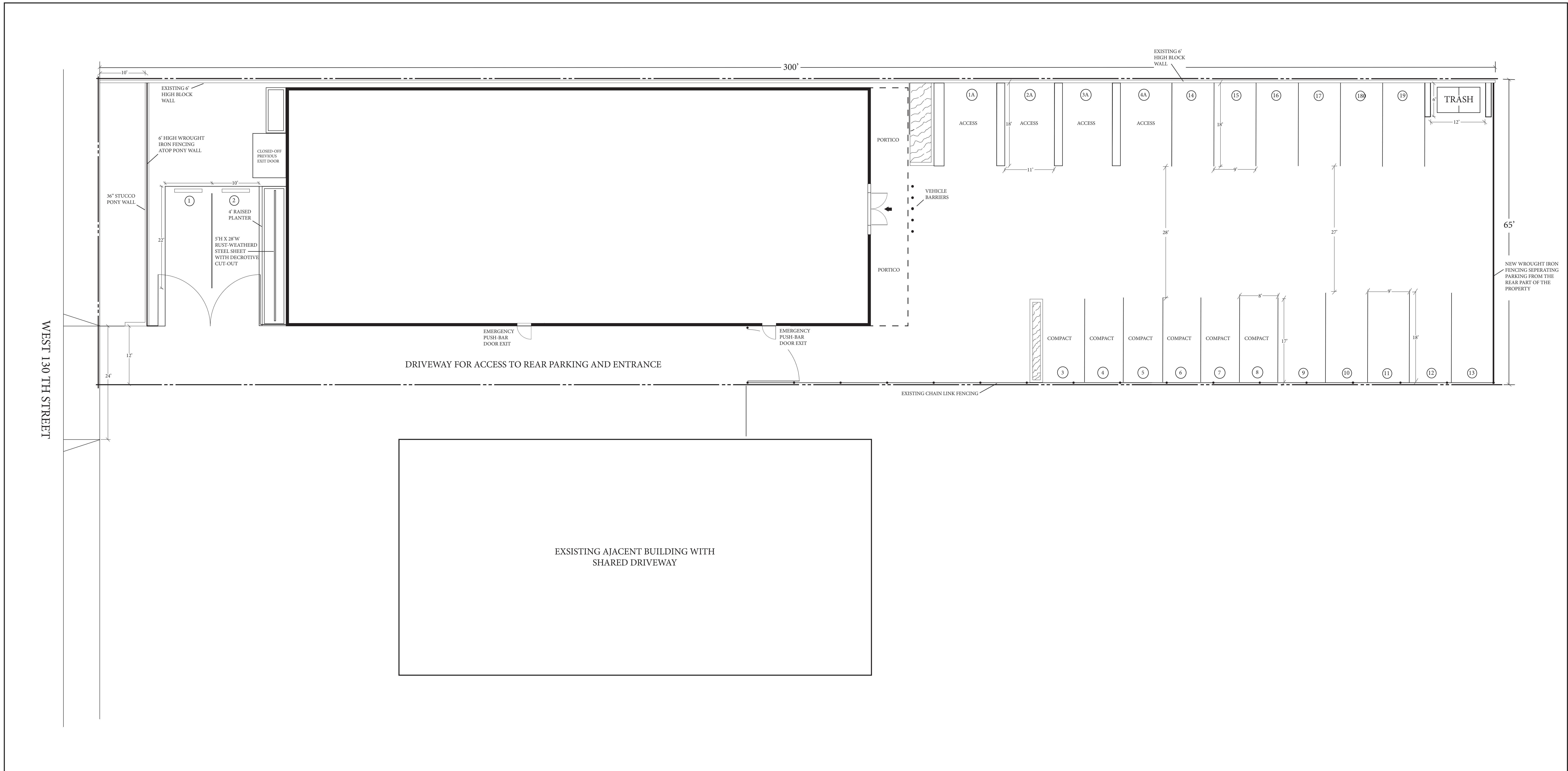
RECOMMENDATION

Staff recommends the Planning and Environmental Quality Commission to:

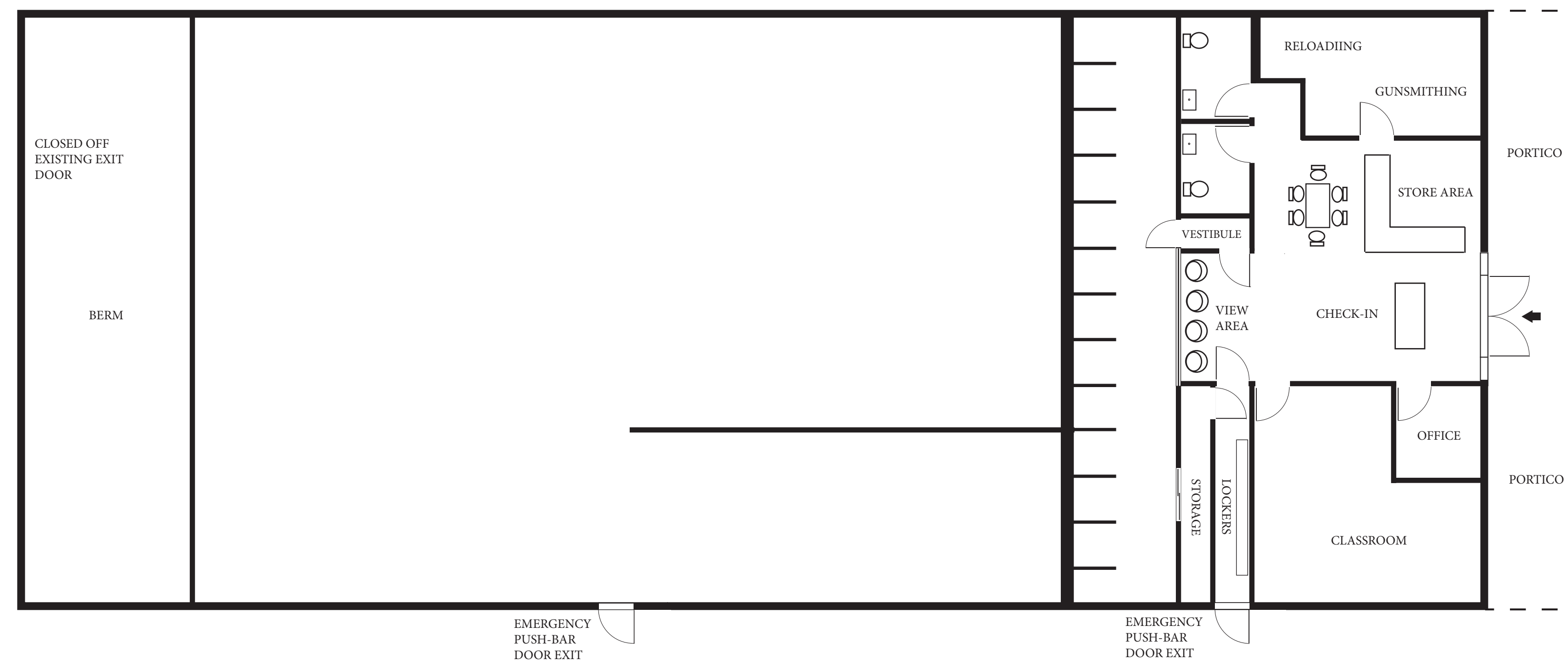
- 1) Open the public hearing;
- 2) Receive testimony from the public; and
- 3) Provide direction to staff to on drafting a resolution.

ATTACHMENTS

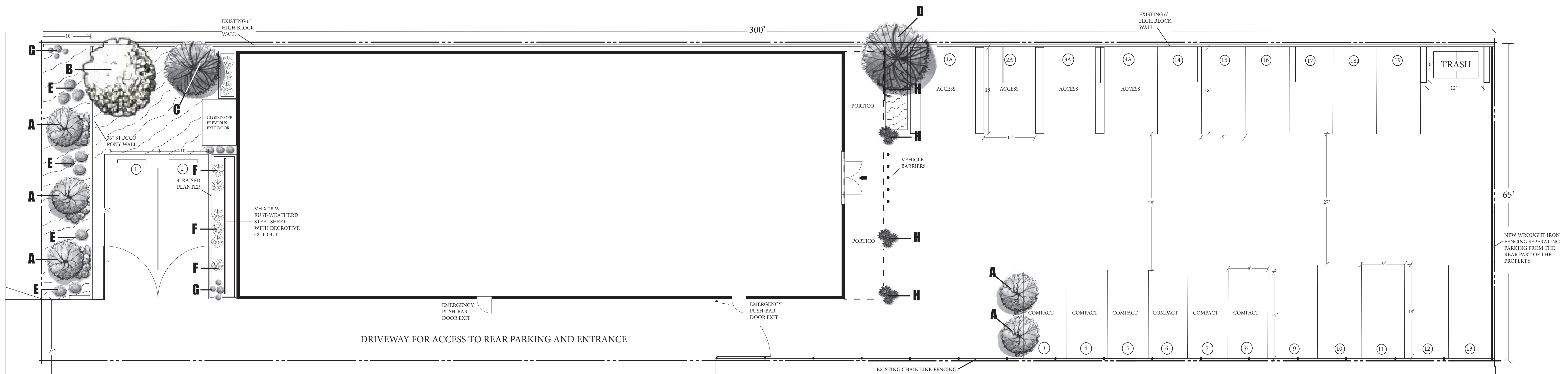
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- B – Suggested Conditions
- C – Public Comments



WEST 130 TH STREET

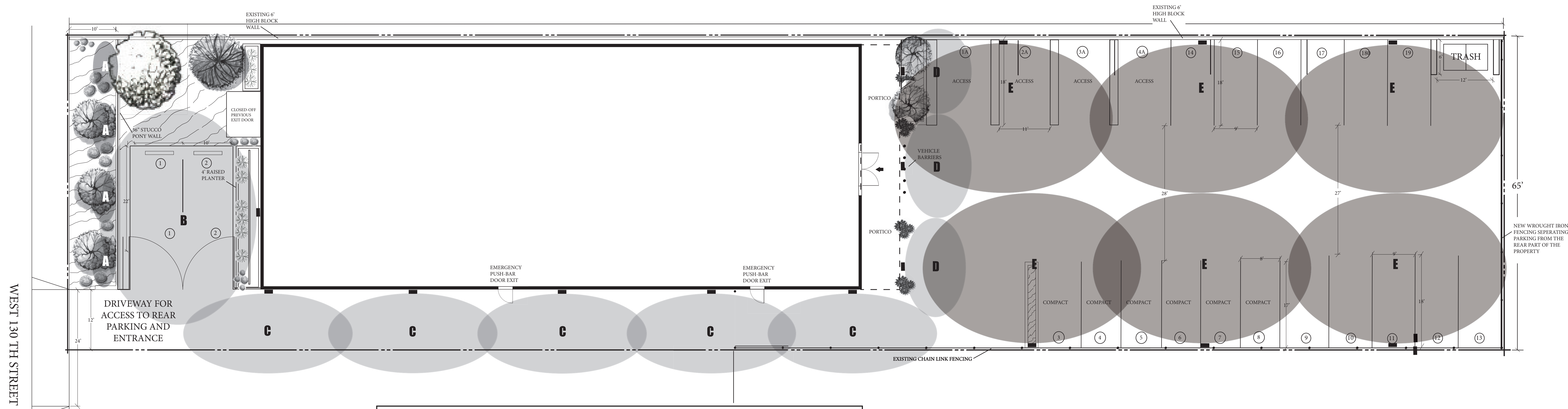


WEST 130 TH STREET



LEGEND - Common / Scientific

- A - SWEETGUM / LIQUIDAMBAR STYRACIFLUA
- B - EXISTING MAGNOLIA / MAGNOLIA SIEBOLDII
- C - EXISTING ORANGE TREE / CITRUS X SINESIS
- D - CHINESE ELM / ULMUS PARVIFOLIA
- E - DWARF BOTTLEBRUSH / CALLISTEMON CITRINUS
- F - KANGAROO PAW / ANIGOZANTHOS
- G - SAGUARO / CARNEGIEA GIGANTEA
- H - PENCIL TREE / EUPHORBIA TIRUCALLI

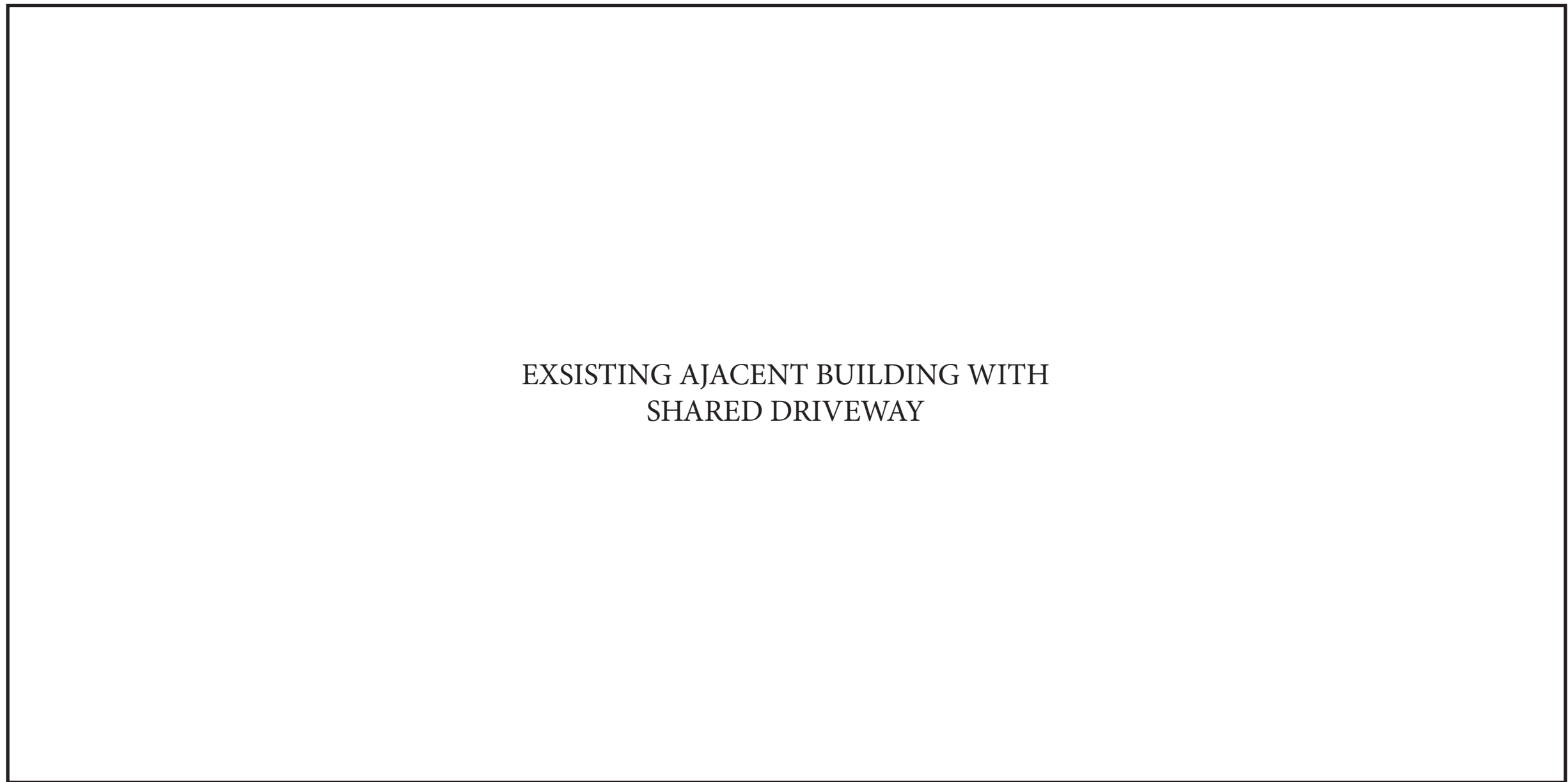
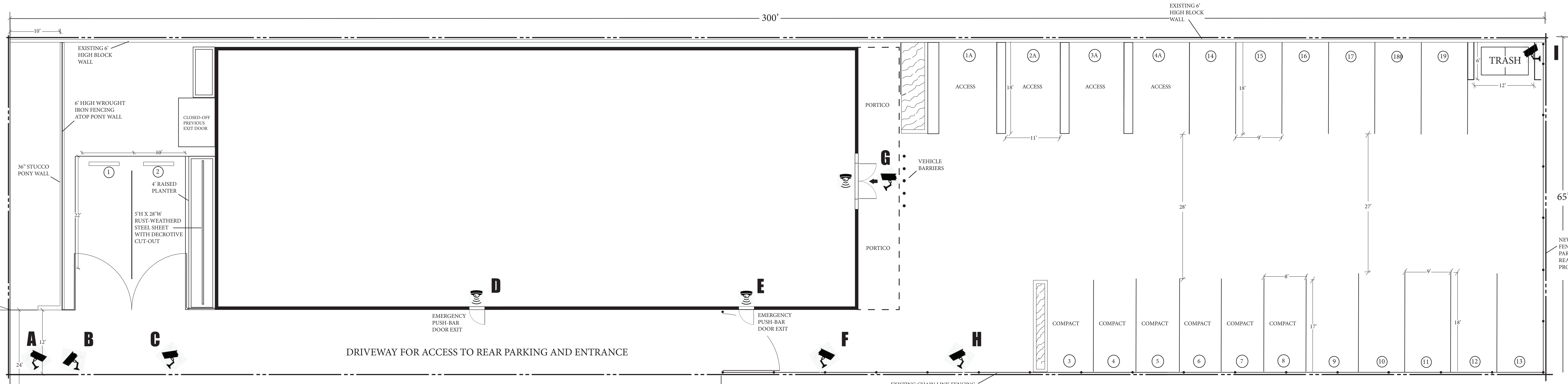


EXISTING AJACENT BUILDING WITH SHARED DRIVEWAY

LIGHTING LEGEND

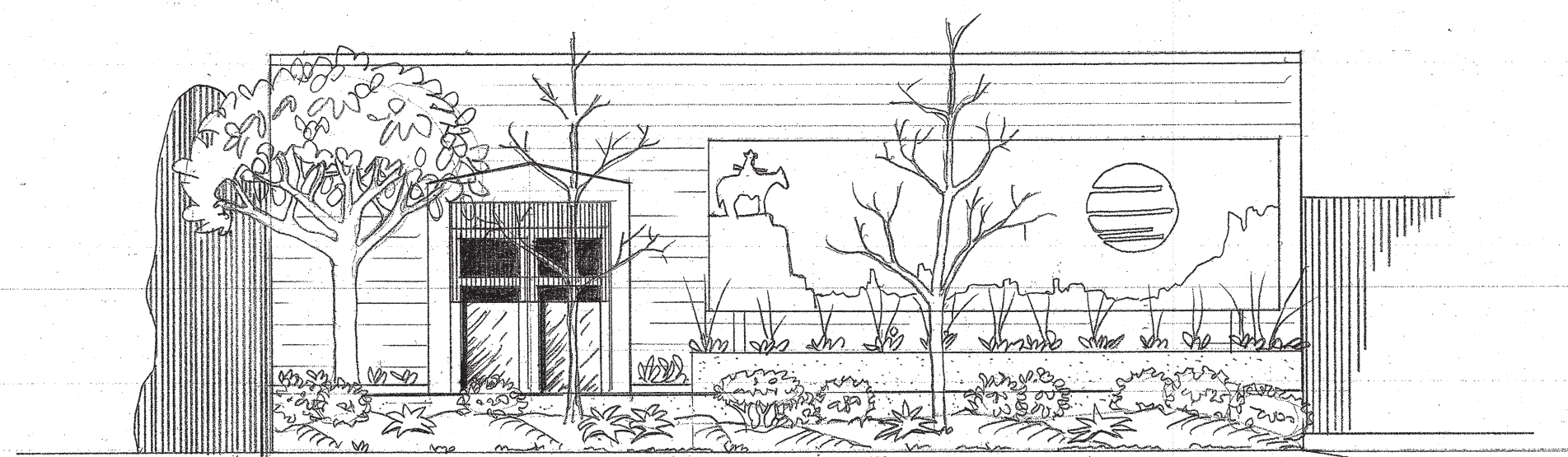
- A – Accent spot lights against stucco pony wall
- B – 10,000 lumens area light on Front parking area
- C – 5,000 lumens spotlights for driveway & emergency exit door
- D – 5,000 lumens area lights at immediate entrance
- E – 10,000 lumens area lights on west wall parking area

WEST 130 TH STREET

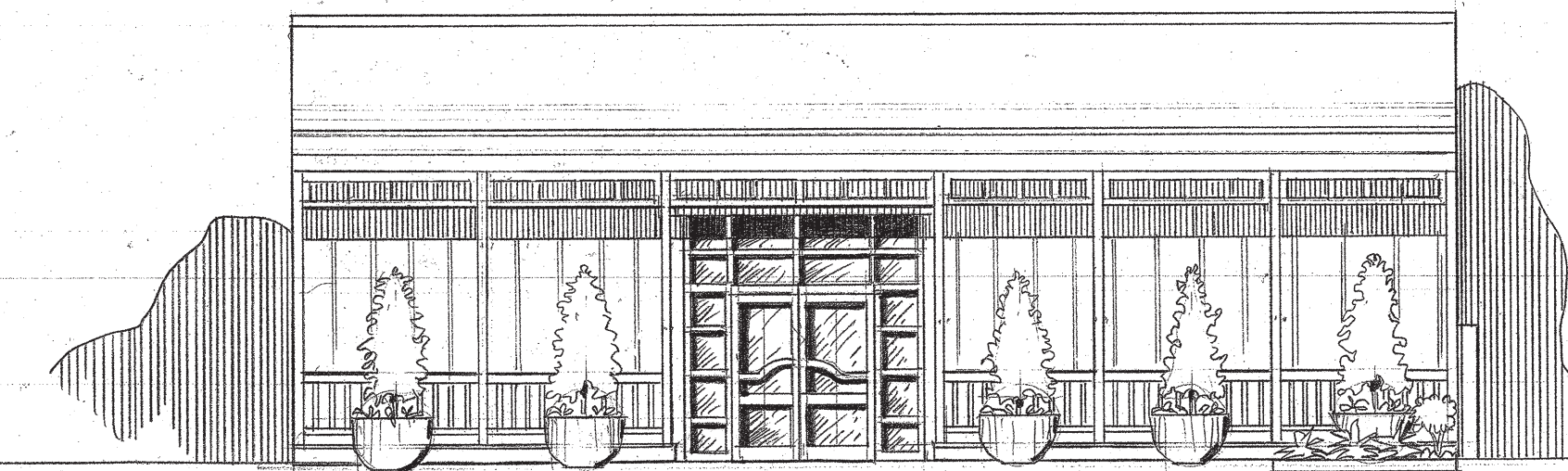


SECURITY LEGEND

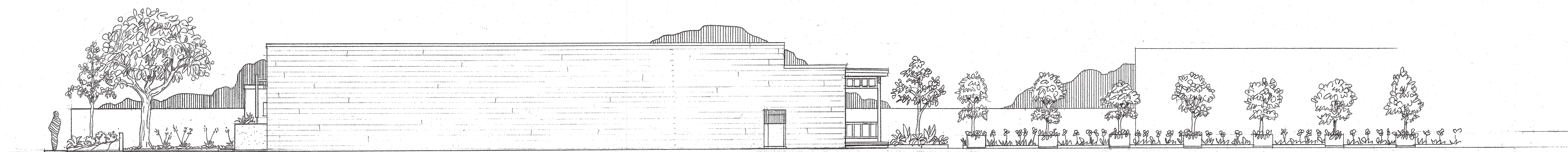
- A - Camera covering entry
- B - Camera covering parking
- C - Camera covering south driveway
- D - Motion sensor at south side emergency exit
- E - Motion sensor at north side emergency exit
- F - Camera covering north driveway and emergency exit
- G - Camera and motion sensor covering main entrance
- H - Camera covering south parking area
- I - Camera covering north parking area



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



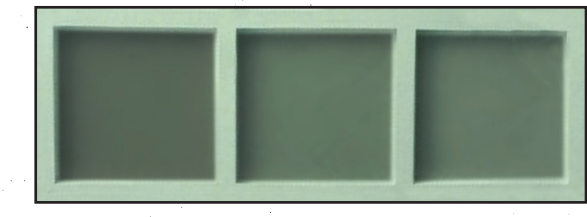




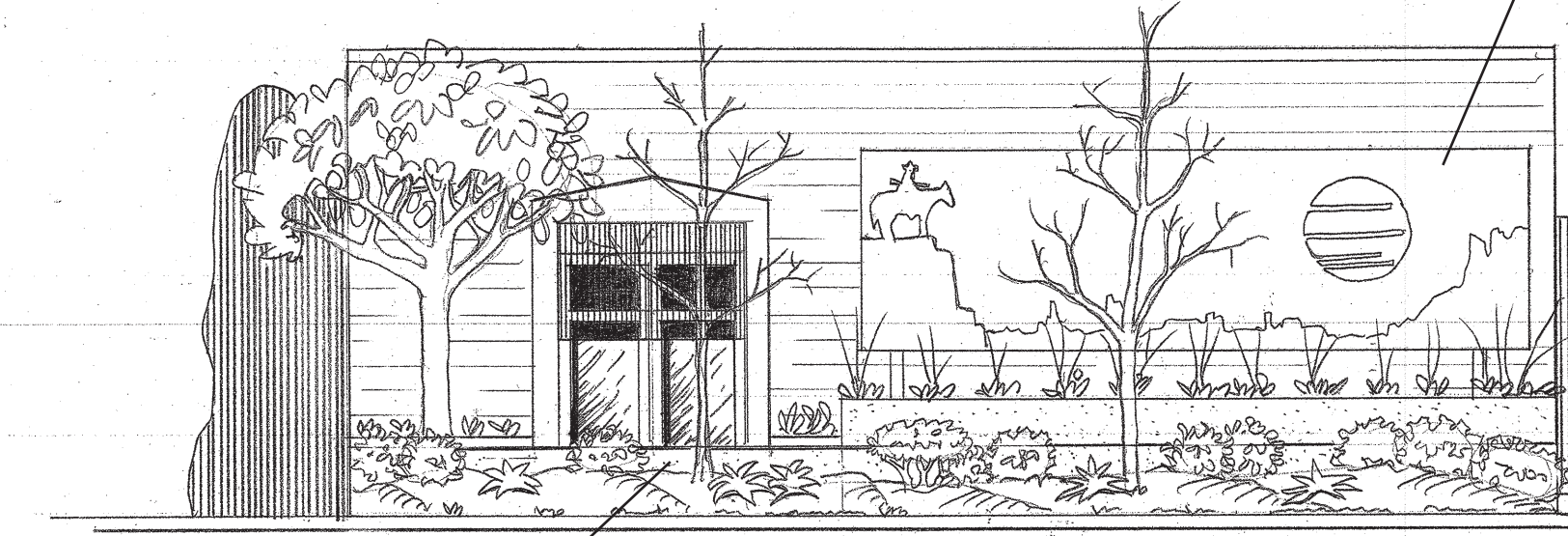
"Rust" weathered 5'H x 28'W steel panel with laser-cut artwork



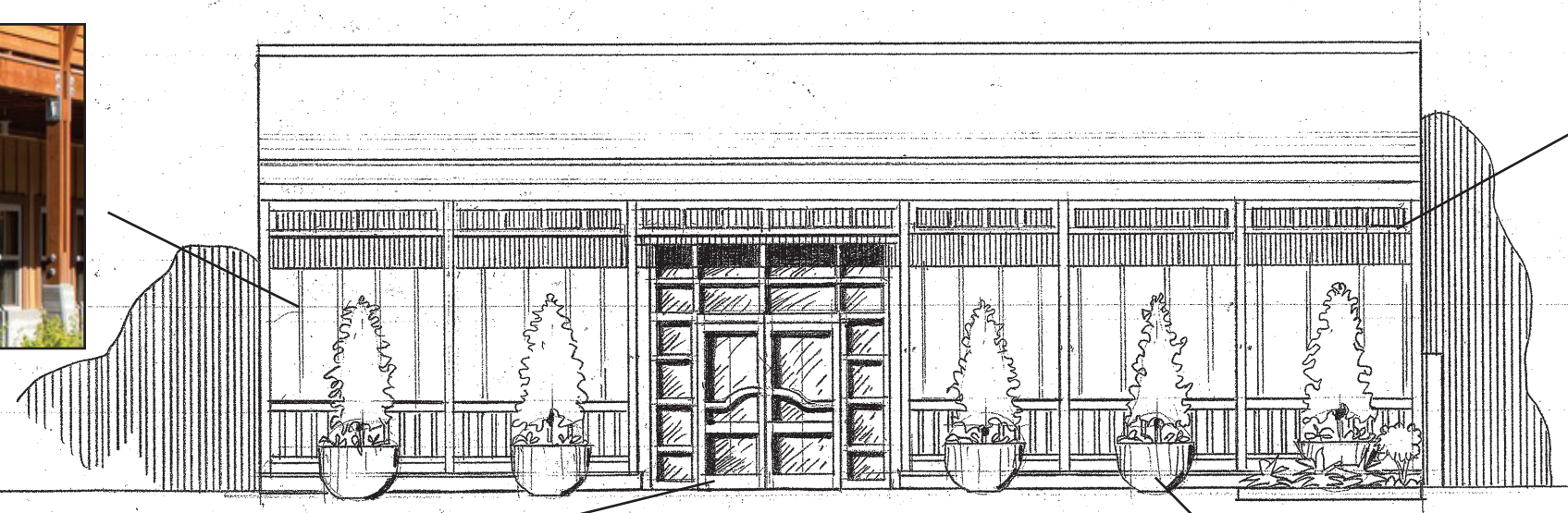
Stained T-111 siding



Green accent colored trim



SOUTH ELEVATION



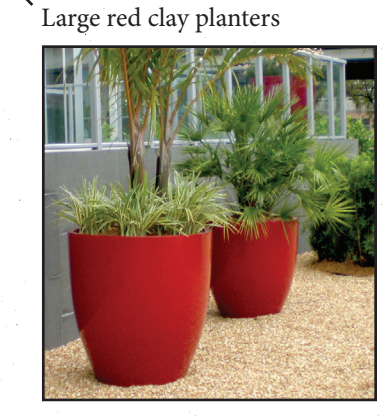
NORTH ELEVATION



Stucco pony wall

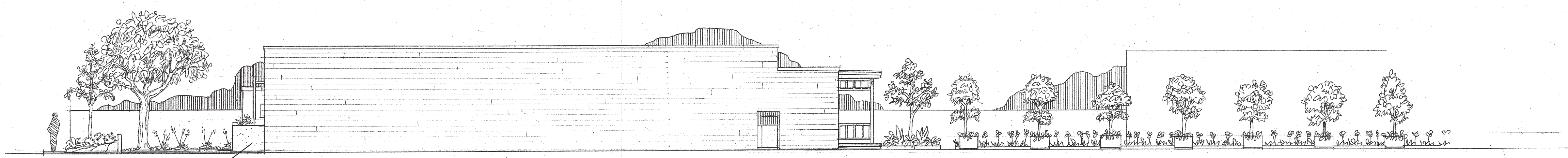


Green accented aluminum door framing

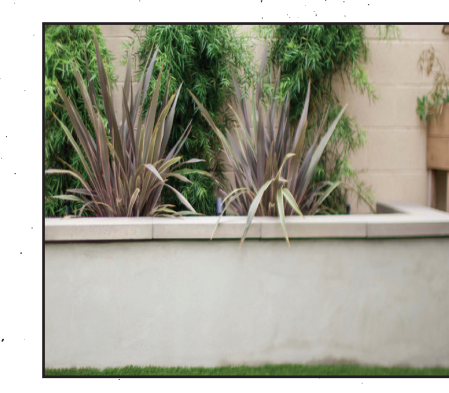


Large red clay planters

384r



EAST ELEVATION



Cream color stucco

EXHIBIT A

CITY OF GARDENA

SUGGESTED CONDITIONS FOR CONDITIONAL USE PERMIT #3-22 AND SITE PLAN REVIEW #5-22

GENERAL CONDITIONS

- GC 1. The applicant and property owner accept all of the conditions of approval set forth in this document and shall sign the acknowledgement.
- GC 2. The applicant shall comply with all applicable City, County, State, and Federal Statutes, Codes, Ordinances, Resolutions, Regulations, Policies and all laws in effect at time of approval. The conditions of approval shall supersede all conflicting notations, specifications, and dimensions which may be shown on the project development plans.
- GC 3. The site and floor plan layout shall be in accordance with the plans approved by the Commission and modified by these conditions of approval. The final completed project shall be in substantial compliance with the plans upon which the Commission based its decision, as modified by such decision.
- GC 4. The applicant shall reimburse the City for all attorney's fees spent in processing the project application, including review of all documents required by these conditions of approval prior to issuance of a final building permit.
- GC 5. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claims, actions or proceedings, damages, costs (including without limitation attorneys' fees), injuries, or liabilities against the City or its agents, officers, or employees arising out of the City's approval of the Notice of Exemption and Conditional Use Permit. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim, action, or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Although the applicant is the real party in interest in action, the City may, at its sole discretion, participate in the defense of any action with the attorneys of its own choosing, but such participation shall not relieve the applicant of any obligation under this condition, including the payment of attorneys' fees.

CONDITIONAL USE PERMIT

- CUP 1. Conditional Use Permit #3-22 shall be utilized within a period not to exceed twelve (12) months from the date of approval, unless an extension is granted in accordance with Section 18.46.040 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.
- CUP 2. Retail sales shall be limited to ammunition to be fired on-site only, firearm accessories, sporting equipment and related equipment. Retail sales and display of firearms for sale or trade shall be prohibited.
- CUP 3. No more than six percent of the total square footage of the building shall be dedicated to retail sales.
- CUP 4. Patrons shall only be allowed to use ammunition that is sold at the establishment. The applicant shall ensure that no outside ammunition is brought into the facility. Ammunition sold onsite shall be used in its entirety before exiting the building. The sale of ammunition to be used off-site shall be prohibited. Ammunition used within the facility shall be limited to 0.22 LR, 0.380 ACP, 9mm, 10mm, 0.40 S&W, 0.45 ACP, 0.25 caliber, and 0.32 caliber or any smaller caliber that is listed herein.
- CUP 5. Firearm types shall be limited to only those caliber pistols that use the ammunition listed in condition CUP 4. The use of rifles or shotguns shall be prohibited within the facility. The allowance of firearms other than those pistols permitted herein would be subject to a modification of the conditional use permit and shall be reviewed and approved by the Planning Commission.
- CUP 6. The business shall maintain a reservation-based business model to deter loitering on the property. The applicant shall ensure that there is no loitering occurring on the property of the facility and shall control noisy patrons leaving the business.
- CUP 7. The hours of operation for the indoor shooting range shall be limited to 9 a.m. to 9 p.m., daily.
- CUP 8. Hours of delivery shall be restricted to the hours of 9 a.m. to 9 p.m. Monday through Saturday, and no time on Sunday or legal holidays.

SITE PLAN REVIEW

- SPR 1. Site Plan Review #5-22 shall be utilized within a period not to exceed twelve (12) months from the date of approval unless an extension is granted in accordance with Section 18.44.060 of the Gardena Municipal Code. Utilization shall mean the issuance of building permits.

PLANNING

- PL 1. The Community Development Director may interpret the implementation of each condition of approval and, with advanced notice, grant minor amendments

- to approved plans and/or conditions of approval based on changed circumstances, new information, and/or relevant factors as long as the spirit and intent of the approved condition of approval is satisfied. Building permits shall not be issued until the proposed minor amendment has been reviewed and approved for conformance with the intent of the approved condition of approval. If the proposed changes are substantial in nature, an amendment to the original entitlement may be required pursuant to the provisions of the Gardena Municipal Code.
- PL 2. The number of persons shall not exceed the maximum occupancy load as determined by the Los Angeles County Fire Department. Signs indicating the occupant load shall be posted in a conspicuous place near the main entrance and must be posted prior to final inspection and prior to issuance of a certificate of occupancy.
- PL 3. The applicant shall submit plans to the Building and Safety Division for review and approval prior to the issuance of building permits. Plans shall demonstrate that the proposed shooting range will be designed and constructed to contain all fired ammunition. Plans shall identify construction methods used to contain spent firearm ammunition inside the shooting range. Plans must also address how fired ammunition will be contained inside the shooting range in the event of an accidental discharge away from the target area (I.E., wall, ceiling behind firing line, etc.) All construction, improvements, and installation of any equipment to the building shall meet specifications specified by governmental agencies, non-governmental agencies, building codes, approved manufacturers, or industry accepted standards approved by the Building Official.
- PL 4. The applicant shall submit plans for review and approval to the Building and Safety Division for the installation approved bullet trap that incorporates a non-toxic rubber berm or equivalent that will be located behind the targets to prevent ricochets and collection of lead bullets.
- PL 5. The shooting range walls, and ceiling shall be constructed with bulletproof materials, such as ceiling baffles, and shall be verified by City staff or approved experts during building plan check review.
- PL 6. A six-foot high block wall shall be constructed along the entirety of the northern property line and along the eastern property line to replace the existing chain-link fence.
- PL 7. Noise emanating from the shooting range shall be maintained at a level indistinguishable from adjacent noise sources in the immediate area. Plans reviewed during building plan check review must demonstrate that the shooting range is designed and constructed with soundproof walls to attenuate noise from the shooting range area. Noise generated from the business shall comply with Municipal Code Chapter 8.36.
- PL 8. The applicant shall install an eyewash station within the facility that is available at all times for all patrons and employees.

- PL 9. The applicant shall submit plans to provide a hazardous waste diversion and disposal plan in accordance with California Department of Toxic Substances Control regulatory standards before lead bullets may be used. The removal of lead, and any waste materials and liquids that are contaminated with lead, must be addressed in this plan. This plan shall also include the recycling of spent lead bullets consistent with applicable State and Federal law.
- PL 10. The applicant shall comply with all Occupational Health and Safety Administration (OSHA) requirements for operation of an indoor shooting range with an emphasis on public health and safety factors such as ventilation and noise management. In addition, the applicant shall obtain all necessary permits from South Coast Air Quality Management District to ensure particulate and lead emissions would be appropriately filtered.
- PL 11. Range Safety Officer(s) shall be present at all times there are shooters present in the shooting range to directly supervise the firing line.
- PL 12. All instructors shall be certified to meet California Department of Justice standards for shooting/range instructors. The applicant shall provide proof of certification for all instructors to the Gardena Police Department.
- PL 13. The applicant shall prominently post "Range Rules" inside the shooting range. Range rules must be adhered to at all times. Posting of range rules shall be verified by the Gardena Police Department prior to issuance of a Certificate of Occupancy.
- PL 14. The applicant shall post exterior signage at the entrance to the building that reads: "All firearms must be unloaded and in a secure case. Customer ammunition is prohibited." Sign size and location must be included in the working plans and submitted for review and approval to the Building Official before the issuance of building permits.
- PL 15. The applicant shall ensure that no person, employee, member, attendee, or customer of the indoor shooting range entering or leaving the premises shall be in possession of a loaded firearm, unless permitted or exempted by State or Federal law. The loading of ammunition shall only be conducted inside the shooting range under the supervision of a Range Safety Officer.
- PL 16. Any weapon that is not a legal firearm, or any firearm that is deemed not safe by a Range Safety Officer, shall not be allowed on-site.
- PL 17. All ammunition shall be stored in a safe or other equally secured location when not in use in the shooting range. No ammunition shall be allowed outside of the approved storage area or the shooting range except for law enforcement personnel unless superseded by State or Federal law.
- PL 18. The applicant shall keep all records of training of customers and instructors in a permanent, on-site file, consistent with applicable State, Federal and local laws.

- PL 19. The applicant shall inspect all firearms coming into the indoor shooting range to ensure they are empty and in safe and good firing condition. Firearms deemed not safe by a Range Safety Officer must not be allowed on-site.
- PL 20. The applicant shall require that each patron provide a government ID upon entering the facility that shall be returned when the patron leaves the facility.
- PL 21. No alcohol, cannabis, or illegal drugs shall be sold, possessed, or consumed on the property. Individuals deemed by any employee of the indoor shooting range to be under the influence of drugs and/or alcohol, and as such to present a safety concern, shall be removed from the property.
- PL 22. Individuals believed by any employee of the indoor shooting range to pose a threat to themselves, or others shall be prohibited from utilizing the indoor shooting range. The Gardena Police Department shall be contacted immediately if a Range Safety Officer, or any other indoor shooting range employee, reasonably believes that a person on the premises may be a threat to themselves, or others.
- PL 23. The facility shall be designed with an air ventilation system compliant with the current California Mechanical Code and all regional air quality standards, at the time of approval. The shooting range shall be designed with proper ventilation system that pulls smoke and particles away from the firing line.
- PL 24. There shall be no trash dumping from the facility between the hours of 10 p.m. and 7 a.m., seven (7) days a week. The applicant shall work with the property owner to have signage installed near the trash dumpster prohibiting trash dumping during the hours of 10 p.m. – 7 a.m. compliant with Gardena Municipal Code (GMC) Chapter 8.20. If not already provided by the property owner, signage shall be installed prior to issuance of the certificate of occupancy for the business.
- PL 25. The business shall provide a refuse containment area with a screened and securable gate. Refuse containment areas shall be constructed with treated solid block with a cover on top and securable gate compliant with Gardena Municipal Code (GMC) Section 18.42.130. Exterior signage shall be provided outside of the trash enclosure prohibiting the scavenging of any material from the trash dumpster. Any refuse containment area and signage shall be included in the applicant's plan check submittal to the Building and Safety Division for review and approval prior to issuance of building permits.
- PL 26. Exhibitions, tournaments, special events, and temporary use permits shall be prohibited.
- PL 27. The applicant shall install and maintain in working order, high quality security cameras and motion monitors around the premises. These cameras should include, visual coverage of the areas available to the public on the inside of the business, entrances and exits of the building and property, as well as the parking area in front of the business. These cameras shall have high resolution and low-light capabilities. Video from all cameras shall record for 24 hours, 7 days a week, with a retention of 60 days, and made available to the Gardena

Police Department upon request. A video camera plan shall be included in the applicant's plan check submittal to the Building and Safety Division and security cameras shall be installed prior to issuance of Certificate of Occupancy for the business.

- PL 28. All lighting shall be placed to minimize glare to adjacent uses and shall be directed downward and inward of the property.
- PL 29. When not in operation, the parking lot gates shall be closed and not open to the public.
- PL 30. The side (east) doors of the business shall remain closed at all times, except to allow ingress/egress in the event of an emergency.
- PL 31. All signs shall comply with the requirements set forth in the Gardena Municipal Code Chapter 18.58.
- PL 32. Individuals under eighteen (18) years of age will be allowed to utilize the facility, provided they are accompanied by a parent or legal guardian; or they are under adult supervision and a signed release by the individual's parent or guardian is provided.
- PL 33. An alarm system shall be installed and be of a type that sounds an audible signal of not less than 15 dBA above the average ambient sound level in every occupied space in the tenant space when it is activated. The applicant shall designate a contact person responsible to respond to all alarm calls and provide that person's contact information to the Gardena Police Department.
- PL 34. The applicant shall be responsible for maintaining the premises free of graffiti.

BUILDING

- BS1. The project shall comply with all applicable portions of the City adopted version of the California Building Code (Title 24, California Code of Regulations).
- BS2. The applicant shall comply with all conditions set forth by other departments and agencies including but not limited to: Los Angeles County Health Department, Los Angeles County Fire Department, Planning, and Public Works.
- BS3. The applicant shall make parking space 1A, on the proposed site plan, as their disabled parking space and provide the striping to show compliance with Chapter 11B of the 2022 California Building Code. Spaces 2A, 3A, and 4A can be standard parking spaces.
- BS4. The design and construction of the Indoor Gun Range shall completely confine all ammunition rounds within the building and in a controlled manner. The design and construction of the gun range shall be performed by a registered engineer in the State of California. The certified plans shall include the specifications and construction of the bullet trap(s), ceilings, exterior and interior walls and floors. The certified plans shall state what type and caliber of

ammunition the range is designed to totally confine.

BS5. The applicant shall comply with both State and City recycling programs. The applicant shall indicate where the recycling waste bin is located. Compliance forms must be filled out prior to final approval of building permits.

BS6. The approval of plans and specifications does not permit the violation of any section of the Building Code, City Ordinances, or State law.

POLICE

PD 1. The applicant must submit a safety and operations manual to be reviewed and approved by the Gardena Chief of Police before operation of business.

PD 2. Violation of these conditions or disturbances relating to the operation of the business may be grounds for revocation of the approvals.

Edmund Tan certifies that he has read, understood, and agrees to the Project Conditions listed herein.

By _____ Date _____

From: [REDACTED]
To: [Public Comment](#)
Cc: shootsafe@shootsafelearning.com
Subject: Conditional Use Permit - Firearm Shooting Range
Date: Tuesday, February 14, 2023 11:54:36 AM

Caution! This message was sent from outside your organization.

I appreciate having the opportunity to speak on behalf of Edmund Tan, and his efforts to obtain a Conditional Use Permit for a Firearm Shooting Range. I have known Edmund for more than 5 years, and I have been able to attend his instruction classes, as well as seeing his behavior at the Sharpshooters Range, that was in Torrance. Edmund is, without a doubt, the most professional and knowledgeable instructor, as well as the most gun safety individual that I have had the good fortune to know. Everything that I have observed over the years, is that Edmund truly knows what he is doing, and takes what he is doing very seriously.

Last year, I was able to obtain a Concealed Carry Permit for California. I am proficient with firearms, going to a range at least 2 times per month, shooting over 300 rounds each time. I attended Edmund's classes to learn even more extensive gun safety, and to satisfy the shooting portion of the permit process.

I feel that a gun range in Gardena, would continue to help us that know how to shoot and handle guns. Even more important, the instructions will be so valuable for others that are just beginning to learn about firearms and shooting, for protection and safety.

Safety, efficiency, and professionalism truly describes the operation of Edmund. I encourage, the decision-making members, to grant the Conditional Use Permit.

Thank you,

John Sabio [REDACTED]

[REDACTED]

[REDACTED]

Torrance, CA 90505

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Public Comment](#)
Subject: Conditional Use Permit for Indoor Shooting Range at 1435 West 130th St, Gardena, CA 90249 Applicant Edmund Tan
Date: Tuesday, February 14, 2023 9:10:02 PM

Caution! This message was sent from outside your organization.

Honorable Gardena Councilmembers:

I'm writing in support of subject CUP application of Edmund Tan.

I've known Edmund for several years, having taken three classes from Shoot Safe Learning taught by he and his Family. One of my sons has also taken a class taught by Edmund.

As an avid target shooter, I've taken courses from other firearm schools too-some good, some not so good. This has fostered my appreciation for what Edmund brings to the table.

While Edmund's technical proficiency is impressive, Edmund Tan and Shoot Safe Learning stands out from these others based on a personal commitment to safety, responsibility and following the law/regulations, as well as possessing an approachable, welcoming teaching style that is effective with both new and experienced gun owners.

With many new gun owners in the community, a safe, professional, local training and practice environment is critical to advancing responsible gun ownership. There is more to responsible gun ownership than simply acquiring a firearm legally and learning to hit a target at the range. Edmund and family foster a holistic approach, emphasizing situational awareness (recognizing and avoiding placing yourself or loved ones in situations that are dangerous in the first place), compliance with regulations, proper firearm storage and maintenance.

There is a shortage of shooting ranges and training in the South Bay. I presently travel 35 miles each way in order to attend a facility that I consider to be well-run, safe and disciplined. I know from experience in our community that others will not travel this far, thus neglecting the requisite practice and training. I would prefer to be able to attend a well-run local facility.

While I'm not a resident of Gardena (but have lived 43 years in the South Bay), my wife grew up in Gardena, having attended Mary Regina. Her large family of cousins, aunts, uncles and paternal grandparents lived in Gardena for many years. One of her uncles operated a small business in Gardena until he was in his late 80s.

I believe approval will, despite a negative perception of some concerning establishment of a shooting range, address a key need for safe training and actually be a credit to the community as long as Edmund Tan is the one operating it.

Respectfully,

Jeff Kreager
Manhattan Beach, CA 90266

From: [Garrett Kelley](#)
To: [Public Comment](#)
Cc: [Shoot Safe Learning](#)
Subject: Conditional Use Permit to establish an indoor firearm shooting range.
Date: Thursday, February 16, 2023 12:37:37 PM

Caution! This message was sent from outside your organization.

Honorable City Council members,

While I am not a resident of your fine city, I do live in nearby Manhattan Beach. I was trained in firearms safety by Edmund Tran and his son during one of their Shoot Safe Learning classes. Their professional lessons are an excellent introduction to the art and science of firearms and I am grateful to have learned from them. Unfortunately there is a lack of locations to safely practice what I have learned, not to mention take more classes from, in the Southbay.

I write to you emphasizing the following for you to consider as you look to approve their permit.

- I Vouch as to the level of professional integrity of the staff and officers of Shoot Safe Learning
- Shoot Safe focuses on safety, discipline, responsibility and legality
- Excellent professional training provided by Shoot Safe Learning
- Edmund and his staff are the highest of character and tolerate no foolishness

- As mentioned above there is an important need for a local indoor range in order for responsible gun owners to regularly practice and maintain ones skills

- The dire need for new and potential gun buyers to learn more about firearms safety, maintenance, laws and proper storage

I appreciate you taking the time to read the above and I look forward to being able to frequent the new Shoot Safe Learning range.

Best,

Garrett Kelley

From: [Paul Murray](#)
To: [Public Comment](#)
Cc: [Shoot Safe Learning](#)
Subject: Edmund Tan Shooting Range Application
Date: Tuesday, February 14, 2023 4:41:20 PM
Attachments: [image001.png](#)

Caution! This message was sent from outside your organization.

Hi,

I would like to offer my strong support and recommendation for Mr. Tan in his application to open a shooting range. My wife and I have taken several courses from Shoot Safe Learning and we were very impressed at how he puts gun safety as the most important skill to learn. When my daughter expressed interest in purchasing a gun, we recommended that she first take Mr. Tan's courses. She did, and she gained a lot of knowledge and respect for gun safety.

On one occasion my wife and I were practicing at a gun range where Mr. Tan occasionally taught lessons (that range has since closed). The range was very busy and some patrons were behaving in what we considered an unsafe manor. The range employees were ignoring the situation so we decided to leave. We met Mr. Tan on our way out and told him of our concern. Regardless of not being an employee of the range, Mr. Tan took control of the situation. He gave the patrons (and range employees) a short and effective refresher on gun safety and got things under control. Mr. Tan is truly a leader in gun safety and his efforts make the sport safer for all.

We do not currently reside in Gardena area, but we have close family ties there and are always interested in the community. Having a safe place to practice is extremely important, and we look forward to future gun safety courses once Mr. Tan opens his range.

Paul Murray, Ph.D.
Professor, Industrial Automation
Bakersfield College

[REDACTED]

[REDACTED]

[REDACTED]



From: [Ron Mabry](#)
To: [Public Comment](#)
Subject: Gardena Indoor Range
Date: Tuesday, February 14, 2023 2:32:45 PM

Caution! This message was sent from outside your organization.

To Whom it May Concern,

I am writing this letter of recommendation for Edmund Tan and the Shoot Safe Learning business. I am a past student of firearm safety and concealed carry courses. I have nothing but praise for the professionalism and proper firearm handling instructions that Edmund and crew exhibit. Edmund and his team are dedicated to the ownership and practice of safe firearm handling and operation. The attention to detail that every student gets insures mishaps are minimal if not eliminated. The instructions are clear and definite. That is how this team trains. Please strongly consider this business legitimate, safe and beneficial to the city and the surrounding areas.

Ron Mabry

From: [David Kim](#)
To: [Public Comment](#)
Subject: Indoor shooting range
Date: Tuesday, February 14, 2023 6:29:10 PM

My name is David Kim. I live in the South Bay.

I personally have taken Edmund Tan's classes. I will vouch that he and his staff are professional, and knowledgeable.

Our community needs experienced professional firearm's instructors like him, and a local facility where he can train and teach safe use of firearms to potential, new, and current firearms owners.

A local shooting range is a must for responsible gun owners to go practice marksmanship, and safety.

Please approve his application.

Thank you.

Sent from my iPhone

From: [Adrian Cone](#)
To: [Public Comment](#)
Subject: New Gardena shooting Range
Date: Friday, February 17, 2023 7:08:55 AM

Caution! This message was sent from outside your organization.

Since the closing of Socal Sharpshooters Range there is no local place for our residents of this area to practice and train. Although there are ranges in other areas the time and distance that it takes to get to these locations makes training there less available and more sporadic. Regular practice and training is the best way to stay proficient with a firearm, which in turn makes that individual safer, which makes the community safer as a whole. Although I have not taken a class with Ed at ShootSafe I have spoken with him and watch as he conducted a few classes during my time at Socal. Allowing a new shooting range in Gardena is needed, it can do nothing but make law-abiding citizens safer. During this time of anti-gun sentiment, it's not enough to say you have nothing against guns, just not here. The political climate for firearms and the 2nd amendment has / is changing for the better and we will have to change with them as well.

Thank You for listening
Gardena Resident

Sent from [Mail](#) for Windows

From: [Keith Covington](#)
To: [Public Comment](#)
Subject: Planning Commission CUP 1435 West 130th Street, Gardena, CA 90249
Date: Tuesday, February 14, 2023 3:49:57 PM

Caution! This message was sent from outside your organization.

Project Location: 1435 West 130th Street, Gardena, CA 90249
Applicant: Edmund Tan

Dear Planning commission

I have trained with Edmund Tan for firearms in class and on the range.

He and his employees are safe, professional and passionate. I have taken several other firearm courses so I have a comparison and by far I know his knowledge and professionalism is what is needed in the industry as well as for safe areas for law abiding citizens to practices their skills. Having a local range in Gardena would be a positive for the industry and community.

I support his indoor firing range business without hesitation.

Keith Covington

[REDACTED]
El Segundo, CA 90245

From: [Patrick Benedek](#)
To: [Public Comment](#)
Subject: Project Location: 1435 West 130th Street, Gardena, CA 90249 Applicant: Edmund Tan Public Hearing: February 21, 2023, at 7:00 p.m.
Date: Tuesday, February 14, 2023 10:38:34 AM
Attachments: [Screen Shot 2018-11-01 at 8.58.32 AM copy.png](#)

Caution! This message was sent from outside your organization.

Dear City of Gardena Council Members:

I am writing in support of the above referenced application.

My family and I have taken classes administered by Shoot Safe Learning (“Shoot Safe”). The classes were geared towards the safe practice of shooting, focusing on much needed self defense tools. The level of experience and integrity of the staff and officers of Shoot Safe is unparalleled and outstanding. At every moment of any of their classes, we constantly felt safe, secure, and following the utmost discipline by the teachers and volunteers. This discipline is instinctively reflected anytime we are at a range practicing.

During some of the classes, we had visits of police officers and other law enforcement personnel, attorneys, and even judges, who would come to help out with the training, and give us a legal perspective on the safe use of firearms.

Just attending classes, however, is not sufficient to maintain the quality training that Shoot Safe has instilled on us. Therefore, we do need to use indoor ranges often to practice and maintain our skills. Sadly enough, currently the only indoor ranges around the South Bay are still pretty far away, forcing us to commute and spend our money in remote cities.

We fully support Shoot Safe’s application for this indoor range, trusting their professionalism and very high safety standards.

Please do not hesitate to contact me if you have any questions in this regard.

Sincerely,

Patrick

Patrick Benedek

- Attorney



[REDACTED] Torrance, CA 90503
[REDACTED] | [REDACTED] | [REDACTED]
[REDACTED]

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From: [Walter Banta](#)
To: [Public Comment](#)
Subject: Proposed Gun Range In Gardena
Date: Friday, February 17, 2023 7:54:36 AM

Caution! This message was sent from outside your organization.

Dear Sir or Madam:

I am wholeheartedly in favor of a new gun range within Gardena. It will positively affect economic enterprise within the city, and it will provide a positive activity for those who favor shooting. As it currently stands, there are few, if any, ranges in near proximity to Gardena, and this necessitates an extended drive, consuming time and money that could better be spent closer to home. A local range would also allow revenue to flow into Gardena from adjacent city residents.

Please add your vote in favor of a new gun range within city limits.

Walter Banta


Gardena, CA 90247

From: [David Adams](#)
To: [Public Comment](#)
Subject: Proposed Shooting Range at 1435 West 130th Street, Gardena
Date: Thursday, February 16, 2023 2:33:29 PM

Caution! This message was sent from outside your organization.

To Whom it May Concern,

Responsible gun ownership is dependent upon proper training and practice. There is no question that a gun in the hands of an untrained individual is a dangerous combination. As a responsible gun owner, I have taken numerous courses with different organizations and practice with my firearms on a weekly basis. I am a business owner in Torrance and was disappointed that Sharp Shooter closed its doors. A new shooting range in the area is desperately needed to improve gun safety in the south bay region.

I have taken dozens of classes with Edmund Tan (Shoot Safe Learning). His focus on safety is exceptional and I have learned a great deal from him over the last five years. His instructors are extremely knowledgeable and have a passion to ensure that each student learns the proper handling, storage and cleaning of their firearm. I highly recommend Edmund Tan as a perfect person to open and run a facility that allows individuals to practice using their firearms and improve safety for our community.

Many people argue over the validity of the 2nd Amendment. Some want all guns abolished. Others want unlimited access to guns. What is often lost in these debates is that the 2nd amendment starts with "A well regulated Militia...". It seems obvious to me that any Militia would require training in how to use a firearm. Regardless of people's opinions on guns, everyone should be in favor of more training.

New gun ownership has been on the rise for the last three years in southern California. A training facility in our area is needed to improve gun safety. Edmund Tan is the perfect person for that training facility.

Thank you,
David Adams, Jr.



From: [18661873](#)
To: [Public Comment](#)
Subject: Public Comment: Proposed Rifle Range
Date: Friday, February 17, 2023 7:41:47 AM

Councilmembers:

I am writing in support of the proposed opening of a rifle range in Gardena. Since the Sharpshooters Range closed two years ago in Torrance, the South Bay has been in need of a facility that allows law abiding gun owners a safe environment to learn responsible handling of firearms. As the proposed facility will have classroom space and conduct safe firearm instruction on the premises, I would say that this business is a win, not only for residents of the South Bay, but for the city of Gardena as well.

Please do not be swayed by those who would argue that "I have nothing against guns, just not in my neighborhood." This kind of intolerance ignores the positive aspects a rifle range would bring to the city of Gardena.

Sincerely:

Steven Oetzell

[REDACTED]
Redondo Beach, CA 90276
[REDACTED]

From: [Carl H. Winton II](#)
To: [Public Comment](#)
Cc: [Edmund Tan](#)
Subject: Shoot Safe Indoor Range
Date: Tuesday, February 14, 2023 8:01:12 PM

Caution! This message was sent from outside your organization.

My name is Carl H. Winton II and I have been a resident of Carson since 1967. I bought my house new and my wife and I raised our two children in this house. They both have had very successful carrers and are "responsible citizens."

The purpose of my email is to stand behind Edmund Tan's request to open an indoor range in the city of Gardena. I met Edmund when I enrolled in three of his pistol training classes. He was recommended to me by one of my very close friends whose wife had taken a class from him. They both are my God-Children and we attend the same church, Faithful Central Bible Church. Maurice and I serve as Deacons there, while Maurice is now the Chairman and I am the Secretary. Maurice is retired from the Sheriffs Department where he was a Sargent. His Wife, Robbin is a manager of Court Stenographers in our State Court houses.

Now let's talk about Edmund Tan and what a good trainer he is. I have owned pistols for many years, but Edmund taught me more about the proper way to hold, aim, and shoot them. He stresses SAFETY first and at all times. He knows how to teach with a good mannerism. Edmund teaches how to handle weapons responsibly and how to be aware of your surrondings. The other people that I met who work with him have the same high quality of standards as he does.

The location of a range in Gardena would offer several of his past students a better location to continue perfecting their skills. And a place that will offer more students, and professionals, to go for training and practice. With the increase of weapons being bought, it is to the benefit of our neighborhood to have a person like Edmund available to teach us the proper way to handle those weapons.

In closing, I strongly recommend that a permit be granted to Edmund Tan to open and run his business within Gardena.

Thanks,
Deacon Carl H. Winton, II

From: [BJMe](#)
To: [Public Comment](#)
Subject: Shoot Safe Learning Use Permit
Date: Wednesday, February 15, 2023 4:34:40 PM

Caution! This message was sent from outside your organization.

Dear Sirs:

I have participated in several classes and training sessions with Edmund Tan and can unequivocally vouch to the high level of professional integrity and quality of training offered by the staff and officers of Shoot Safe Learning.

It is obvious that at this particular time there is a dire need for new and potential gun buyers to learn more about firearms safety, maintenance, laws and proper storage.

As a responsible gun owner I need and prefer a local indoor range in order to safely practice and develop proper gun handling and shooting skills.

Relying on the many hours of responsible training and education I have spent with Shoot Safe Learning, as well as my high personal regard for Edmund Tan,
I sincerely request that the City of Gardena issue a Conditional Use Permit to establish an indoor firearm shooting range at 1435 West 130th Street, Gardena, CA 90249.

Thank you for your attention.

All the best,
B.J. Merholz

From: [REDACTED]
To: [Public Comment](#)
Subject: Shoot safe learning
Date: Tuesday, February 14, 2023 9:06:46 AM

To whom it may concern,

I am writing this email to show support to allow Shoot Safe Learning to have a conditional use permit in the city of gardena. I am a past student and really enjoyed my time with Edmund and the rest of the staff getting educated in the laws and safeties of using a firearm. I think this is an invaluable tool for people who are unfamiliar with using a firearm.

Best,

Andrew Chen

Sent from my iPhone

From: [William Robbins](#)
To: [Public Comment](#)
Subject: Support for Mr. Edmund Tan's Application - Indoor Shooting Range in Gardena
Date: Wednesday, February 15, 2023 9:50:53 AM

Caution! This message was sent from outside your organization.

Dear Gardena City Council Members:

I am writing to express my support for the application of Mr. Edmund Tan for a Conditional Use Permet to establish an indoor firearms shooting range at 1435 West 130th St, Gardena, CA 90249.

Firearms safety education and training are the most effective way to ensure safe and responsible behavior with regard to the lawful ownership, handling, storage and transportation of firearms. Firearms education and training cannot be performed safely and properly, in a reliably secure and supervised manner, without access to a shooting range. In densely populated, urbanized areas, such as Gardena, indoor shooting ranges offer are often the only conveniently accessible location where lawful citizens can learn, train and educate others (family members, friends, clients of trainers, etc.)

As a student of Mr. Edmund Tan, as well as a firearms instructor trained and certified by Mr. Tan, and as a certified Range Safety Officer, I am well aware of and highly sensitive to the civic and legal issues pertaining to the operation of shooting ranges in the Los Angeles area, and throughout the State of California. A well run shooting range can be a great asset to Gardena and the surrounding communities.

I urge the Gardena City Council to support firearms safety education and promote responsible citizenship among owners of firearms by approving Mr. Tan's application.

Sincerely,

William L. Robbins
Los Angeles, CA (Westside area resident and business owner)



From: [Kevin La](#)
To: [Kevin La](#)
Subject: 1435 West 130th Street Indoor Firearm Shooting Range Proposal
Date: Friday, February 17, 2023 1:27:27 PM

From: Frances Chase [REDACTED]
Date: February 17, 2023 at 10:30:14 AM PST
To: Michael Saffell <msaffell@gardenapd.org>
Subject: 1435 West 130th Street Indoor Firearm Shooting Range Proposal

Caution! This message was sent from outside your organization.

Dear Captain Saffell,

I hope this email finds you well.

I am the property owner of 1441 W. 130th Street (Halldale intersection). You may remember I worked together with Officer Michael Bergeron to hold K-9 training at my building prior to the renovation.

I spoke with the property owner (Bacoka) of 1435 West 130th Street regarding the proposal to lease his property to Edmund Tan for the purpose of an indoor firearm shooting range. My primary concern is whether Gardena will hold Tan accountable that the guns are empty both when they arrive and leave.

Bacoka informed me the range will be open only to members, for the purpose of training federal air marshals and pilots, and Tan will keep logs.

Do you know if Tan is required to keep a Safety Check Log (no ammunition in gun) at entry and departure? A log with customer name, date, entry & departure time, and the initials of the employee(s) or range safety officer that conducted the check? I believe such a log should be kept, made available if Gardena PD asks for it, and submitted bi-weekly or at the most monthly.

My experience is that holding people accountable only works if they know there is a follow-up process. If no one is checking, they simply won't do it. If the checks are infrequent, they pencil whip/falsify the logs. Camera recordings are after the fact and not proactive.

I'd like to do everything possible to make sure there are no range customers walking around on the street with live ammunition in their guns. I have no issue with guns, my family owns them, and as you know I greatly admire and support the police department. My only concern is a weapon being fired on 130th Street whether by mistake or misfortune.

Thank you for your time, I look forward to your thoughts.

Frances Chase
[REDACTED]

From: [David Waldner](#)
To: [Public Comment](#)
Subject: CUP for Indoor Shooting Range
Date: Friday, February 17, 2023 1:15:38 PM

I'm writing to express my strong support for a conditional use permit for an indoor shooting range and training facility in Gardena. I've know the applicant Edmund Tan for several years and have taken three of his shooting classes that focus on safety first and responsible gun ownership above all else. The fact of the matter is that responsible persons in our area are going to continue to buy guns legally regardless of whether safe training is available. It is far better to have a facility and training program that focuses on safety and responsible gun ownership than to have no resources and people with guns who are not safe.

Edmund and the staff at Shoot Safe are beyond responsible. They absolutely will not tolerate any bad attitudes or irresponsibility in the classes and practice sessions they teach. They are professionals of the highest standards. They are truly a value to the community and I urge you to please approve this permit

Thank You

David Waldner, Redondo Beach

From: [Alan Takahashi](#)
To: [Public Comment](#)
Subject: Shooting Range
Date: Friday, February 17, 2023 1:03:53 PM

I would really appreciate being able to target practice - at a range in Gardena!

Please vote yes on the range here in Gardena. It will B much appreciated to me, as well as many of my other friends.

Giving my appreciation!

Regards,

Southwest Anglers Rod & Gun Club.

Alan W. Takahashi

Sent from my iPhone. Alan T.