



PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

Regular PEQC Meeting Notice and Agenda

Website: www.cityofgardena.org

Tuesday, March 7, 2023 – 7:00 PM
1700 W. 162nd Street, Gardena, California

If you would like to participate in this meeting, you can participate via the following options:

1. **PARTICIPATE BEFORE THE MEETING** by emailing the Gardena Board/Commission/Committee at publiccomment@cityofgardena.org two (2) hours before the meeting starts on the day of the meeting and write "Public Comment" in the subject line.

2. **ATTEND THE MEETING IN PERSON**

PUBLIC COMMENT: The Gardena Board/Commission/Committee will hear from the public on any item on the agenda or any item of interest that is not on the agenda at the following times:

- Agenda Items - At the time the Board/Commission/Committee considers the item o during Public Comment
- If you wish to address the Gardena Board/Commission/Committee, please complete a "Speaker Request" form and present it to staff. You will be called upon when it is your turn to address the Board/Commission/Committee. The Board/Commission/Committee cannot legally take action on any item not scheduled on the Agenda. Such items may be referred for administrative action or scheduled on a future Agenda. Members of the public wishing to address the Board/Commission/Committee will be given three (3) minutes to speak.

The City of Gardena, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office by phone (310) 217-9565 or email cityclerk@cityofgardena.org at least 24 hours prior to the scheduled general meeting to ensure assistance is provided. Assistive listening devices are available.

STANDARDS OF BEHAVIOR THAT PROMOTE CIVILITY AT ALL PUBLIC MEETINGS

- Treat everyone **courteously**;
- Listen to others **respectfully**;
- Exercise **self-control**;
- Give **open-minded** consideration to all viewpoints;
- Focus on the issues and **avoid personalizing debate**; and
- **Embrace respectful disagreement** and dissent as democratic rights, inherent components of an inclusive public process, and tools for forging sound decisions.

Thank you for your attendance and cooperation.

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

1. Steve Sherman
2. Deryl Henderson
3. Stephen Langley
4. Jules Kanhan

4. **APPROVAL OF MINUTES**

4.A February 21, 2023 MEETING
[23_02_21 PCMIN](#)

5. **ORAL COMMUNICATIONS**

This is the time where the public may address the Planning and Environmental Quality Commission's jurisdiction. Comments should be limited to three minutes.

6. **CONTINUED BUSINESS**

6.A **CONDITIONAL USE PERMIT #3-22 AND SITE PLAN REVIEW #5-22**

Resolution of Denial to be presented to the Planning Commission, for the use of an indoor firearm shooting range located on a 0.46-acre site, for the following:

- 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)

[Staff Report 03.07.2023.pdf](#)

[Resolution No. PC 3-23.pdf](#)

7. **PUBLIC HEARING ITEMS**

7.A **CONDITIONAL USE PERMIT #7-21 AND SITE PLAN REVIEW #9-21
ENVIRONMENTAL ASSESSMENT #18-21**

Continuation to the March 7, 2023, Planning Commission Meeting.

Project Location: 1600 W. 135th Street, Gardena

Applicant: Gardena Owner LP

[Continuation_Memo3.07.2023.pdf](#)

**Regular PEQC Meeting Notice and Agenda of the
Special Planning and Environmental Quality Commission
Tuesday, February 21, 2023**

The Regular PEQC Meeting Notice and Agenda of the Planning and Environmental Quality Commission of the City of Gardena, California, was called to order at 7:00 PM on Tuesday, February 21, 2023, in the Council Chambers at 1700 W. 162nd Street, Gardena, California.

PARTICIPATE BEFORE THE MEETING by emailing the Planning Commission at planningcommissioner@cityofgardena.org by 5:00p.m. on the day of the meeting and write "Public Comment" in the subject line.

1. **CALL MEETING TO ORDER**

The meeting was called to order at 7:00PM

2. **ROLL CALL**

Present: Chair Stephen P Langley; Vice Chair Deryl Henderson; Commissioner Steve Sherman; Commissioner Jules Kanhan

3. **APPROVAL OF MINUTES**

3.A December 6, 2022, MEETING

A motion was made by Commissioner Kanhan and seconded by Vice Chair Henderson to approve the minutes of the meeting on December 6, 2022. The minutes were approved 3-0-1.

Ayes: Kanhan, Henderson, Langley

Noes:

Abstain: Sherman

3.B January 31, 2023, SPECIAL MEETING

A motion was made by Vice Chair Henderson and seconded by Commissioner Kanhan to approve the minutes of the meeting on January 31, 2023. The minutes were approved 4-0-0.

Ayes: Henderson, Kanhan, Langley, Sherman

Noes:

Abstain:

4. **ORAL COMMUNICATIONS**

Chair Langley invited anyone from the public to speak on any issues not on the agenda; however, there were no members of the public wishing to speak under oral communications.

5. **PUBLIC HEARING ITEMS**

5.A **CONDITIONAL USE PERMIT #7-21 AND SITE PLAN REVIEW #9-21 ENVIRONMENTAL ASSESSMENT #18-21**

Continuation to the March 7, 2023, Planning Commission Meeting.
Project Location: 1600 W. 135th Street, Gardena
Applicant: Gardena Owner LP
[Continuation_Memo.pdf](#)

Senior Planner, Amanda Acuna, informed the Planning Commission that the item will be moved to the next Planning and Environmental Quality Commission meeting on March 7, 2023, at the applicant's request, and that the public hearing period will be continued to the respective date.

Chair Langley opened the public hearing.

5.B **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)

[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](#)

Ms. Acuna presented the project to the commission.

Chair Langley opened the public hearing.

The applicant, Edmund Tan, elaborated on his project, background, and reasons why he wanted to pursue the project, and requested a recommendation of approval.

Over 20 people gave their opinion to the commission, about the project, during the public hearing period.

Vice Chair Henderson commended the support the applicant has and asked if the applicant knows the reason why different shooting range facilities are closing in the area.

The applicant responded that there are different reasons, but the facility in Torrance lost its lease and the facility in San Pedro had closed off its facility to the public and is used for law enforcement only.

Vice Chair Henderson inquired what is the applicant's stance if an employee has any gun violations.

The applicant stated that if any employees have gun violations or misdemeanors they would not be allowed to be employed at the facility.

Vice Chair Henderson questioned how the applicant will track ammunition since only facility-sold ammunition can be used and cannot be taken off-premise.

The applicant answered that there will be an established bag check and they will enforce that all ammunition bought will be used within the facility before leaving the premise.

Vice Chair Henderson asked if there was a standard time duration or constraint the facility will implement to deter loitering.

The applicant stated the appointment system was requested from the approval conditions, and the facility will follow that condition. The appointment system will be followed for the allotted lanes to deter walk-in visits.

Commissioner Kanhan inquired if the facility would have a maximum number of members.

The applicant responded that he may expect 300-400 members in total, but the maximum will be made pending a study of member usage and utilization percentage of the 13 lanes.

Vice Chair Henderson asked if the applicant could confirm if there will be no fully automatic weapons.

The applicant answered that fully automatic rifles are highly restricted and very uncommon as it is mainly used by law enforcement.

Ms. Acuna and Community Development Director, Greg Tsujiuchi, explained the process of decisions the Commission will make for the project.

Chair Langley spoke to the audience about the recently adopted Housing Overlay to the northern adjacent properties, with the highest density overlay of 51-70 dwelling units per acre, and how the use of an indoor shooting range creates a dilemma of safety for future residential developments that the Commission must decide on.

Mr. Tsujiuchi introduced Gardena Chief of Police, Michael Saffell, and Building Official, Mark Berg if the Commission had any inquiries directed towards them.

Mr. Berg stated that he would work with the applicant and the construction company that the applicant is using, Action Target, to construct and contain all ammunition if the use is recommended for approval.

Chief Saffell stated that the recommended conditions will help the safety of the use, however, he is hesitant due to the lack of input from the residential mobile home park across the street.

Commissioner Kanhan added that he was also concerned about the residential home parks near the proposed indoor shooting range.

Commissioner Sherman asked about the shooting range that is within Gardena and if it was for law enforcement only.

Chief Saffell confirmed that the shooting range Commissioner Sherman was referencing, is for Gardena Police Department officers only.

Vice Chair Henderson relayed that he supported the use of an indoor shooting range in the City of Gardena. However, he is uneasy about the idea of the proposed location, especially with the recently adopted Housing Overlay and the sensitive area that this location will pose with future residential development.

Chair Langley stated he was impressed by the comments supporting the use and favored the idea of having an indoor gun range in the city but viewed the location as a detriment to the Housing Overlay and wanted more input from the mobile home park residents.

Mr. Tsujiuchi responded that mail notifications did get sent to the mobile home park residents, but no response was given to Planning Staff.

Commissioner Sherman said that the location might be better suited to the commercial areas to the south of Gardena.

Vice Chair Henderson asked Action Target representative, Chris Hart, about the construction of the building.

Mr. Hart elaborated on the requirements that would be imposed on the construction of the building and examples of different ranges the company has constructed.

Chair Langley closed the public hearing.

MOTION: It was moved by Vice Chair Henderson, and seconded by Chair Langley, to direct Planning Staff to draft and prepare a Resolution of Denial, based on the fact that the use will be detrimental due to the existing residential properties and the newly adopted housing overlay in the proposed location of 1435 West 135th Street.

The motion passed by the following roll call vote:

Ayes: Kanhan, Sherman, Henderson, Langley

City Attorney, Carmen Vasquez, stated that Planning Staff will prepare a Resolution of Denial, and present to the Planning Commission at the next regularly scheduled Planning Commission meeting on March 7, 2023, and the public hearing for this item is now closed.

6. **COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

Mr. Tsujiuchi advertised the Martin Luther King Jr. Parade is postponed again due to weather and that there is a Planning Commission Academy, held in Garden Grove, on the dates March 29 to March 31, 2023. If any commissioners wish to attend, they can let Planning Staff know by the end of the week.

Mr. Tsujiuchi also wished to recognize and award Commissioner Sherman for his over 10 years of service being a Planning Commissioner.

7. **PLANNING & ENVIRONMENTAL QUALITY COMMISSIONERS REPORTS**

Chair Langley requested to report the election of a new Chair at the next Planning Commission Agenda.

8. **ADJOURNMENT**

Chair Langley adjourned the meeting at 8:43 P.M.

Respectfully submitted,

GREG TSUJIUCHI, SECRETARY
Planning and Environmental Quality Commission

STEPHEN LANGLEY, CHAIR
Planning and Environmental Quality Commission

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STAFF REPORT

CONDITIONAL USE PERMIT #3-22; SITE PLAN REVIEW #5-22
AGENDA ITEM #6.A

DATE: March 7, 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, located in the Industrial zone (M-1). 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. The property is bounded by 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.

On February 21, 2023, the Planning Commission held a duly noticed public hearing at which time considered all material and evidence, whether written or oral. At the

conclusion, the Planning Commission closed the public hearing and directed staff to prepare a resolution reflecting its decision based on the fact that the use would be detrimental due to the existing residential properties and the newly adopted housing overlay in the neighborhood of proposed location of 1435 West 135th Street.

ATTACHMENTS

A – Resolution No. PC 3-23

RESOLUTION NO. PC 3-23

A RESOLUTION OF THE PLANNING AND ENVIRONMENTAL QUALITY COMMISSION OF THE CITY OF GARDENA DENYING CONDITIONAL USE PERMIT #3-22 TO ALLOW AN INDOOR FIREARM SHOOTING RANGE IN THE INDUSTRIAL (M-1) ZONE

WHEREAS, on March 2, 2022, Edmund Tan of Shoot Safe Learning (the “Applicant”), submitted an application for a conditional use permit to allow the operations of an indoor firearm shooting range facility (the “Project”) at 1435 West 130th Street (the “Property”); and

WHEREAS, the Property has a land use designation of Industrial and a corresponding zoning of Industrial (M-1); and

WHEREAS, the Property is bounded by 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; and

WHEREAS, on February 21, 2023, the Planning Commission held a duly noticed public hearing at which time it considered all material and evidence, whether written or oral. At the conclusion, the Planning Commission closed the public hearing and directed staff to prepare a resolution reflecting its decision; and

WHEREAS, on March 7, 2023, the Planning Commission considered the resolution herein.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF GARDENA, CALIFORNIA DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The Planning Commission of the City of Gardena does hereby find that Conditional Use Permit #3-22 to allow an indoor firearm shooting range in the M-1 zone is denied for the following reasons:

A. That the use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by this chapter.

Analysis: An indoor firearm shooting range is not a listed use in the City’s Zoning Ordinance, nor is it similar to other indoor entertainment uses that are listed, such as bowling alleys, amusement arcades, or recreational centers. 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 at the Property would be detrimental to the surrounding properties and uses. The property directly to the south of the subject Property consists of a single-family resident and a mobile home park with 15 spaces. Additionally, there is another mobile home park that less than 70 feet to the east of the Property along West

130th Street. Thus, the application for a conditional use permit is not appropriate as the findings for such application cannot be made.

B. 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.

Analysis: An indoor firearm shooting range use is not compatible with the surrounding area which includes residential uses including a single-family resident and mobile home parks to the south and east of the Property along West 130th Street.

In addition to the existing residential uses, on February 15, 2023, the City Council 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 Property, in order to create a more coherent zoning pattern. These new land use designations would overlay the current designations, to allow for additional development opportunities, including high quality mixed-use development.

A shooting range in such close proximity to existing and potential high density residential development is not compatible.

C. 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.

Analysis: The Property is developed with an existing industrial building that was built in 1961, however, is currently vacant. The existing building conforms to the development standards of the M-1 zone. The Property currently does not have adequate parking, landscaping or fencing in accordance with the Gardena Municipal Code; however, the proposed site plan did show that the development standards would be met.

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

Analysis: Pedestrian access to the Property is provided by sidewalks along West 130th Street. Vehicle access to the 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 Project 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.

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

Analysis: As the project is being denied for lack of compatibility, no conditions need be imposed.

SECTION 2. Based on the above, the Planning Commission hereby denies Conditional Use Permit #3-22 to allow an indoor firearm shooting range use in the M-1 zone.

SECTION 3. The Planning Commission of the City of Gardena does hereby find that Site Plan Review #5-22 is no longer required as Conditional Use Permit #3-22 has been denied and therefore the Planning Commission takes no action on the Site Plan.

SECTION 6. Custodian of Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 1700 W. 162nd Street, Gardena, California 90247. The Custodian of Records is Greg Tsujiuchi, Community Development Director who can be reached at 310/217-9526 or gtsujiuchi@cityofgardena.org.

SECTION 7. Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8. Effective Date. This Resolution shall become effective immediately.

SECTION 9. Certification. The Secretary shall certify the passage of this resolution.

PASSED, APPROVED AND ADOPTED this 7th day of March, 2023.

STEPHEN LANGLEY, CHAIR
PLANNING AND ENVIRONMENTAL
QUALITY COMMISSION

ATTEST:

GREG TSUJIUCHI, SECRETARY
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF GARDENA

I, Greg Tsujiuchi, Planning and Environmental Quality Commission Secretary of the City of Gardena, do hereby certify the following:

1. That a copy of this Resolution will be sent to the applicant and to the City Council as a report of the findings and action of the Planning and Environmental Quality Commission; and
2. That the foregoing Resolution was duly adopted by the Planning and Environmental Quality Commission of the City of Gardena at a regular meeting thereof, held the 7th day of March 2023, by the following vote of the Planning and Environmental Quality Commission:

AYES:

NOES:

ABSENT:

APPROVED AS TO FORM:

LISA E. KRANITZ, Assistant City Attorney



MEMORANDUM

DEPARTMENT of COMMUNITY DEVELOPMENT

TO: Planning and Environmental Quality
Commission

DATE: March 21, 2023

FROM: Amanda Acuna, Senior Planner

REF:

Conditional Use Permit #7-21, Site Plan Review #9-21, and Environmental Assessment #18-21, for the property located at 1600 and 1606 West 135th Street, will be continued to the Planning and Environmental Quality Commission meeting on March 21, 2023, as requested by the applicant.