

# City of Hesperia

## STAFF REPORT



**DATE:** July 12, 2018  
**TO:** Planning Commission  
**FROM:** Jeff Codega, Principal Planner  
**BY:** Ryan Leonard, Senior Planner  
**SUBJECT:** Conditional Use Permit CUP18-00008; Applicant: Got Range LLC; APN: 0415-132-04

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### RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2018-13 approving CUP18-00008.

### BACKGROUND

**Proposal:** A Conditional Use Permit (CUP) to construct an 18,200 square foot indoor shooting range and retail gun store on an approximately 1.7 gross acre parcel (Attachment 1).

**Location:** On the east side of Hesperia Road, approximately 1,080 feet south of Eucalyptus Street.

**Current General Plan, Zoning and Land Uses:** The site has a zoning designation of General Commercial (C2). The surrounding land is designated as noted on Attachment 2. The site is currently vacant. The site to the south is built with a church. The properties to the east are built with single family residences. The property to the north and the properties to the west on the opposite side of Hesperia Road are vacant (Attachment 3).

### ISSUES/ANALYSIS

Approval of a CUP is required in order to allow the establishment and operation of an indoor shooting range in the General Commercial (C2) zone. The applicant proposes to construct a new 18,200 square foot building that will feature a 9,485 square foot indoor shooting range with twenty 25-yard shooting lanes that can accommodate handguns and small caliber rifles for target shooting. The proposed building will also feature a 538 square foot viewing area, a 2,068 square foot retail area for firearm sales, rentals and accessories, a 1,231 square foot deli and seating area, a 340 square foot virtual reality room and a 885 square foot classroom. The remaining floor area will be offices, a break room, storage areas and restrooms (Attachment 4).

The hours of operation are planned to be from 10:00 a.m. - 9:00 p.m. Monday thru Friday; 10:00 a.m.-10:00 p.m. on Saturday; and 10:00 a.m.-7:00 p.m. on Sunday. Incidental uses associated with the shooting range will include a variety of instructional and safety classes, concealed carry weapon (CCW) classes as well as self-defense classes. The applicant also plans to provide a high end virtual reality simulator that is typically used by law enforcement for training for the public to use.

The proposed development complies with site development regulations, including the minimum building requirements, landscaping, and number of parking spaces. Since the parking ordinance does not identify a parking ratio for shooting ranges, staff determined that the 9,485 square foot shooting range portion of the building should be parked at 1 space per lane. This is similar to the City's parking requirements for a golf driving range which requires 1 space per tee. Therefore, the 9,485 shooting range with 20 shooting lanes should have 20 parking spaces. The remaining 8,715 square feet of the building is required 35 parking spaces based on the City's parking requirements of 4 spaces per 1,000 square feet of building area. As proposed the project complies with the intent of the parking ordinance. The project will provide 58 total parking spaces.

The proposed development complies with all building setback requirements including the 20-foot building setback along the eastern boundary of the property, since this boundary abuts a residential zone. In addition, the development code requires a 6-foot high block wall when a commercial development abuts a residential zone. As required, a six-foot high decorative block wall will be constructed along the eastern boundary. The project also provides a surplus of landscaping. The minimum required landscape coverage is 5% of the total site area and the project provides 13,756 square feet (20%) of total landscape coverage.

The site design complies with the architectural guidelines in the City's Development Code. The exterior of the building includes variation in wall and roof planes and the use of a variety of exterior materials and colors. The front of the building is designed with enhanced tower elements to create an entry feature and includes a combination finish of stucco and metal siding. The rear of the building, which will include the shooting range, is designed with a stucco finish. Other architectural features include decorative crosshairs and scopes incorporated into the design, decorative lighting on the walls of the buildings and metal awnings (Attachment 5).

**Noise:** The City Municipal Code requires that noise generated from the proposed shooting range may not exceed 60 dB(A) at the property line of the adjacent residential properties. The nearest residential property from the proposed shooting range is located approximately 80 feet to the east. The shooting range has also been designed to reduce firearm discharge noise from outside the building. The 9,485 square foot shooting range is designed with solid concrete tilt up walls around the perimeter to serve as an added noise barrier. In addition the applicant is proposing a concrete ceiling above the shooting range to further contain the noise levels to inside the building.

However to ensure that the project will be in compliance with the City's Noise Ordinance, the project is conditioned to prepare an acoustical analysis prior to the issuance of any building permits. Any recommendations from the acoustical study will be incorporated into the final building design and will be reviewed during the building plan check process.

The applicant also provided staff with three noise studies that were prepared for other indoor shooting ranges. These studies analyzed projects that were built with similar attributes to the proposed project, but variables existed which precluded them from being a scientific comparison. Nonetheless, the studies demonstrated that the anticipated noise level from an indoor shooting range can be mitigated so as to not affect adjacent properties.

**Drainage:** Any additional runoff created on-site will be detained in an approved storm drain storage system. A landscaped detention basin and an underground drainage system are proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

**Water and Sewer:** The development will connect to an existing 12-inch water line and 10-inch sewer line along Hesperia Road.

**Traffic/Street Improvements:** As part of developing the site, the developer is required to dedicate right-of-way and construct street improvements, including curb, gutter and sidewalk along Hesperia Road.

**Environmental:** The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls.

**Conclusion:** The project conforms to the policies of the City's General Plan and meets the standards of the Development Code.

#### **FISCAL IMPACT**

None.

#### **ALTERNATIVE(S)**

1. Provide alternative direction to staff.

#### **ATTACHMENT(S)**

1. Site Plan
2. General Plan
3. Aerial photo
4. Floor plans
5. Color elevations
6. Resolution No. PC-2018-13, with list of conditions