



HUNTINGTON BEACH CITY SCHOOL DISTRICT

8750 Dorsett Drive, Huntington Beach, CA 92646 (714) 964-8888

July 22, 2024

City of Huntington Beach
Community Development Department
2000 Main Street
Huntington Beach, CA 92648

Dear Members of the Planning Commission,

We appreciate the community's engagement on the Huntington Beach City School Districts proposed Maintenance and Operations project and would like to address some misunderstandings that have recently come to our attention. To ensure everyone has accurate information, we want to clarify the following points:

- The District has not made a claim under Government Code Section 53094 that the M&O building is exempt from local zoning. In fact, the District is moving the project forward through the City's process, which resulted in approval by the Zoning Administrator.
- The City's Resolution and current Agenda cites both Section 15301 (existing facility use) and 15303 (new construction or conversion of small structures) for the California Environmental Quality Act (CEQA) exemption of the project. However, the Districts Resolution No. 11/23-24 CEQA Notice of Exemption (NOE) only relies upon section 15303. Therefore, this project is exempt because the proposed building is under 10,000sf, will not involve the use of significant amounts of hazardous substances, all public services and facilities are met, and the surrounding area is not environmentally sensitive. Not because of the existing facility status, section 15301.
- The District does not have any intent to move transportation operations to the District office/maintenance site.

For further context on the history of the project, Kettler was closed in 2005 due to declining enrollment. The building sat vacant until it was renovated and turned into the District Education Center in December of 2018. The CEQA NOE for the District office renovation was completed in late 2017 which included moving District operations to the Kettler site. The operations moved to the



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Kettler site at this time were educational services, human resources, and administrative services which includes accounting, payroll, fiscal, maintenance and operations. The Maintenance and Operations building was initially part of the DSA approved project and CEQA scope during the 2018 project, but was removed due to lack of funding.

From 2018 to 2022, the maintenance team operated out of the unfinished southwest corner of the existing Kettler building. A CEQA NOE was filed with the county of orange on November 22 2021 for the DSA Approved renovations of the unfinished section of the building to serve as the Districts central kitchen. This moved the food service operations from Peterson to the Kettler site during the summer of 2022. This necessitated moving the Districts maintenance storage to shipping containers and operations to the parking lot. Thank you for your consideration of this project so that the District can ensure that our over 4700 students can continue learning in safe and supportive environments. Please feel free to reach out should you have any questions.

Sincerely,

Mark Manstof
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