

From: [SHB President](#)
To: [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Planning Commission](#); [Kelley, Jason](#); info@hbcasd.us; facilities@hbcasd.us
Subject: Letter of Support – Agenda Item 25-627 (HBCSD M&O Building)
Date: Monday, March 9, 2026 1:23:54 PM

You don't often get email from southhbpresident@gmail.com. [Learn why this is important](#)

Dear Huntington Beach City Council and Planning Commission,

My name is Christy Logue, and I serve as the President of South Huntington Beach Girls Softball.

On behalf of our board members, families, and the hundreds of girls who participate in our league each season, I would like to express our strong support for Agenda Item 25-627 regarding the Huntington Beach City School District Maintenance & Operations building.

Our league relies heavily on the partnership and support of the HBCSD maintenance team to keep our softball fields safe and playable throughout the season. Their work goes far beyond basic facility upkeep. Their team regularly maintains the fields by cutting the grass, filling gopher holes, repairing sprinkler heads, and keeping the bullpens and surrounding areas free of weeds.

These efforts are critical to the safety and experience of the young athletes who play on these fields. When the maintenance team addresses hazards like gopher holes, ensures irrigation systems are functioning properly, and keeps the fields maintained, it allows our players to focus on enjoying the game and developing their skills in a safe environment.

The maintenance staff are often working behind the scenes, but their impact is felt every single day by our league. Their dedication helps ensure our fields remain a place where girls in our community can come together to learn teamwork, build confidence, and enjoy the sport they love.

We truly value the partnership we have with the Huntington Beach City School District maintenance team and appreciate the important role they play in supporting youth sports in our community.

Thank you for your time and consideration.

Sincerely,
Christy Logue
President
South Huntington Beach Girls Softball

From: [Ramos, Ricky](#)
To: [Kelley, Jason](#)
Subject: FW: Huntington Beach School District Maintenance Building
Date: Monday, March 9, 2026 5:45:41 PM

From: Linda Minko <pmsurf@aol.com>
Sent: Monday, March 9, 2026 5:31 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: Huntington Beach School District Maintenance Building

Some people who received this message don't often get email from pmsurf@aol.com. [Learn why this is important](#)

Dear Planning Commisioners,

I live in the Seabury tract by the Huntington Beach City School District office and would like to express my concern for the maintenance yard the district is trying to add to the district property there in the center of our housing tract. When we bought our property here we bought with an elementary school that our children could attend and never thought that the sight would be used for industrial use. That building would be an eyesore and bring down property values for our tract.

The District has not been good managing the district properties. First with using our bond money to upgrade Kettler school, yet closing it before anyone could use those upgrades and letting it sit empty while the district spent money to rent office space for years before finally using more money to turn the site into the district offices. They have dumped dirt from other school sites there causing mud runoff into other properties with the rain. They have not been good neighbors.

We should not have to have a maintenance building on that site just because they now want to save money that they would have had had they managed their budgets appropriately.

The zoning of this site is NOT for this type of building and the planning commission should not approve this.

PLEASE vote no on this project!

Thank you!

Pete and Linda Minko

From: [Ramos, Ricky](#)
To: [Kelley, Jason](#)
Subject: FW: On Calendar for March 10, 2026 at 6PM. 25-627 APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL HBCSD MAINTENANCE AND OPERATIONS BUILDING - Continued from July 23, 2024)
Date: Monday, March 9, 2026 11:54:07 AM
Attachments: [DSA Email Ron LaPlante DSA has no authority no cup .pdf](#)
[School Zoning vs. State Architecture.pdf](#)

From: Robert Granger <robert@grangerindependent.com>
Sent: Monday, March 9, 2026 11:21 AM
To: Gruel, Andrew <Andrew.Gruel@surfcity-hb.org>; Strickland, Tony <Tony.Strickland@surfcity-hb.org>; McKeon, Casey <Casey.McKeon@surfcity-hb.org>; Williams, Chad <Chad.Williams@surfcity-hb.org>; Kennedy, Don <Don.Kennedy@surfcity-hb.org>; Van Der Mark, Gracey <Gracey.VanDerMark@surfcity-hb.org>; Burns, Pat <Pat.Burns@surfcity-hb.org>; Planning Commission <planning.commission@surfcity-hb.org>
Subject: On Calendar for March 10, 2026 at 6PM. 25-627 APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL HBCSD MAINTENANCE AND OPERATIONS BUILDING - Continued from July 23, 2024)

Pickle Ball Noise!!! No, something even worse, a Maintenance & Operations Yard for the HBCSD District Office. Why is it that adding an industrial use to a residential neighborhood receives so little attention? Why is it that the city planning department believes they have no oversight on a State-owned property? Can we just allow the State to do whatever it wants in Huntington Beach? Ask your favorite AI model, "Can a school in California add a maintenance and operations yard to an existing school site, CA Code 53094?" Then add, "Can they circumvent city laws by going to the California State Department of State Architecture?" I have attached the response from Google Gemini Pro. I've also included links at the bottom of this email to all the supporting legal documents supporting this finding. Note: AI was not available in 2015 when I began informing the school district that they could not circumvent city laws under Government Code Section 53094.

The school district claims it can obtain State-level approval for the project through the DSA approval process. Let's let them try to overturn the city's legal authority as a charter city to enforce its own zoning and conditional-use permit authority. I've already received an email from the CA State DSA, Department of State Architecture (See attached), indicating they informed the HBCSD that they have no authority to approve a non-classroom facility. The HBCSD is aware of this and continues to communicate that they can pursue project approval through the DSA. Please read the email from the head of the DSA, Ronald W. LaPlante, S.E. , Principal Structural Engineer - Regional Manager, San Diego Regional Office.

As quoted by Huntington Beach council member: "Nothing says surf city identity like a

prefabricated metal building in a quiet residential neighborhood."

You can watch the entire meeting or watch the highlights/lowlights below. I cover the main points: The DSA Process vs. City Planning, The CEQA Class 3 Exemption Report, Concerns from the prior Planning Commission in July 2024, Community Concerns, and the City Staff report recommending approval.

[Concerns Over Conditional Use Permit and DSA Approval Process - Watch Video](#)

|_____|

[Discussion on Class 3 Exemption and Community Concerns - Watch Video](#)

|_____|

[Concerns Over Zoning Decisions and Community Impact - Watch Video](#)

|_____|

[Community Concerns Over Proposed Commercial Building in Residential Area - Watch Video](#)

|_____|

[Staff Report - Watch Video](#)

|_____|

Please feel free to call me on my mobile. I'd love to discuss this vital issue.

Robert Granger
714-404-7140

21232 Breton Lane
Huntington Beach, CA 92646

References

1. [Letter from DSA Director Ron LaPlant](#)
2. [Title 5, Education Code 53094](#)
3. [Supporting Case Laws on Non-Classroom Facilities](#)
4. [Huntington Beach City Charter](#)
5. [City Charter Zoning Codes](#)
6. [Alternative M&O Plans \(Not Considered\) from Community to Eliminate Dark Alley Crime Hazard](#)



FW: The Voided Project. for application # 118033, file # 30-15, Construction of a Maintenance Building

1 message

LaPlante, Ron@DGS <Ron.LaPlante@dgs.ca.gov>

Thu, Aug 22, 2024 at 9:38 AM

To: "robert@grangerindependent.com" <robert@grangerindependent.com>

Cc: "Pereira, Marise@DGS" <Marise.Pereira@dgs.ca.gov>, "Beebe, Aaron@DGS" <Aaron.Beebe@dgs.ca.gov>, "Larson, Nathan@DGS" <Nathan.Larson@dgs.ca.gov>

Robert: As we discussed yesterday, DSA has been in contact with the school district about the maintenance building at Kettler Education Center. They have reached out to us to understand what is required to be submitted to DSA. Since this site is not used for school purposes, they only need to submit it to DSA for access compliance review. DSA has no other authority for work at this property. DSA does not issue conditional use permits nor enforce local zoning ordinances. Regarding the applicability of local zoning ordinance to this property and the legal interpretation of Government Code Section 53094, you will need to discuss this with legal counsel, the school board, and/or planning commission as this is outside the scope of DSA's authority. Please contact us with any other questions you may have. Ron

Ronald W. LaPlante, S.E.

Principal Structural Engineer - Regional Manager » San Diego Regional Office

Division of the State Architect

State of California » Department of General Services
10920 Via Frontera, Suite 300, San Diego, CA 92127
www.dgs.ca.gov/dsa/

Phone 858.674.5461

Email ron.laplante@dgs.ca.gov

Work Hours:

Monday and Friday teleworking: (8:00 am – 5:00 pm).

Tuesday, Wednesday, and Thursday in DSA office: (8:00 am – 5:00 pm).



Partners in the Design and Construction of Great Schools

 *Please consider the environment before printing this email.*



From: Pereira, Marise@DGS <Marise.Pereira@dgs.ca.gov>

Sent: Tuesday, August 20, 2024 3:33 PM

To: LaPlante, Ron@DGS <Ron.LaPlante@dgs.ca.gov>

Subject: FW: The Voided Project. for application # 118033, file # 30-15, Construction of a Maintenance Building

Hi Ron,

Let me know when we can talk about the email below.

Thank you,

Marise Pereira

Supervising Architect / Project Services

Division of the State Architect

State of California » Department of General Services

10920 Via Frontera, Suite 300 – San Diego, CA 92127

www.dgs.ca.gov/dsa/

Phone 858.674.5402

Email Marise.Pereira@dgs.ca.gov

Work Hours: Monday – Friday: 8:00 am – 5:00 pm



Partners in the Design and Construction of Great Schools

 *Please consider the environment before printing this email.*



From: Robert Granger <robert@grangerindependent.com>

Sent: Tuesday, August 20, 2024 3:28 PM

To: Marise.pereira@dgs.gov

Cc: Cheryl DeMarco, AIA <demarco.architect@gmail.com>

Subject: The Voided Project. for application # 118033, file # 30-15, Construction of a Maintenance Building

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Hi Marise,

I just left you a voicemail regarding this voided project with the DSA. Can you help me navigate which entity would be responsible for approving a change from school use to commercial use for a maintenance yard?

I'll summarize my question. You may want to call me at 714-404-7140.

Application #: 102536 File #: 30-15, was to change the building from a school to a district office. This plan was completed, and the previous school, Willam Kettler Elementary School, now became the Kettler Education Center. The records indicate the new Kettler Education Center was completed by 10/2019. Although the Huntington Beach Elementary School District applied to the DSA for approval to add a maintenance facility under application # 118033, they never completed the application process. Nonetheless, the district began to operate a maintenance and operations facility at the Kettler Education center on approximately 02/2019 and continues through today. The operation has grown since 2019, when it was just a few trucks parked in the parking lot. Now, the operation has expanded to several trucks, trailers, buildings, and operations conducted outdoors in the parking lot.

In May 2024, the school contacted the city of Huntington Beach for approval to add a 7500 SF maintenance and operations building to the site. The building department and zoning initially approved the project plans, but the planning commission has indefinitely postponed the approval until further CEQA investigation has been completed. The planning commission thought it was inappropriate to put a commercial use operation in the middle of a residential housing tract. The planning commission was skeptical about the basis of the CEQA exemption. The district claims they are exempt as an existing operation under CEQA.

I contacted the City of Huntington Beach code enforcement, who indicated the conditional use permit would need to be obtained at the state level.

1. Has a conditional use permit ever been obtained to change the usage from educational use to a maintenance yard?
2. If so, what is the process for applying for a change in the usage of school property from educational to commercial use?
3. Do you know who I should contact to report a zoning violation at the State Level?

According to State Code 53094, schools are exempt from local zoning rules unless:

"may render a city or county zoning ordinance inapplicable to the school district's proposed use of property. The governing board of the school district may not take this action when the proposed use of the property by the school district is for nonclassroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage, and repair buildings."

The community has hundreds of signed petitions and has notified the city that a maintenance yard is not wanted in our quiet neighborhood. What is the process to have the maintenance yard removed from the Kettler Education Center?





Robert Granger
Insurance Agent & Broker,
Granger Independent Insurance Services

 949-424-6423 - (949) 4-CHOICE

 www.grangerindependent.com

 robert@grangerindependent.com

 20902 Brookhurst St. Ste 208, Huntington Beach, CA 92646



No, a school district **cannot** circumvent city zoning laws by going to the California Division of the State Architect (DSA).

While many people believe the DSA is a "get out of jail free card" for school construction, California law creates a very clear distinction between **building codes** and **zoning laws**.

1. DSA vs. City: Who controls what?

The DSA and the City have different jurisdictions. One does not replace the other for a project like a maintenance yard.

- **The DSA (Building/Safety):** The DSA has jurisdiction over **structural safety, fire/life safety, and accessibility** (the "Field Act"). They ensure the building won't fall down in an earthquake. However, the DSA **does not** regulate land use or where a building can be placed.
- **The City (Zoning/Land Use):** The City (or County) controls **where** things are built. Under **Government Code § 53094**, while a school district can override the city for "classroom facilities," the law explicitly states they **must** comply with city zoning for "nonclassroom facilities" like maintenance yards and warehouses.

2. The DSA doesn't even "approve" M&O yards in the same way

In fact, many maintenance and operations (M&O) buildings are actually **exempt** from DSA structural oversight because they aren't "school buildings" where students and teachers are regularly present for instruction.

- If a building is purely for bus storage or equipment repair, the DSA often defers the building code enforcement **back to the local city building department**.
- Therefore, instead of "going over the city's head," the district might actually be legally required to get permits **from** the city.

3. The "Two-Thirds Vote" Trap

Some districts try to use the "2/3 board vote" mentioned in § 53094(b) to ignore city zoning. However, the statute is very specific:

"The governing board of the school district **may not** take this action when the proposed use of the property by the school district is for **nonclassroom facilities**, including, but not limited to, **warehouses, administrative buildings, and automotive storage and repair buildings.**"

If a district tries to use this vote to build an M&O yard, the City can take them to Superior Court. If a judge finds the facility is clearly for maintenance (non-classroom), the district's vote will be

declared "arbitrary and capricious" and the city's zoning will apply.

4. What about CEQA?

Even if the district found a loophole in zoning, they cannot bypass the **California Environmental Quality Act (CEQA)**. An M&O yard at an existing school site usually requires a public "Mitigated Negative Declaration" or an "Environmental Impact Report" (EIR). This process requires the district to:

- Hold public hearings.
- Address noise, traffic, and hazardous materials (fuel/oil).
- Respond to community objections.

Summary

The DSA is a safety regulator, not a zoning authority. For an M&O yard, the district is legally a "local agency" that **must** comply with city zoning ordinances just like any other developer.

Would you like me to draft a list of specific questions you can ask the School Board or the City Planning Department to verify if they are following these codes?

From: [Gary Stine](#)
To: robert@grangerindependent.com
Cc: becky@grangerindependent.com; info@hbcsd.us; [Jimmy Lambos](#); [Huntington Beach City School District - Leisa Winston, Ed.D](#); [Kelley, Jason](#); [Ramos, Ricky](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Mark Manstof](#)
Subject: Re: PA-2023-0067, HBCSC Maintenance & Operations Building, Planning Commission Surprise Meeting next Tuesday 3/10/26 at 6 PM
Date: Friday, March 6, 2026 4:55:46 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image.png](#)
[image.png](#)

Good Afternoon Mr. Granger,

On behalf of the Board of Trustees and the Huntington Beach City School District, thank you for your email and for sharing your specific legal and procedural concerns.

While we acknowledge your request for postponement and your position regarding the project, the District intends to move forward with the Planning Commission hearing as scheduled. As you are aware, the application for this project was submitted to the City nearly two years ago. Delaying the project further would only increase costs for taxpayers.

As your concerns fall under the jurisdiction of the City's formal review, the Planning Commission meeting would be the appropriate venue for you to address your concerns.

Thank you,

--

Gary Stine, MPA, CCBO

Assistant Superintendent
Huntington Beach City School District
8750 Dorsett Dr. | Huntington Beach, CA 92646
gstine@hbcsd.us | 714-964-8888
[Website](#) | [Twitter](#) | [Facebook](#)



----- Forwarded message -----

From: **Robert Granger** <robert@grangerindependent.com>
Date: Thu, Mar 5, 2026 at 2:54 PM
Subject: Re: PA-2023-0067, HBCSC Maintenance & Operations Building, Planning Commission Surprise Meeting next Tuesday 3/10/26 at 6 PM
To: [Kelley, Jason <kjkelley@surfcity-hb.org>](mailto:kjkelley@surfcity-hb.org), [Ramos, Ricky <rjramos@surfcity-hb.org>](mailto:rjramos@surfcity-hb.org), [City.Council@surfcity-hb.org](mailto:ccitycouncil@surfcity-hb.org), [Mark Manstof <mmanstof@hbcsd.us>](mailto:mmanstof@hbcsd.us), [BoardMarks@hbcsd.us](mailto:boardmarks@hbcsd.us), [BoardMorrow@hbcsd.us](mailto:boardmorrow@hbcsd.us), [BoardWillis@hbcsd.us](mailto:boardwillis@hbcsd.us), [BoardSullivan@hbcsd.us](mailto:boardsullivan@hbcsd.us), info@hbcsd.us, jlambos@hbcsd.us, LWinston@hbcsd.us
Cc: [Becky Granger <becky@grangerindependent.com>](mailto:becky@grangerindependent.com)

CONFIRMATION OF OUR CONVERSATION with City Planner Jason Kelley

RE: Notice of public hearing before the planning commission Tuesday March 10, 2026 at 6 PM.

Hi Jason Kelley and all parties involved in adding the School District Maintenance and Operations yard in a quiet residential community

You have not given proper legal notice to the community to conduct the due diligence and time needed to review the new soil and sound reports provided by the applicant. You indicated that my only option is to call the applicant to request a postponement, as only they can remove it from the schedule. Please review your position with the City Attorney after reading this email.

I was just about to call the school to speak with the facilities manager, Mark Manstoff. Surprisingly, he called me on my personal mobile within minutes of our call ending. He indicated it had nothing to do with my call to you. Strange, it's not like he's ever picked up the phone and called me to give me an update, but thought it might be a good time. He has indicated that he was also surprised by the last-minute notice, as he was just advised of the hearing. He indicated he is unwilling to request a postponement as he has a fiduciary responsibility to get this approved and cannot delay the process another day. Just a reminder: the original presentation for this project was on 10-6-2015. See attached school district report from that time.

Knowing this issue may reappear on the planning commission schedule sometime in the future, I subscribe to email updates from the planning commission calendar of events. I've received them in the past, but no email for this event next Tuesday. Ricky Ramos told me not to worry during our phone call on 10/7/24, as we would receive proper 30-day notice once the school district has submitted the additional soils and sound report.

So please give the community ample time to conduct their due diligence and cancel the meeting next Tuesday.

A commercial use operation in a residential neighborhood is not only contrary to our city charter but also not permitted under the existing state [CA Code of Regulations, Title 5 of the Education Code, section 53094, section B](#). This code gives school districts limited autonomy to build classrooms without regard to municipal zoning laws. Please read this state code. The fact is that it explicitly states schools are not exempt from local zoning laws when the proposed use is for warehouses, administrative buildings, or automotive storage and repair buildings.

So please give the community ample time to conduct their due diligence and cancel the meeting next Tuesday.

Here is the total content of the email I sent to Ricky Ramos at the city on October 3, 2024. It outlines the state laws and legal precedent regarding projects that non-classroom facilities are not exempt from city laws.

On Thu, Oct 3, 2024 at 12:54 PM Ramos, Ricky <rmos@surfcity-hb.org> wrote:

[Hayden and I can call you this Monday, Oct. 7 anytime from 2-4 pm. Let us know if you have a preferred time.](#)

From: Robert Granger <robert@grangerindependent.com>

Sent: Thursday, October 3, 2024 9:30 AM

To: Ramos, Ricky <rmos@surfcity-hb.org>

Cc: Beckman, Hayden <hayden.beckman@surfcity-hb.org>; De Coite, Kim <KDeCoite@surfcity-hb.org>

Subject: Re: PA-2023-0067, HBCSC M&O Building

I'd like to set up a call to discuss this matter. You can call me on my mobile anytime. 714-404-7140.

We are asking for your support in enforcing the city charter and immediately reject project PA-2023-0067, Kettler Maintenance & Operations Building proposed by the Huntington Beach City School District (HBCSD)

We fear that if the city does not reject this project, it will set a terrible precedent for future school-related projects, notably the HBSD proposed Bus Yard at Sowers Middle School. The HBCSD has used dubious methods to

circumvent the city planning rules under the erroneous assumption that they are exempt according to State Laws. Quite the contrary, they are clearly on the wrong side of the law here. We have consulted with one of the top land-use attorneys in Sacramento, who is eager to litigate the matter if the planning commission and city council decide to side with the State and approve this project.

A commercial use operation in a residential neighborhood is not only against our city charter but also not allowable under the existing state [CA Code of Regulations, Title 5 of the Education Code, section 53094, section B](#). This code is lovely in that it gives autonomy for schools to build classrooms without consideration for municipal zoning laws. The other lovely fact is that it explicitly states schools are not exempt from local zoning laws when the proposed use is for warehouses, administrative buildings, or automotive storage and repair buildings.

Over the years, this code has had some legal challenges to clarify what is considered classroom vs non-classroom facilities. Unfortunately, the case law does not support a maintenance yard as a classroom. What a surprise. [Here is a great article that discusses the case law on the topic.](#)

Unfortunately, the city planning department unknowingly made some errors in the planning stages. The planners erroneously assumed that the school district could act as the lead agency for their CEQA investigation. With the HBCSD being allowed to act as the lead agency, the project moved through the planning process without oversight.

All boxes were checked and approved by the planning department and rubber-stamped by the zoning administrator. Thankfully, our intelligent planning commission appealed this decision.

Here is the [HBCSD Notice of Exemption and their CEQA consultant's report](#). There is absolutely zero justification to claim exemption from further CEQA. (California Environmental Quality Act) Note how often the consultant and the Notice of exemption used the term "existing."

How can they exist if they have never received a Conditional Use permit for a maintenance yard? Yes, they exist as a district office and, before that, an elementary school. According to these [Google Earth images](#), the maintenance yard at Ketter has been there since at least February 2019. Since then, the HBCSD has operated a maintenance yard without asking for a conditional use permit from the city. It is not the approval of a new building that is the focus of our position. It is the "Use" of the building as a maintenance operation that the district needs to get city permission for a conditional use permit. (CUP).

Unfortunately, the HBCSD does not understand the state does not oversee or have any involvement in non-classroom facilities. But, they continue to misrepresent to the public that they can just bypass the city process and go to the State DSA to get the project approved. [Here is the letter from the State DSA representative](#) that rebuts the district's claim that they are exempt from local jurisdiction. [Here is the latest public marketing infographic](#) where they continue to argue that they have the state sovereignty to bypass the city and go to the DSA if the city does not approve the plans. For a complete view of the HBCSD's legal position and project updates, [visit their project page here](#).

[HBCSD Maintenance and Operations Project Marketing Website](#)

Clearly, both the City of Huntington Beach and the HBCSD made errors in the planning stages to get this project approved. I'm asking the city attorney or land use attorney on staff to investigate and confirm that the school district is not the lead agency for the CEQA report.

The City of Huntington Beach planning commission needs to void this project immediately. The HBCSD has no leg to stand on that they are sovereign regarding managing their property. The HBCSD needs to understand that they can't operate any type of operation on their school properties. They are only sovereign when the "use" is for classroom use. State law is clear. Operations other than classrooms for kids must

receive municipal approval. The fact that they continue to operate a an "unhoused" maintenance yard, since 2019, without a city CUP needs also to be addressed. The HBCSD is not above the laws of the state.

Thank you very much for your anticipated cooperation.

Please feel free to call me on my mobile. I'd love to discuss this vital issue.

Robert Granger

714-404-7140

21232 Breton Lane

Huntington Beach, CA 92646

References

1. [Laws of California:](#)
2. [California Code of Regulations:](#)
3. [Supporting Case Laws on Non-Classroom Facilities](#)
4. [Huntington Beach City Charter](#)
5. [City Charter Zoning Codes](#)
6. [Title 5. Education Code 53094](#)
7. [Letter from DSA Director Ron LaPlant](#)

Kind regards,



photo



Robert Granger

Independent Insurance Broker

 (949) 4-CHOICE or (949) 424-6423

 robert@grangerindependent.com

 WWW.GRANGERINDEPENDENT.COM

 20902 Brookhurst St. Suite 208, Huntington Beach, CA 92646



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 [Meet me on Zoom](#)



On Thu, Mar 5, 2026 at 10:01 AM Kelley, Jason <jkelly@surfcity-hb.org> wrote:

Hello Robert – Is there anything specific you need for this project? I am happy to email you.

Thanks



Jason Kelley

Senior Planner

Community Development

Office: (714) 374-1553

JKelley@surfcity-hb.org



2000 Main Street, Huntington Beach, CA 92648

HB ACA – Apply Online or Check Status: [HB ACA](#)

Surf City Inspections Request App: [APPLE](#) [ANDROID FLYER](#)

How was your experience? [Survey](#)

From: Robert Granger <robert@grangerindependent.com>

Sent: Thursday, March 5, 2026 9:53 AM

To: Kelley, Jason <jkelly@surfcity-hb.org>; Beckman, Hayden <hayden.beckman@surfcity-hb.org>; CITY COUNCIL (INCL. CMO STAFF) <city.council@surfcity-hb.org>

Cc: Becky Granger <becky@grangerindependent.com>

Subject: Re: PA-2023-0067, HBCSC M&O Building

You don't often get email from robert@grangerindependent.com. [Learn why this is important](#)

I need your help. The community is very much against this project. We had the support of the planning commission back in July 2024, 3 of them are now city council members and do not support this project. After quite a lengthy process, the community deserves more than 5 days to rally support for the opposition to this project.

Can you please give me a call? 714-404-7140. Thank you, Robert .

RE: Record Information PA-2023-0067.APL01:

8750 Dorsett Dr, Huntington Beach, CA 92646 *

owner: Huntington Beach City School District

Kind regards,

[Redacted]

Robert Granger

Independent Insurance Broker

[Redacted]

[\(949\) 4-CHOICE](tel:(949)4-CHOICE) or [\(949\) 424-6423](tel:(949)424-6423)

[Redacted]

robert@grangerindependent.com

[Redacted]

WWW.GRANGERINDEPENDENT.COM

[]

20902 Brookhurst St. Suite 208, Huntington Beach,
CA 92646

[]

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[[Book a Meeting with Me](#)]

[[Meet me on Zoom](#)]

[]

On Wed, Nov 19, 2025 at 7:24 AM Kelley, Jason <jkelly@surfcity-hb.org> wrote:

Robert - the applicant has provided documents, however, staff has a number of corrections that were relayed to the applicant. Once the applicant resubmits the updated documents, staff will prepare for planning commission review.

thanks



Jason Kelley

Permit Center

Community Development

jkelly@surfcity-hb.org



2000 Main Street, Huntington Beach, CA 92648

HB ACA – Apply Online, Check Status, & Schedule Inspections:

<https://huntingtonbeachca.gov/aca>

From: Robert Granger <robert@grangerindependent.com>

Sent: Tuesday, November 18, 2025 1:20 PM

To: Beckman, Hayden <hayden.beckman@surfcity-hb.org>

Cc: Ramos, Ricky <rrosos@surfcity-hb.org>; Becky Granger <becky@grangerindependent.com>

Subject: Re: PA-2023-0067, HBCSC M&O Building

Any update on this? The school district was to provide the city with a sound study and a soils testing report. Please let me know if these have been provided. I would like to know the procedure to obtain these documents. Thank you.

Kind regards,

[]

Robert Granger

Independent Insurance Broker

[]

[\(949\) 4-CHOICE or \(949\) 424-6423](tel:(949)4-CHOICE)

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On Tue, Mar 18, 2025 at 2:13 PM Beckman, Hayden <hayden.beckman@surfcity-hb.org> wrote:

Mr. Granger,

As you're aware, the District's application for CUP No. 23-014 was continued to a date uncertain by the Planning Commission on July 23, 2024.

Moving forward, I will be the project planner for this application and the available update is that the additional information requested by the Planning Commission has been provided.

As an immediate neighbor, you will receive notice when the appeal is rescheduled for consideration by the Planning Commission which I anticipate will occur before summer.

Please let me know if you have any additional questions.

Regards,



Hayden Beckman

Senior Planner

Community Development

Office: (714) 536-5561

hayden.beckman@surfcity-hb.org



2000 Main Street, Huntington Beach, CA 92648

From: Robert Granger <robert@grangerindependent.com>

Sent: Friday, March 14, 2025 1:20 PM

To: Ramos, Ricky <rmos@surfcity-hb.org>; Beckman, Hayden <hayden.beckman@surfcity-hb.org>

Subject: Re: PA-2023-0067, HBCSC M&O Building

You don't often get email from robert@grangerindependent.com. [Learn why this is important](#)

Can you tell me if there has been any communication with the school district on this project? If so, how do I find out about the details. Thank you

Kind regards,

Robert Granger

Independent Insurance Broker

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On Mon, Oct 7, 2024 at 9:46 AM Ramos, Ricky <rros@surfcity-hb.org> wrote:

We'll call you this afternoon hopefully around 2 pm.

From: Robert Granger <robert@grangerindependent.com>

Sent: Monday, October 7, 2024 7:40 AM

To: Ramos, Ricky <rros@surfcity-hb.org>

Cc: Beckman, Hayden <hayden.beckman@surfcity-hb.org>

Subject: Re: PA-2023-0067, HBCSC M&O Building

If you still have time today at 2 pm that would be great. I'm also available for a call from 2 to 4.

Kind regards,

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Robert Granger

Independent Insurance Broker

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On Thu, Oct 3, 2024 at 12:54 PM Ramos, Ricky <rramos@surfcity-hb.org> wrote:

Hayden and I can call you this Monday, Oct. 7 anytime from 2-4 pm. Let us know if you have a preferred time.

From: Robert Granger <robert@grangerindependent.com>

Sent: Thursday, October 3, 2024 9:30 AM

To: Ramos, Ricky <rramos@surfcity-hb.org>

Cc: Beckman, Hayden <hayden.beckman@surfcity-hb.org>; De Coite, Kim <KDeCoite@surfcity-hb.org>

Subject: Re: PA-2023-0067, HBCSC M&O Building

I'd like to set up a call to discuss this matter. You can call me on my mobile anytime. 714-404-7140.

We are asking for your support in enforcing the city charter and immediately reject project PA-2023-0067, Kettler Maintenance & Operations Building proposed by the Huntington Beach City School District (HBCSD)

We fear that if the city does not reject this project, it will set a terrible precedent for future school-related projects, notably the HBSD proposed Bus Yard at Sowers Middle School. The HBCSD has used dubious methods to circumvent the city planning rules under the erroneous assumption that they are exempt according to State Laws. Quite the contrary, they are clearly on the wrong side of the law here. We have consulted with one of the top land-use attorneys in Sacramento, who is eager to litigate the matter if the planning commission and city council decide to side with the State and approve this project.

A commercial use operation in a residential neighborhood is not only against our city charter but also not allowable under the existing state [CA Code of Regulations, Title 5 of the Education Code, section 53094, section B](#). This code is lovely in that it gives autonomy for schools to build classrooms without consideration for municipal zoning laws. The other lovely fact is that it explicitly states schools are not exempt from local zoning laws when the proposed use is for warehouses, administrative buildings, or automotive storage and repair buildings.

Over the years, this code has had some legal challenges to clarify what is considered classroom vs non-classroom facilities. Unfortunately, the case law does not support a maintenance yard as a classroom. What a surprise. [Here is a great article that discusses the case law on the topic.](#)

Unfortunately, the city planning department unknowingly made some errors in the planning stages. The planners erroneously assumed that the school district could act as the lead agency for their CEQA investigation. With the HBCSD being allowed to act as the lead agency, the project moved through the planning process without oversight. All boxes were checked and approved by the planning department and rubber-stamped by the zoning administrator. Thankfully, our intelligent planning commission appealed this decision.

Here is the [HBCSD Notice of Exemption and their CEQA consultant's report](#). There is absolutely zero justification to claim exemption from further CEQA. (California Environmental Quality Act) Note how often the consultant and the Notice of exemption used the term "existing."

How can they exist if they have never received a Conditional Use permit for a maintenance yard? Yes, they exist as a district office and, before that, an elementary school. According to these [Google Earth images](#), the maintenance yard at Ketter has been there since at least February 2019. Since then, the HBCSD has operated a maintenance yard without asking for a conditional use permit from the city. It is not the approval of a new building that is the focus of our position. It is the "Use" of the building as a maintenance operation that the district needs to get city permission for a conditional use permit. (CUP).

Unfortunately, the HBCSD does not understand the state does not oversee or have

any involvement in non-classroom facilities. But, they continue to misrepresent to the public that they can just bypass the city process and go to the State DSA to get the project approved. [Here is the letter from the State DSA representative](#) that rebuts the district's claim that they are exempt from local jurisdiction. [Here is the latest public marketing infographic](#) where they continue to argue that they have the state sovereignty to bypass the city and go to the DSA if the city does not approve the plans. For a complete view of the HBCSD's legal position and project updates, [visit their project page here](#).

[HBCSD Maintenance and Operations Project Marketing Website](#)

Clearly, both the City of Huntington Beach and the HBCSD made errors in the planning stages to get this project approved. I'm asking the city attorney or land use attorney on staff to investigate and confirm that the school district is not the lead agency for the CEQA report.

The City of Huntington Beach planning commission needs to void this project immediately. The HBCSD has no leg to stand on that they are sovereign regarding managing their property. The HBCSD needs to understand that they can't operate any type of operation on their school properties. They are only sovereign when the "use" is for classroom use. State law is clear. Operations other than classrooms for kids must receive municipal approval. The fact that they continue to operate a an "unhoused" maintenance yard, since 2019, without a city CUP needs also to be addressed. The HBCSD is not above the laws of the state.

Thank you very much for your anticipated cooperation.

Please feel free to call me on my mobile. I'd love to discuss this vital issue.

Robert Granger

714-404-7140

21232 Breton Lane

Huntington Beach, CA 92646

References

1. [Laws of California:](#)

2. [California Code of Regulations:](#)
3. [Supporting Case Laws on Non-Classroom Facilities](#)
4. [Huntington Beach City Charter](#)
5. [City Charter Zoning Codes](#)
6. [Title 5, Education Code 53094](#)
7. [Letter from DSA Director Ron LaPlant](#)

Kind regards,

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Robert Granger

Independent Insurance Broker

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On Mon, Sep 9, 2024 at 5:43 PM Robert Granger <robert@grangerindependent.com> wrote:

Thanks.

Robert Granger
Insurance Agent & Broker,
Granger Independent Insurance Services

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On Mon, Sep 9, 2024 at 5:42 PM Ramos, Ricky <rros@surfcity-hb.org> wrote:

Hayden Beckman has assumed this project and is copied in this email.

From: Robert Granger <robert@grangerindependent.com>
Sent: Monday, September 9, 2024 5:31 PM
To: Planning Commission <planning.commission@surfcity-hb.org>
Subject: PA-2023-0067, HBCSC M&O Building

Can you please tell me who has been assigned to this case? I have additional information that needs to be included in the file. Thank you.

Robert Granger
Insurance Agent & Broker,
Granger Independent Insurance Services

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Gary Stine, MPA, CCBO

Assistant Superintendent

Huntington Beach City School District

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