

From: Andrew Gruel <andrewgruel@gmail.com>

Sent: Wednesday, March 18, 2026 1:04 PM

To: Hopkins, Travis <thopkins@surfcity-hb.org>

Subject: Appeal

Travis,

I am writing to formally appeal the Planning Commission's approval of Conditional Use Permit (CUP) No. 23-014 for the HBCSD Maintenance and Operations Building located at the former school site within a residential neighborhood.

My appeal is not about whether a maintenance yard is a necessary use, it is about whether this specific use is appropriate at this specific location, and whether the required findings under our code can be supported. In this case, I feel they cannot.

First, the project is incompatible with surrounding uses. The neighborhood is residential in character, defined by homes and daily family life. A maintenance yard introduces an operational, industrial-style use with vehicle storage, equipment staging, and early morning activity. That level of intensity is fundamentally inconsistent with the surrounding environment.

Second, the project is detrimental to adjacent properties. The impacts are clear in that it will increase "industrial" traffic on residential streets, early morning vehicle movements, equipment noise, and lighting intrusion. These are direct and ongoing quality-of-life impacts for nearby residents. The required finding that the project not be detrimental cannot reasonably be made.

Third, the project is inconsistent with the intent of the General Plan and residential zoning. Residential designations exist to preserve livability and neighborhood stability. Placing a maintenance yard in the center of a residential area undermines that purpose, even if pursued through a discretionary approval.

This is ultimately a question of upholding the integrity of our zoning framework and protecting established neighborhoods and I feel this is the wrong use in the wrong location.

Andrew Gruel

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