



Appeal of Planning Commission's Approval of CUP No. 23-014 (HBCSD Maintenance & Operations Building)

Huntington Beach City Council

May 5, 2026

Project Request

Conditional Use Permit No. 23-014

- To construct an approximately 7,510 sq. ft. maintenance and operations building at an overall height of 17'-6" at an existing school district office site.



Project Site



8750 Dorsett Drive

Currently developed as
HBCSD main office

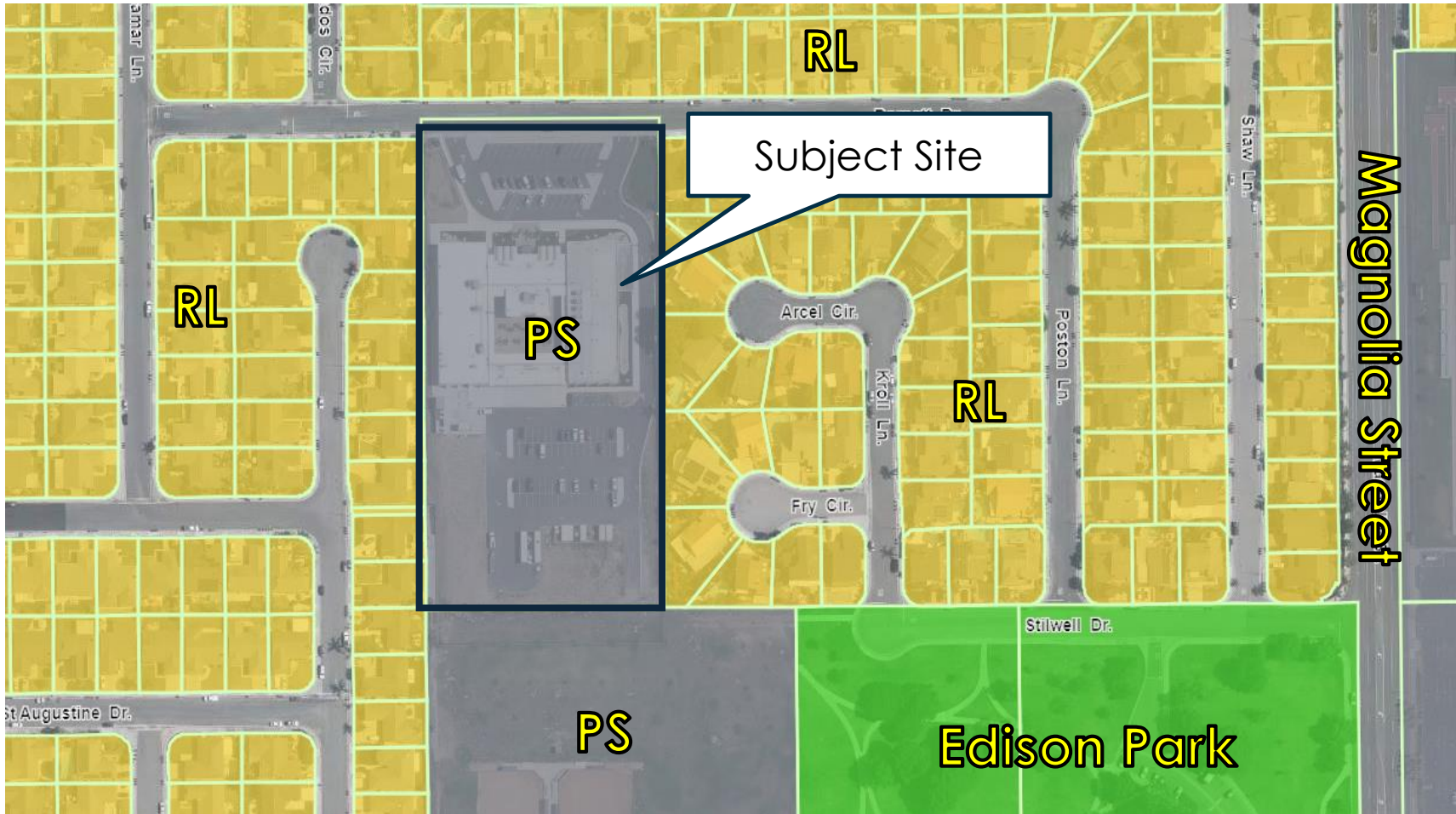
+/- 34,704 sq. ft.
existing building

7,510 sq. ft. proposed
building

119 on-site
parking spaces; 14
additional stalls
proposed



Surrounding Uses



General Plan

PS(RL) – Public Semipublic with an underlying designation of Low Density Residential

Zoning & Surrounding Uses

- North/East/West – RL Residential Low Density
- South – PS Sports fields and OS-PR Edison Park

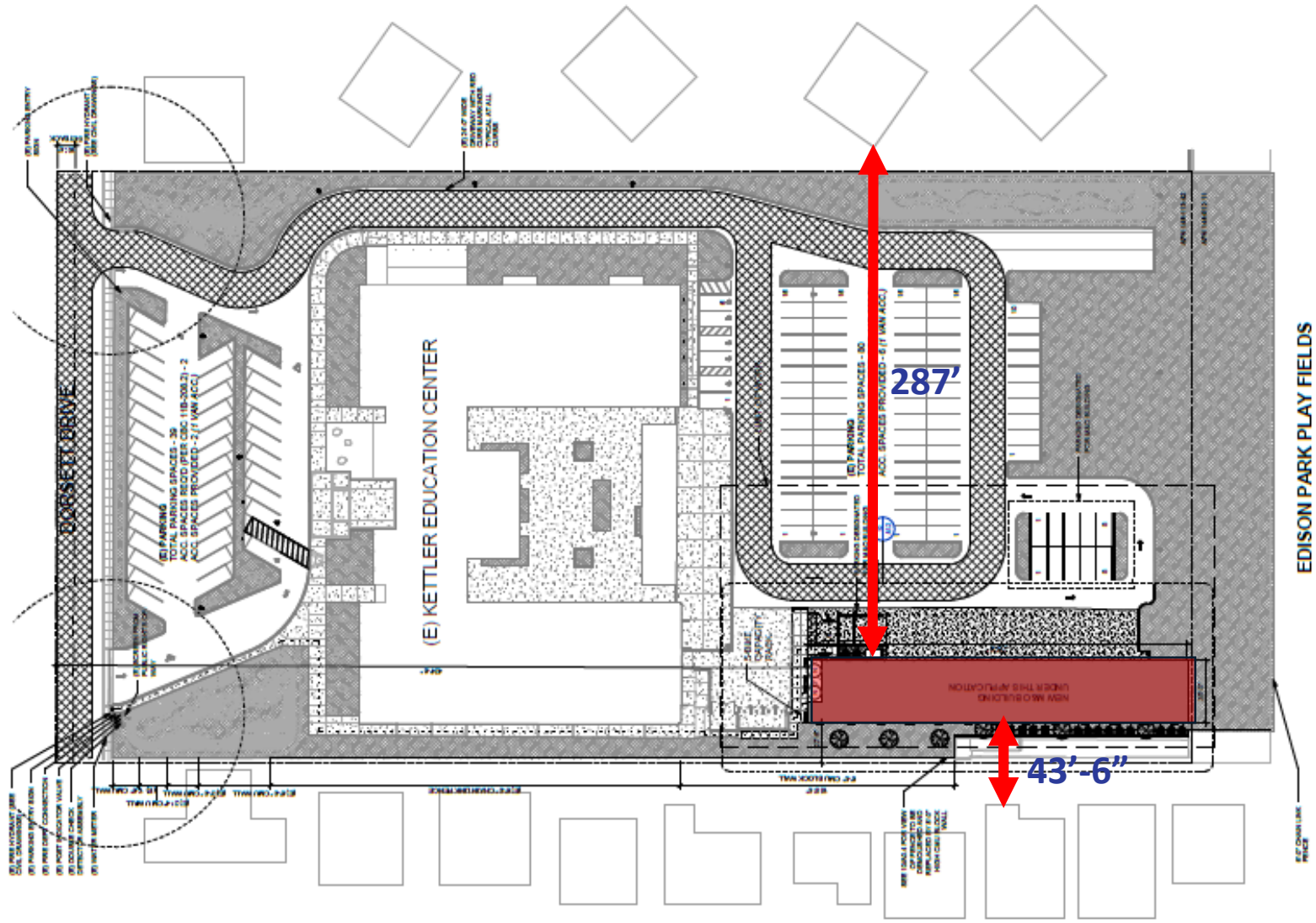


Planning Commission Action

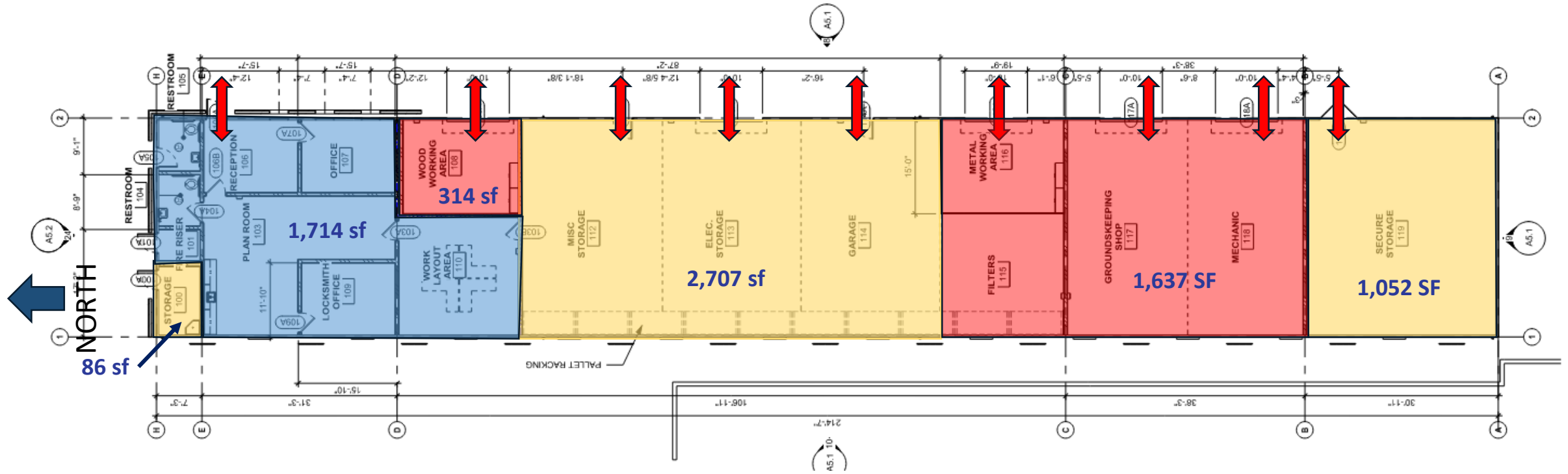
- Project presented to Planning Commission on March 10, 2026, and five speakers voiced their opposition, while four speakers spoke in support during the public hearing.
- Discussion focused on:
 - Noise and mitigations;
 - Building height and grade differential;
 - Building setback;
 - CEQA exemption.
- The Planning Commission approved the project with findings and conditions of approval.
- The item was appealed on March 18, 2026, to the City Council by Councilman Gruel.



Site Plan



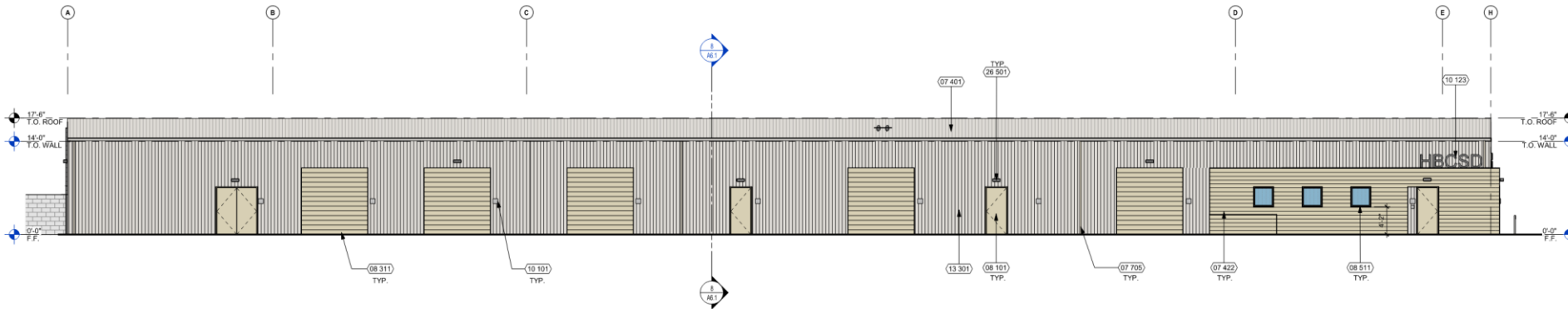
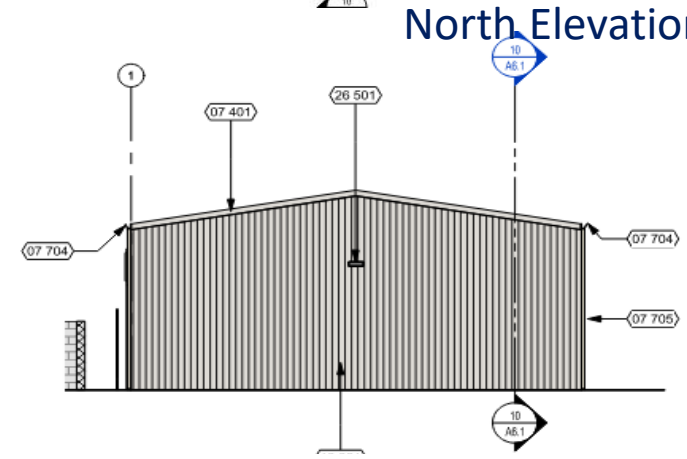
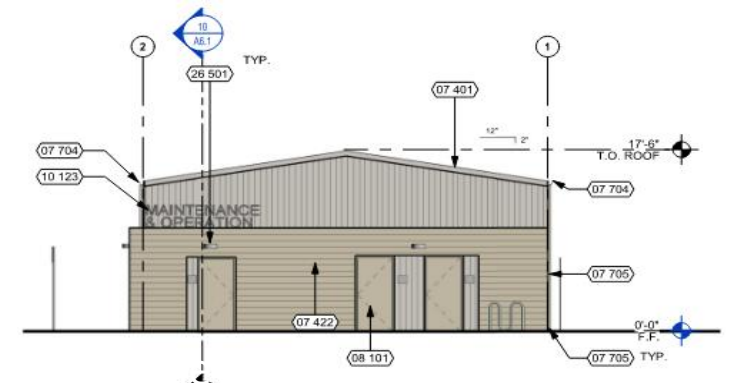
Floor Plan

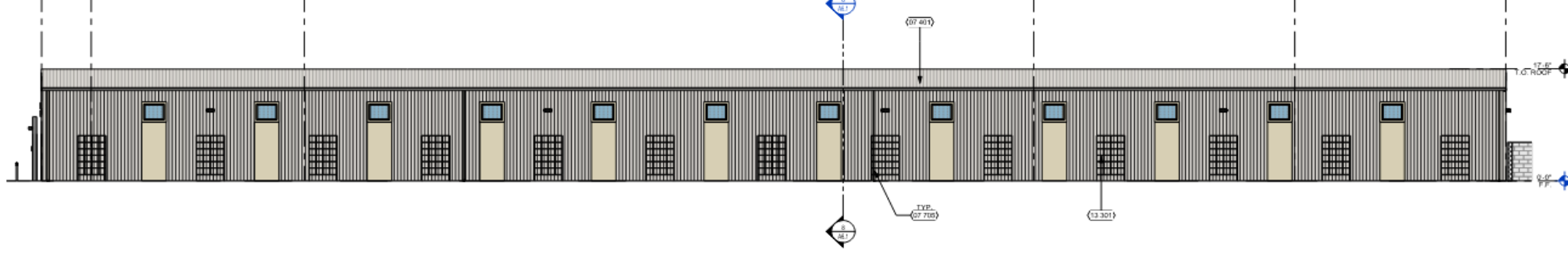


Office – 1,714 sf
 Storage – 3,845 sf
 Maintenance – 1,951 sf



Front & Side Elevations





Rear Elevation



Appeal

The appeal of the Planning Commission's action was filed by Councilman Gruel based on the following:

- Incompatible with surrounding uses
- Inconsistent with General Plan and Zoning
- Light pollution
- Noise



Appeal Analysis

1. Incompatible with surrounding uses / Inconsistent with General Plan and Zoning :

- Proposed maintenance and operations facility is permitted within the Public Semi-Public (PS) General Plan and Zoning designations, subject to CUP approval.
- Proposed building incorporates design elements that support the architectural mix of the neighborhood.
- Proposed building exceeds minimum setbacks and meets building height requirement in the PS zone.



Appeal Analysis

2. Light Pollution:

- Condition of approval 1b requires submittal of photometric plans to ensure no light spillage onto adjacent properties.

3. Noise:

- Noise study concludes proposed location provides noise levels in compliance with City standards
 - Buffers - setback, block wall, landscaping, building orientation, equipment location
- All work to be conducted within the building, as conditioned
- Must adhere to the Noise Ordinance (Chapter 8.40 of the HBMC)



Summary

The City Council may approve Conditional Use Permit No. 23-014 based on the following OR take an alternative action:

- Consistent with the General Plan goals and policies;
- Consistent with the requirements of the base zoning district, as well as other applicable provisions of the Municipal Code;
- Compatible with the surrounding land uses with the conditions imposed for the development and its operations.



Questions?

