



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

Huntington Beach Planning Commission

March 10, 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



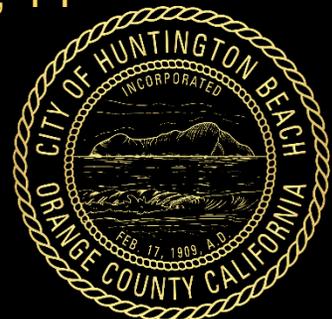
8750 Dorsett Drive

Currently developed as
HBCSD main office

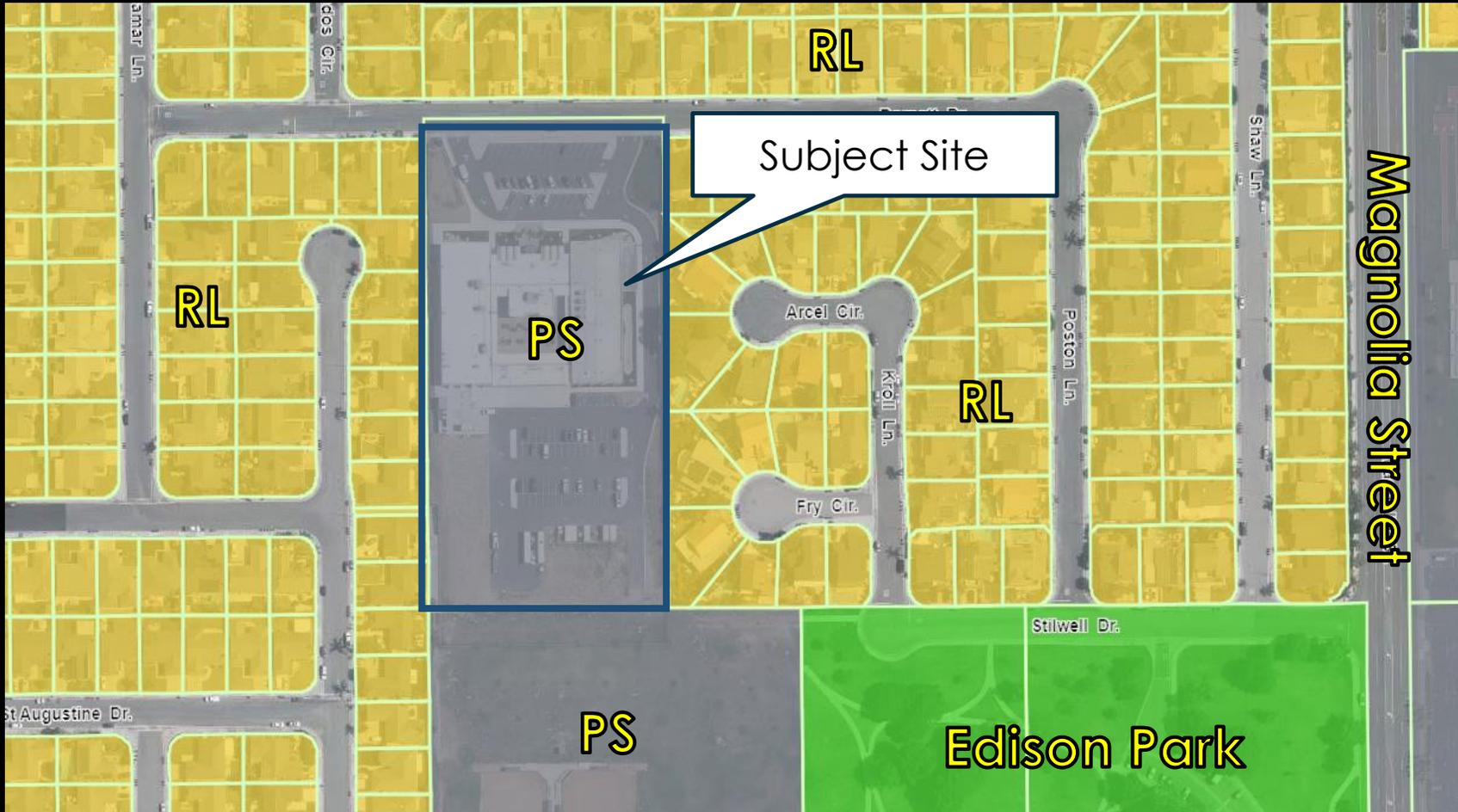
+/- 34,704 sq. ft.
existing building

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



Background

- Maintenance & Service facilities are subject to CUP approval from the Zoning Administrator if not city-owned. (HBZSO 214.06).
- The item was heard by the Zoning Administrator on June 19, 2024 and approved with findings and conditions of approval.
- The item was appealed on June 25, 2024 to the Planning Commission by then Planning Commissioner Butch Twining based on the environmental review.

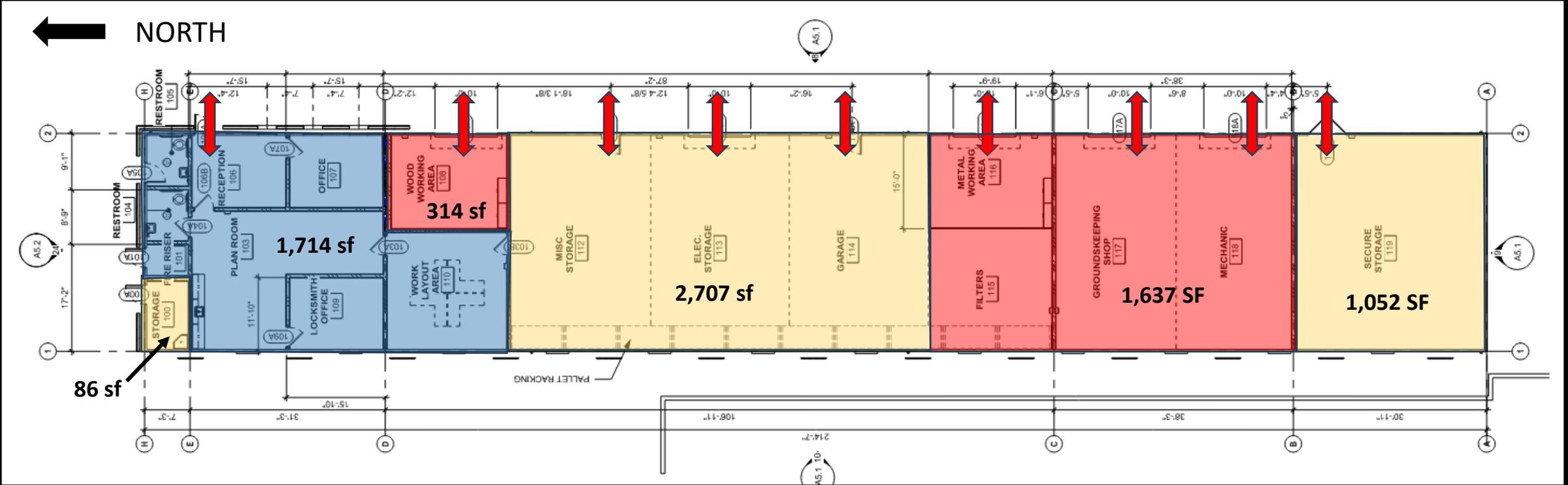


Background

- Project presented to Planning Commission on July 23, 2024, and nine speakers voiced their opposition, while five speakers spoke in support during the public hearing.
- Discussion focused on:
 - Whether the imported soil was tested for potential contaminants, and
 - The possibility of relocating the building to mitigate noise concerns
- The Planning Commission continued the item to allow the applicant to submit a noise study and provide documentation confirming the soil has no contaminants.



Floor Plan



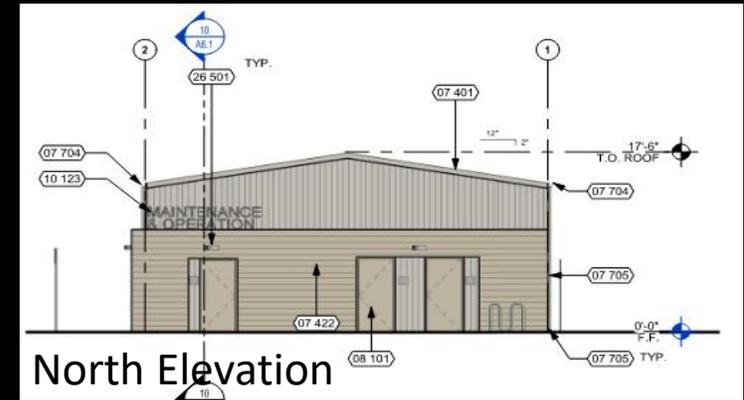
Office – 1,714 sf
Storage – 3,845 sf
Maintenance – 1,951 sf



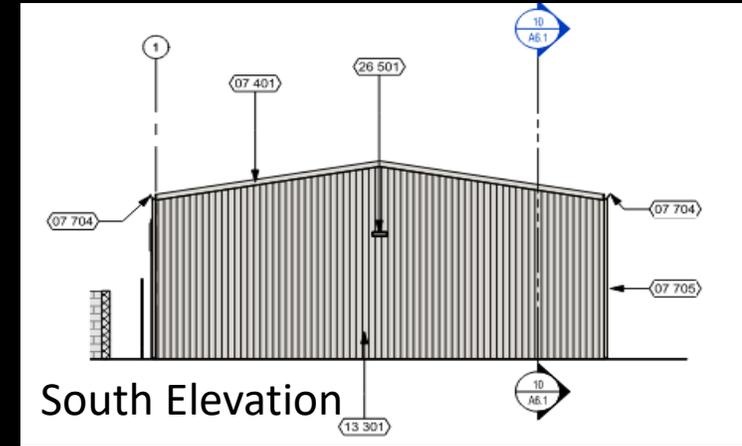
Front & Side Elevations



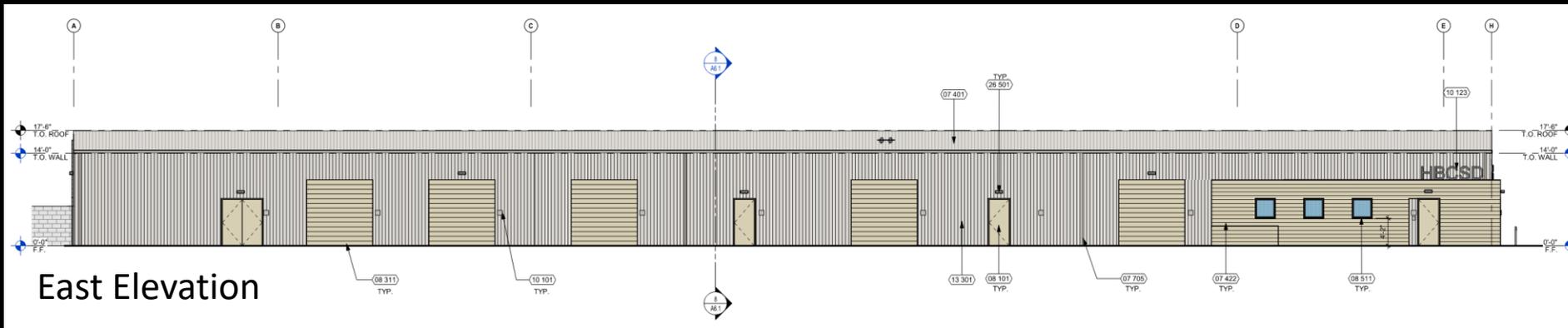
East Elevation



North Elevation

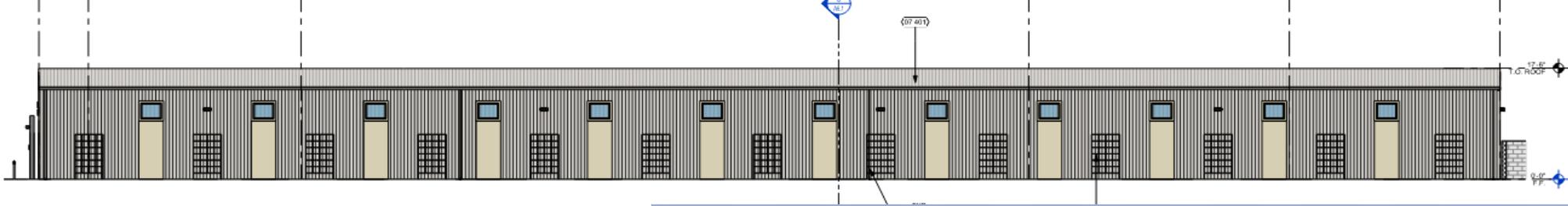


South Elevation



East Elevation

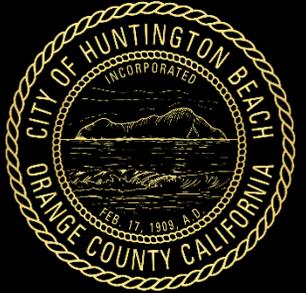




West Elevation

Rear Elevation

1 HARDIE BOARD SIDING	2 VERTICAL TRELLIS	3 FAUX WINDOW WITH TRIM	4 FOAM WALL PANEL W/ SMOOTH STUCCO FINISH
			
CONTEXTUAL REFERENCE: DISTRICT OFFICE	SOFTENS APPEARANCE OF METAL SIDING	CONTEXTUAL REFERENCE: NEARBY RESIDENTIAL	CONTEXTUAL REFERENCE: NEARBY RESIDENTIAL



Design Review Board

- Presented to the DRB at special meeting on May 23, 2024. Public comments were received at the meeting regarding opposition to the proposed use as well as the project's location on the site.
- Recommended Conditions of Approval to the Zoning Administrator:
 - a. Increase side setback an additional 20 feet
 - b. Raise the property line block height to 8 feet with decorative and graffiti resistant material
 - c. Add lighting along the walkway that leads to Edison Park
 - e. The landscaping between the proposed building and the adjacent residential properties shall be mature at time of installation.
 - f. The material on the western elevation of the building shall be changed from the proposed metal to a residential type material subject to Planning staff approval.



Zoning Administrator

- Presented to the ZA on June 19, 2024 in which residents attended and expressed additional concerns with the proposed project.
- Residents' concerns included:
 - 8-foot high block wall
 - Building location
 - Notice of Exemption Document
 - Noise Impact
 - Grade Differential
- The ZA approved the project with modified conditions to:
 - Reduce the block wall height to 6 feet
 - Allow building at proposed 22'-6" setback (from west P/L)
 - Require photometric plan to verify no light spillage



Appeal Analysis

The appeal was filed to further address the concerns of the neighbors:

1. The 8 foot high block wall:

- The ZA considered the neighbors concerns and the grade differential and limited the block wall height to 6 feet from the school site

2. Building location:

- The ZA did not approve the additional 20' setback (per DRB) on top of the proposed 22'-6" setback, since minimum required is 10 feet and closest residential building is approximately 43'
- Elements were incorporated to the west façade and enhance its visual appearance, including vertical trellis, window trim, hardie board siding and stucco finished foam wall panels
- The building height is also limited to a maximum of 18 feet



Appeal Analysis (cont.)

3. Notice of Exemption document

- HBCSD served as the lead agency on the CEQA analysis
- Project is exempt pursuant to Section 15301 – Existing Facilities and Section 15303 – New Construction

4. Noise impacts

- 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)

5. Grade differential due to adding dirt to the site

- Phase 1 Environmental Site Assessment concludes no concerns at the site where the soil was taken
- Code permits a grade differential of two feet, measured from the highest top of curb to top of slab



Summary

The Planning Commission may either uphold the Zoning Administrator decision (with or without modification) or take an alternative action. The Planning Commission may approve the proposed project based on the following:

- Consistent with the PS (Public Semipublic) Land Use Designation of the General Plan and zoning designation;
- Compatible with the surrounding land uses with conditions imposed upon the proposed development and its operations;
- In compliance with the HBZSO and applicable provisions of the Municipal Code and will not result in significant impacts to the site and surrounding area.



Questions?

