

Re: Huntington Beach City School District M&O Facility

1 message

Mark Manstof <mmanstof@hbcasd.us>
To: Robert Granger <robert@grangerindependent.com>

Thu, May 2, 2024 at 10:44 AM

Robert,

Thanks for reaching out to me! The drawings are in development and we recently had a lengthy discussion about the stormwater management that will mitigate the concern from your email.

In addition, you should have received a postcard from us about a community input meeting on Monday the 6th at 5PM at the District office. If for any reason you can not attend the community meeting I would be happy to find a time to discuss with you. I have also attached a presentation with information presented by Studio W at the April board meeting in regards to the project.

I look forward to meeting you in person on Monday! Please feel free to reach out to me directly if you have any other questions or concerns.

Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation

Huntington Beach City School District

8750 Dorsett Drive | Huntington Beach, CA 92646

C | 949.445.0075

On Thu, May 2, 2024 at 10:15 AM Robert Granger <robert@grangerindependent.com> wrote:

Hi Mark,

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[Kettler raised foundation runoff](#)

Thank you for your anticipated cooperation. I look forward to hearing from you.

Robert & Rebecca Granger
21232 Breton Ln, Huntington Beach, Ca 92646
714-404-7140



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



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Connect My Insurance bit.ly/3NlePt4

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From: **Robert Granger** <robert@grangerindependent.com>

Date: Fri, Aug 19, 2022 at 2:16 PM

Subject: Huntington Beach City School District M&O Facility

To: <BoardMorrow@hbcasd.us>, <BoardMarks@hbcasd.us>, <BoardKowalke@hbcasd.us>, <BoardKaub@hbcasd.us>, <BoardSullivan@hbcasd.us>, Mark Manstof <MManstof@hbcasd.us>, <JLambert@hbcasd.us>, Jenny Delgado <jdelgado@hbcasd.us>, <brianw@studio-arcitects.com>, <michaelh@studio-architects.com>, <tonyp@studio-architects.com>

From:
Robert and Rebecca Granger
21232 Breton Ln, Huntington Beach, Ca 92646
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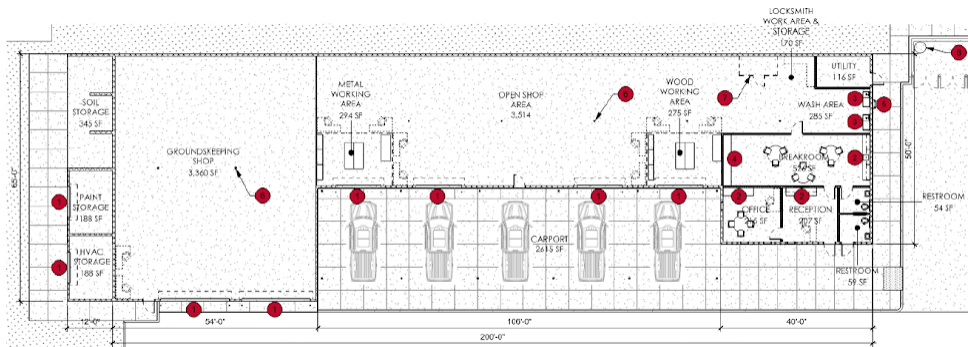
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Thank you for your anticipated cooperation. I hope to be supportive of the project but am sensitive to environmental impacts on our home. Thank you.

Robert & Rebecca Granger
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Huntington Beach City School District



Board Meeting Presentation – All Facilities

August 16, 2022

Q&A



Brian Whitmore, AIA, LEED brianw@studio-architects.com 916-626-1303
President/ CEO – Studio W Architects

Michael Henning, AIA, LEED michaelh@studiow-architects.com 949-293-2524
Associate Principal – Studio W Architects

Tony Pacheco Taylor, AIA, LEED tonyp@studiow-architects.com 949-880-7230
Client Leader, Associate – Studio W Architects



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2 attachments



M&O Building Meeting Postcard.pdf

1572K

 **MOT Presentation.pdf**
5740K

From: [Robert Granger](#)
To: [Welch, Madalyn](#); [Planning Commission](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Edward Twining](#); [don@kennedy4hb.com](#); [McKeon, Casey](#); [Cheryl DeMarco, AIA](#)
Subject: Please submit this email and the additional documents to be considered by the planning commission hearing tonight at 6.
Date: Tuesday, July 23, 2024 8:10:35 AM
Attachments: [Signed Petition signatures2.pdf](#)
[May 2 2022 to mm flooding from grading, no plans drawn up.pdf](#)
[Email from HBCSD on May 2 2024 No plans Exist.pdf](#)
[May 2 2022 to mm flooding from grading, no plans drawn up.pdf](#)
[M&O Facility Community Presentation 5.6.24.pdf](#)

Please submit this email and the additional documents to be considered by the planning commission hearing tonight at 6.

The HBCSD is not exempt from State Government and local zoning ordinances by using a self-proclaimed CEQA exemption. They have falsely and fraudulently declared themselves exempt from local zoning oversight by claiming they are an **existing** operation at this site. Parking trucks and adding a few storage units over 5 years does not make it an existing maintenance yard. If you watch these videos, you'll get an idea of the deceptive tactics used by the HBCSD Sacramento architect to craft an exception to HB zoning. The HBCSD needs more time to find a plan that meets the needs of both the neighbors and our children's education needs.

Watch these 4 videos that analyze the HBCSD's notion that it is exempt from local zoning laws because it is a branch of the California State Government. The last video demonstrates the noise pollution easily heard from the HVAC units that exist to keep the District office and the District's Commercial Cafeteria operation cool. Since HBCSD is being required to conduct all operations indoors, despite the current plans that only have 1 small HVAC unit to cool the Maintenance Yard & Bus Yard Superintendent's office, approx 1500 SF. There is an additional 6000 Square feet where the employees will be working that is **not air-conditioned**. These additional HVAC units will add considerable noise pollution to all the surrounding homes. With all the block walls, buildings, and black top parking lot, this creates the ultimate echo chamber for sound to travel freely beyond the HBCSD property.

[Google Earth History Does not prove that this is an existing structure - Watch Video](#)

[Planning Commission Staff Report Analysis - Watch Video](#)

[Analysis of CEQA Exemption, Existing Structure-Watch Video](#)

[HVAC Noise Currently Present at District Office](#)

Lastly, and importantly. The HBCSD has been asked for years to share the plans for the M&O yard. Just a few days before the HBCSD's community meeting about the M&O project on May 6, 2024, I asked the HBCSD employee Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation, for copies of the plans in the attached referenced email. He stated that there were no plans to share with the public as they were currently being drawn up. Even at the community meeting, no actual plans were shared. It was only when I contacted Madelyn Welch that I learned that there were plans I could download on the city website. Shame on the HBCSD for not sharing the plans just 4 days before their meeting on May 6, 2024. Further, they did not share the basis for the CEQA exemption until it was posted on their website on May 8, 2024. It was now becoming clear that they were claiming to be an existing operation at the Kettler district office, giving them the basis for their bogus CEQA exemption.

The Bus Yard at Sowers is next. Stop the HBCSD from using bogus state laws to circumvent our local zoning laws. Why does South HB always get these projects: the Tank Yard, SCE Power Plant expansion, Poseidon Desal Plant, and Ascon site? Stop another high-density State-bullied project in our neighborhood. Find a commercial site for a Maintenance & Operations Yard like every other business!

.oto



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On Mon, Jul 22, 2024 at 5:41 PM Robert Granger <robert@grangerindependent.com> wrote:
Here are the signed petitions by neighbors opposed to the Maintenance Yard being allowed a Conditional Use Permit.

.oto



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From: **Robert Granger** <robert@grangerindependent.com>

Date: Mon, Jul 22, 2024 at 5:34 PM

Subject: Signed objection letters to Stop the Maintenance Yard at HBCSD Kettler District Office

To: Welch, Madalyn <madalyn.welch@surfcity-hb.org>, <planning.commission@surfcity-hb.org>, <City.Council@surfcity-hb.org>, Edward Twining <BTwining@twininginc.com>, <don@kennedy4hb.com>, <casey.mckeeon@surfcity-hb.org>, Cheryl DeMarco, AIA <demarco.architect@gmail.com>

I've included for you the signed letters objecting to this project.
Regards

.oto



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Maintenance and Operations Facility

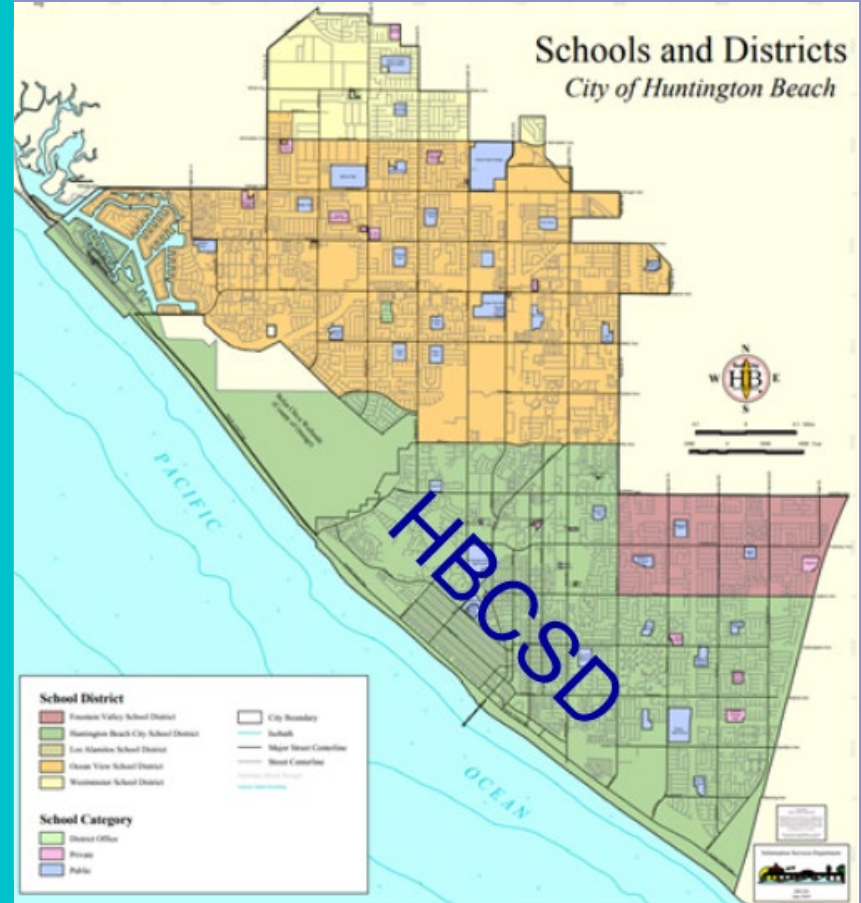
Community Input Meeting

May 6, 2024

Huntington Beach

HBCSD serves ~4,700 students on 9 campuses

- Dwyer Middle School
- Sowers Middle School
- Eader Elementary
- Hawes Elementary
- Moffett Elementary
- Peterson Elementary
- Perry Elementary
- Seacliff Elementary
- Smith Elementary



HBCSD Maintenance and Operations

Maintenance and Operations or “M&O” Teams:

- Conduct regular inspections and preventive maintenance of facilities
- Maintain grounds, including lawns and planters
- Ensure safe and secure facilities for students
- Providesupportfor school operations, events, or activities

Importance of Maintenance and Operations:

- Preserve building longevity and functionality
- Ensuresafe and supportive learningenvironments
- Support smooth schoooperations

Maintenance and Operations Facility

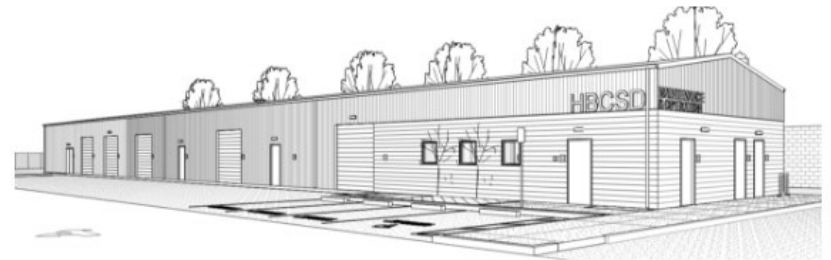
How will the area be used?

- Provide an interior space for M&O related work current occurring in the lot
- House equipment and supplies related to school site maintenance and operations
- Provide a space for M&O staff to collaborate and complete office work
- Centralized warehouse for supplies for instruction and custodial uses



Anticipated Project Schedule –

- Entitlements Approval 05/2024
- Building Department Approval 06/2024
- Construction Start 08/2024
- Construction Complete 02/2025



Maintenance and Operations Facility



VIEW FROM EXISTING RESIDENTIAL BACKYARD



BIRD'S EYE VIEW



VIEW FROM EXISTING WALKWAY ON BRETON LN

Maintenance and Operations Facility



WEST ELEVATION - NTS



NORTH ELEVATION - NTS



SOUTH ELEVATION - NTS



EAST ELEVATION - NTS

LEGEND

- ① HARDIE BOARD SIDING
- ② VERTICAL TRELLIS
- ③ FAUX WINDOW W/ TRIM
- ④ FOAM WALL W/ SMOOTH STUCCO FINISH

Project Team

- Architects and Engineers
- California Environmental Quality Act Consultants (CEQA)
- Southern California Air Quality Management District (SCAQMD)
- City of Huntington Beach
- School and local community



Questions?

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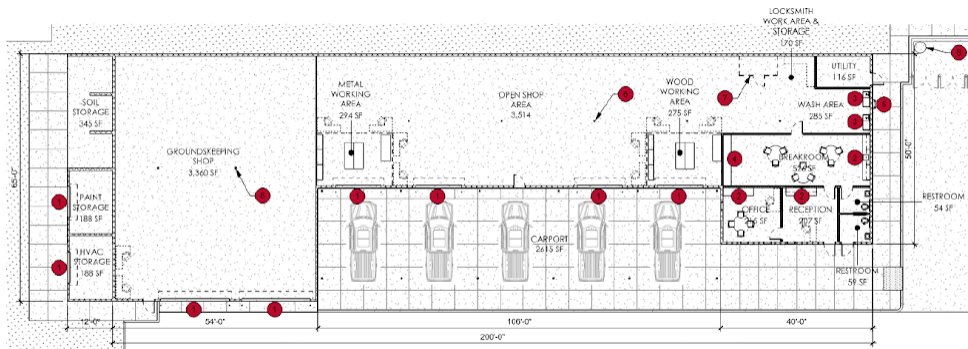
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Huntington Beach City School District



Board Meeting Presentation – All Facilities

August 16, 2022

Q&A



Brian Whitmore, AIA, LEED brianw@studio-architects.com 916-626-1303
President/ CEO – Studio W Architects

Michael Henning, AIA, LEED michaelh@studiow-architects.com 949-293-2524
Associate Principal – Studio W Architects

Tony Pacheco Taylor, AIA, LEED tonyp@studiow-architects.com 949-880-7230
Client Leader, Associate – Studio W Architects



Robert Granger Granger Independent Insurance Services

Phone - MMS Text - Fax 949-424-6423

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

Website WWW.GRANGERINDEPENDENT.COM

2 attachments



M&O Building Meeting Postcard.pdf

1572K

 **MOT Presentation.pdf**
5740K

Re: Huntington Beach City School District M&O Facility

1 message

Mark Manstof <mmanstof@hbcasd.us>
To: Robert Granger <robert@grangerindependent.com>

Thu, May 2, 2024 at 10:44 AM

Robert,

Thanks for reaching out to me! The drawings are in development and we recently had a lengthy discussion about the stormwater management that will mitigate the concern from your email.

In addition, you should have received a postcard from us about a community input meeting on Monday the 6th at 5PM at the District office. If for any reason you can not attend the community meeting I would be happy to find a time to discuss with you. I have also attached a presentation with information presented by Studio W at the April board meeting in regards to the project.

I look forward to meeting you in person on Monday! Please feel free to reach out to me directly if you have any other questions or concerns.

Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation

Huntington Beach City School District

8750 Dorsett Drive | Huntington Beach, CA 92646

C | 949.445.0075

On Thu, May 2, 2024 at 10:15 AM Robert Granger <robert@grangerindependent.com> wrote:

Hi Mark,

I'm following up on your email from a couple of years ago about the M&O building. You mentioned in your last email that you could share copies of the plans with me. Please forward a copy to me so I can be informed before the Monday meeting.

The raising of the land approximately 4-5 feet near the rear walkway has continued to cause water to drain to unwelcome flooding beyond the property. I had previously sent similar photos of this flooding back in October 2022. Here is more flooding video from February 1, 2024.

[Kettler raised foundation runoff](#)

Thank you for your anticipated cooperation. I look forward to hearing from you.

Robert & Rebecca Granger
21232 Breton Ln, Huntington Beach, Ca 92646
714-404-7140



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

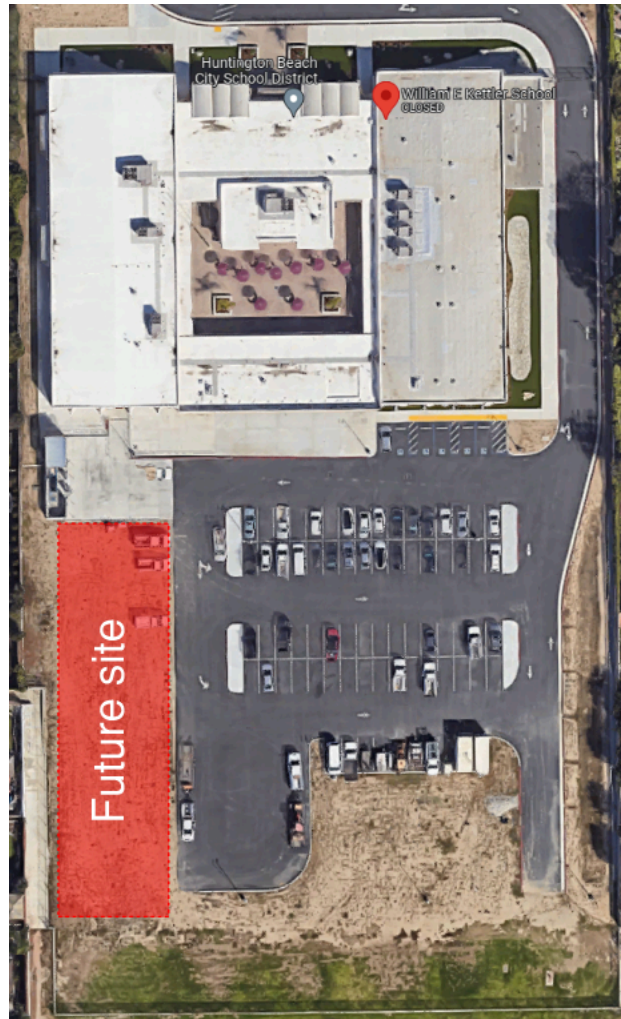


On Mon, Oct 10, 2022 at 10:20 AM Mark Manstof <mmanstof@hbcasd.us> wrote:
Robert,

Glad that you will be engaged in the process! Currently only conceptual plans exist that will be changing to align with the budget, causing these plans to be irrelevant. The site has been identified and is in the location shown in the image below in red. The architect has been in preliminary discussions with the multiple individuals at the city planning department, including Ricky Ramos, but nothing formal to date as we don't have any plans or specifications to provide them. I am the right contact to discuss these items with, we simply can't share information or documents that do not exist.

As far as your question about idling trucks, our M&O team starts early in the morning to tackle some of the challenges of the day before our students arrive. I will remind the team to be cognizant of the neighbors as they prepare for their day.

The air compressor noise that you are hearing is from the kitchen equipment. The timer for this equipment was not working properly, and it had been running at night creating a pressure relief sound. This has been corrected as of last Thursday.



Thank you for being part of the process, and I look forward to sharing more information with you as the project develops!

Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation

Huntington Beach City School District

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C | 949.445.0075

On Mon, Oct 10, 2022 at 9:03 AM Robert Granger <robert@grangerindependent.com> wrote:

Thank you,

Ok, who at the city planning department? What has been discussed? What are the plans? Where is the building going to be located? Is it in the area where you have been grading the foundation and putting out stakes? I'm trying to get some basic information and prepare to be involved in the process. Is there someone above you that can provide me with this information?

Ps. Why is it so loud in the mornings with the radio, talking, and the idling diesel engines? I also hear equipment, sounds like a compressor going all the time when no one is even there?

Thank you.



Robert Granger
Granger Independent Insurance Services

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Website WWW.GRANGERINDEPENDENT.COM

Connect My Insurance bit.ly/3NlePt4

On Mon, Oct 10, 2022 at 6:30 AM Mark Manstof <mmanstof@hbcasd.us> wrote:
Robert,

Good morning! In response to your questions:

1. Can you please provide me with a copy of the plans? **Currently we only have conceptual plans that will be changing. Please check back in the new year as we should have more accurate information at that time.**
2. Who are you in communication with at the City of Huntington Beach? What has been discussed? **We have been in preliminary discussions with the planning department in regards to city codes, logistics, and process for taking a state project through the city.**
3. Do you have an estimated start date? **Currently there is no estimated timetable for the project.**

Please feel free to reach out to me directly should you have any additional questions.

Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation

Huntington Beach City School District

8750 Dorsett Drive | Huntington Beach, CA 92646

C | 949.445.0075

On Tue, Oct 4, 2022 at 9:10 AM Robert Granger <robert@grangerindependent.com> wrote:
Dear Mr. Mansdorf,

Following up on your last email indicating "The team is currently in design for the M&O facility and construction is not anticipated to begin before the end of the calendar year".

1. Can you please provide me with a copy of the plans
2. Who are you in communication with at the City of Huntington Beach? What has been discussed?
3. Do you have an estimated start date?

Thank you,

Robert & Rebecca Granger

[21232 Breton Lane](#)

[HB 926646](#)

Mobile: 714-404-7140



Robert Granger
Granger Independent Insurance Services

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

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Connect My Insurance bit.ly/3NlePt4

On Mon, Aug 22, 2022 at 10:47 AM Mark Manstof <mmanstof@hbcasd.us> wrote:

Robert,

Please find the [link here to the August 16, 2022 Board meeting](#). Feel free to reach out if you have issues accessing the link.

Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation

Huntington Beach City School District

8750 Dorsett Drive | Huntington Beach, CA 92646

C | 949.445.0075

On Mon, Aug 22, 2022 at 10:32 AM Mark Manstof <mmanstof@hbcasd.us> wrote:

Robert,

Good morning! The team is currently in design for the M&O facility and construction is not anticipated to begin before the end of the calendar year. We will be notifying the surrounding community before construction begins. The soil that is being referenced is being stockpiled from our other construction projects. This soil will be spread out over the area behind the District office this week. Stocking and utilizing soils within the District is a cost saving measure, especially with the recent increase in trucking fees and fuel costs.

As far as your initial questions, please see my responses below in **red**.

1. Is there a copy of the zoom meeting for the last board meeting on 8/16/22? **We will provide you a copy shortly under a separate cover.**
2. Who is the project manager? **I will be your point of contact. Please find my contact information below in my signature block.**
3. How can we obtain plan drawings and the location of the buildings on the property? **Design is in progress. Once design is completed we will present the facility at a board meeting as well as file with the Huntington Beach Planning Department.**
4. Who are the contacts at the City of Huntington Beach planning department? Is there a file #? **The project is currently in design and has not been submitted to the planning department for review and approval.**

If you should have any other questions, please feel free to reach out to me directly.

Mark Manstof

Director, Facilities, Maintenance, Operations, & Transportation

Huntington Beach City School District

8750 Dorsett Drive | Huntington Beach, CA 92646

C | 949.445.0075

On Mon, Aug 22, 2022 at 9:03 AM Robert Granger <robert@grangerindependent.com> wrote:

Good Morning,

I see that they are continuing with the construction project for the M&O building this morning. Trucks are dumping dirt to level the foundation. Can I please receive a response from project manager?



Robert Granger

Granger Independent Insurance Services

Phone - MMS Text - Fax 949-424-6423

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Website WWW.GRANGERINDEPENDENT.COM

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

From: **Robert Granger** <robert@grangerindependent.com>

Date: Fri, Aug 19, 2022 at 2:16 PM

Subject: Huntington Beach City School District M&O Facility

To: <BoardMorrow@hbcasd.us>, <BoardMarks@hbcasd.us>, <BoardKowalke@hbcasd.us>, <BoardKaub@hbcasd.us>, <BoardSullivan@hbcasd.us>, Mark Manstof <MManstof@hbcasd.us>, <JLambert@hbcasd.us>, Jenny Delgado <jdelgado@hbcasd.us>, <brianw@studio-arcitects.com>, <michaelh@studio-architects.com>, <tonyp@studio-architects.com>

From:
Robert and Rebecca Granger
21232 Breton Ln, Huntington Beach, Ca 92646
714-404-7140

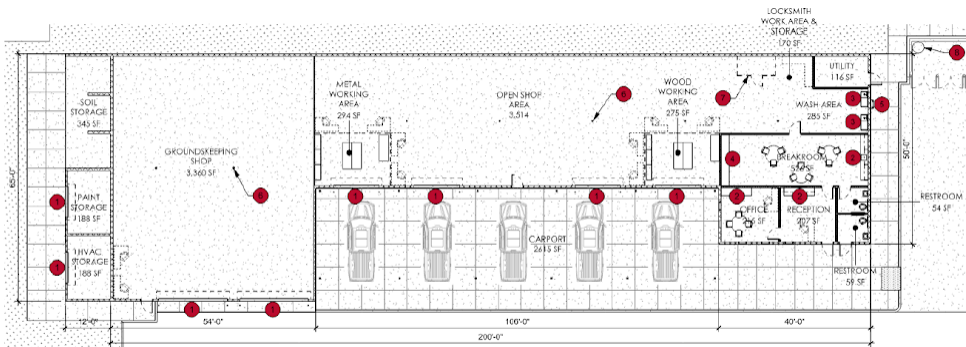
Dear Neighbor,

I see we missed the last board meeting where this topic was discussed. Is there anyone on this email list that would be able to help?

1. Is there a copy of the zoom meeting for the last board meeting on 8/16/22?
2. Who is the project manager?
3. How can we obtain plan drawings and the location of the buildings on the property?
4. Who are the contacts at the City of Huntington Beach planning department? Is there a file #?

Thank you for your anticipated cooperation. I hope to be supportive of the project but am sensitive to environmental impacts on our home. Thank you.

Robert & Rebecca Granger
714-404-7140





Huntington Beach City School District



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August 16, 2022

Q&A



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Associate Principal – Studio W Architects

Tony Pacheco Taylor, AIA, LEED tonyp@studiow-architects.com 949-880-7230
Client Leader, Associate – Studio W Architects



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5740K

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

I strongly object to this project for many valid reasons that include but are not limited to the following objections, which directly impact our community:

1. The HBCSD has *incorrectly* declared that the project is exempt from the California Environmental Quality Act (CEQA). **Ketter does not have an existing maintenance and operations yard, which is a blatant misrepresentation.**
2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

1. “The construction of a six-foot block wall at the western property line where the project area is located”
Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

wall protecting the homes along the city walkway at the western property line. This adversely affects the properties at 21222, 21232, 21242, 21252, 21262 Breton Lane.

2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

- a. There shall be no outdoor vehicle storage, vehicle parts, equipment or trailers other than vehicles incidental to the maintenance facility use. **Correction Needed: Architect plans to not provide indoor parking for any vehicles, equipment, or trailers.**
- b. All operations shall be conducted within the interior of the building. **Correction Needed: Architect plans do not include HVAC to make it possible for employees to work inside of the metal building. This must be added and considered in the noise impact on the neighboring homes. Significant amount of noise will be created by large commercial AC units. AC units on existing plan are for the administration office only, not the warehouse and employee work areas.**

c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

10: The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval. **Correction Needed: The accuracy of the plans and information submitted need to be reviewed by the applicant and their architect representative. The CEQA exemption is based upon the pretense that a maintenance yard operation already exists. Only a district office has been approved, not a maintenance yard.**

The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: Jon Gergen Jon Gergen

Address: 21192 Breton Ln HB CA 92646

Email: jgergen714@gmail.com

Phone: 714-651-7757

Jon Gergen

Document Reference : 886459f1-cedc-4a56-8588-468e40b8470e
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. Jon Gergen (jgergen714@gmail.com)

Document History

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07/22/2024 17:52PM EDT	Email sent to Jon Gergen (jgergen714@gmail.com).
07/22/2024 17:52PM EDT	Jon Gergen (jgergen714@gmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 216.47.54.86 Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/126.0.0.0 Safari/537.36
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To: Huntington Beach City Council and Planning Commission:

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Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

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Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

wall protecting the homes along the city walkway at the western property line. This adversely affects the properties at 21222, 21232, 21242, 21252, 21262 Breton Lane.

2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

- a. There shall be no outdoor vehicle storage, vehicle parts, equipment or trailers other than vehicles incidental to the maintenance facility use. **Correction Needed: Architect plans to not provide indoor parking for any vehicles, equipment, or trailers.**
- b. All operations shall be conducted within the interior of the building. **Correction Needed: Architect plans do not include HVAC to make it possible for employees to work inside of the metal building. This must be added and considered in the noise impact on the neighboring homes. Significant amount of noise will be created by large commercial AC units. AC units on existing plan are for the administration office only, not the warehouse and employee work areas.**

c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

10: The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval. **Correction Needed: The accuracy of the plans and information submitted need to be reviewed by the applicant and their architect representative. The CEQA exemption is based upon the pretense that a maintenance yard operation already exists. Only a district office has been approved, not a maintenance yard.**

The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: Nancy Varner nancy varner

Address: 8692 Dorsett Drive HB 92646

Email: Ndv3@verizon.net

Phone: _____

nancy varner

Document Reference : 1334b964-9950-4cc8-a935-c85f82b9b57a
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. nancy varner (ndv3@verizon.net)

Document History

Timestamp	Description
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07/22/2024 14:12PM EDT	nancy varner (ndv3@verizon.net) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 47.150.214.9 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
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07/22/2024 14:12PM EDT	Document copy sent to nancy varner (ndv3@verizon.net).
07/22/2024 14:12PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

I strongly object to this project for many valid reasons that include but are not limited to the following objections, which directly impact our community:

1. The HBCSD has *incorrectly* declared that the project is exempt from the California Environmental Quality Act (CEQA). **Ketter does not have an existing maintenance and operations yard, which is a blatant misrepresentation.**
2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

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A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

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c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

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The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: Natalie Alcorn Natalie Alcorn

Address: 8692 Dorsett Drive H.B. Ca 92646

Email: Jtvrip@hotmail.com

Phone: _____

Natalie Alcorn

Document Reference : 9ca02911-a23c-4dc4-afb7-6815c3a93025
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. Natalie Alcorn (jtvrip@hotmail.com)

Document History

Timestamp	Description
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07/22/2024 00:31AM EDT	Natalie Alcorn (jtvrip@hotmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 70.95.231.182 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/22/2024 00:31AM EDT	Signed by Natalie Alcorn (jtvrip@hotmail.com). 70.95.231.182 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/22/2024 00:31AM EDT	Document copy sent to Natalie Alcorn (jtvrip@hotmail.com).
07/22/2024 00:31AM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

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2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
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Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

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Section 2:

A. Lane Use Element

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Name: Deborah Janus Deb Janus

Address: 9451 Candlewood Drive 92646

Email: debjanus@gmail.com

Phone: 714-330-4152

Deborah Janus

Document Reference : 8898165a-b34a-483f-b393-7da6853b5a56
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. Deb Janus (debjanus@gmail.com)

Document History

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07/21/2024 20:42PM EDT	Deb Janus (debjanus@gmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 99.18.141.167 Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/126.0.0.0 Safari/537.36
07/21/2024 20:42PM EDT	Signed by Deb Janus (debjanus@gmail.com). 99.18.141.167 Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/126.0.0.0 Safari/537.36
07/21/2024 20:42PM EDT	Document copy sent to Deb Janus (debjanus@gmail.com).
07/21/2024 20:42PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

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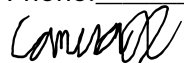
Name: Cameron Granger

Form Participant

Address: 21232 Breton Lane

Email: camerongranger2001@gmail.com

Phone: 714/642-6092



Document Reference : 83c721ed-00ca-4e69-a838-73fc7bd769ae
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. Form Participant (camerongranger2001@gmail.com)

Document History

Timestamp	Description
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07/19/2024 16:10PM EDT	Email sent to Form Participant (camerongranger2001@gmail.com).
07/19/2024 16:10PM EDT	Form Participant (camerongranger2001@gmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 83.171.251.116 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/19/2024 16:10PM EDT	Signed by Form Participant (camerongranger2001@gmail.com). 83.171.251.116 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/19/2024 16:10PM EDT	Document copy sent to Form Participant (camerongranger2001@gmail.com).
07/19/2024 16:10PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

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3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
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5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

1. “The construction of a six-foot block wall at the western property line where the project area is located”
Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

wall protecting the homes along the city walkway at the western property line. This adversely affects the properties at 21222, 21232, 21242, 21252, 21262 Breton Lane.

2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

- a. There shall be no outdoor vehicle storage, vehicle parts, equipment or trailers other than vehicles incidental to the maintenance facility use. **Correction Needed: Architect plans to not provide indoor parking for any vehicles, equipment, or trailers.**
- b. All operations shall be conducted within the interior of the building. **Correction Needed: Architect plans do not include HVAC to make it possible for employees to work inside of the metal building. This must be added and considered in the noise impact on the neighboring homes. Significant amount of noise will be created by large commercial AC units. AC units on existing plan are for the administration office only, not the warehouse and employee work areas.**

c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

10: The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval. **Correction Needed: The accuracy of the plans and information submitted need to be reviewed by the applicant and their architect representative. The CEQA exemption is based upon the pretense that a maintenance yard operation already exists. Only a district office has been approved, not a maintenance yard.**

The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: Phi Pham Phi Pham

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Phi Pham

Document Reference : b635d6b6-a8d1-4a8a-8ae7-62b25d0475ba
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. Phi Pham (phipham79@gmail.com)

Document History

Timestamp	Description
07/18/2024 19:46PM EDT	Document created from reusable form. MjRkMmRiM2EtODFlNC00NmU2LWFkYzMtZjZmZTY5ZWUxZDdkJnJlZkBteWluc3VyZXNpZ24uY29t
07/18/2024 19:46PM EDT	Email sent to Phi Pham (phipham79@gmail.com).
07/18/2024 19:47PM EDT	Phi Pham (phipham79@gmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 172.226.3.163 Mozilla/5.0 (iPhone; CPU iPhone OS 17_1_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.1.1 Mobile/15E148 Safari/604.1
07/18/2024 19:47PM EDT	Signed by Phi Pham (phipham79@gmail.com). 172.226.3.163 Mozilla/5.0 (iPhone; CPU iPhone OS 17_1_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.1.1 Mobile/15E148 Safari/604.1
07/18/2024 19:47PM EDT	Document copy sent to Phi Pham (phipham79@gmail.com).
07/18/2024 19:47PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

I strongly object to this project for many valid reasons that include but are not limited to the following objections, which directly impact our community:

1. The HBCSD has *incorrectly* declared that the project is exempt from the California Environmental Quality Act (CEQA). **Ketter does not have an existing maintenance and operations yard, which is a blatant misrepresentation.**
2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

1. “The construction of a six-foot block wall at the western property line where the project area is located”
Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

wall protecting the homes along the city walkway at the western property line. This adversely affects the properties at 21222, 21232, 21242, 21252, 21262 Breton Lane.

2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

a. There shall be no outdoor vehicle storage, vehicle parts, equipment or trailers other than vehicles incidental to the maintenance facility use. **Correction Needed: Architect plans to not provide indoor parking for any vehicles, equipment, or trailers.**

b. All operations shall be conducted within the interior of the building. **Correction Needed: Architect plans do not include HVAC to make it possible for employees to work inside of the metal building. This must be added and considered in the noise impact on the neighboring homes. Significant amount of noise will be created by large commercial AC units. AC units on existing plan are for the administration office only, not the warehouse and employee work areas.**

c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

10: The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval. **Correction Needed: The accuracy of the plans and information submitted need to be reviewed by the applicant and their architect representative. The CEQA exemption is based upon the pretense that a maintenance yard operation already exists. Only a district office has been approved, not a maintenance yard.**

The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: MyTrinh Huynh

MyTrinh Huynh

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My Trinh Huynh

Document Reference : 1c680302-f44a-41b9-95de-268cb8651e8a
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. MyTrinh Huynh (mytrinhhuynh@gmail.com)

Document History

Timestamp	Description
07/18/2024 16:53PM EDT	Document created from reusable form. MjRkMmRiM2EtODFlNC00NmU2LWFkYzMtZjZmZTY5ZWUxZDdkJnJlZkBteWluc3VyZXNpZ24uY29t
07/18/2024 16:53PM EDT	Email sent to MyTrinh Huynh (mytrinhhuynh@gmail.com).
07/18/2024 16:54PM EDT	MyTrinh Huynh (mytrinhhuynh@gmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 47.156.204.237 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/18/2024 16:54PM EDT	Signed by MyTrinh Huynh (mytrinhhuynh@gmail.com). 47.156.204.237 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/18/2024 16:54PM EDT	Document copy sent to MyTrinh Huynh (mytrinhhuynh@gmail.com).
07/18/2024 16:54PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

I strongly object to this project for many valid reasons that include but are not limited to the following objections, which directly impact our community:

1. The HBCSD has *incorrectly* declared that the project is exempt from the California Environmental Quality Act (CEQA). **Ketter does not have an existing maintenance and operations yard, which is a blatant misrepresentation.**
2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

1. “The construction of a six-foot block wall at the western property line where the project area is located”
Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

wall protecting the homes along the city walkway at the western property line. This adversely affects the properties at 21222, 21232, 21242, 21252, 21262 Breton Lane.

2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

- a. There shall be no outdoor vehicle storage, vehicle parts, equipment or trailers other than vehicles incidental to the maintenance facility use. **Correction Needed: Architect plans to not provide indoor parking for any vehicles, equipment, or trailers.**
- b. All operations shall be conducted within the interior of the building. **Correction Needed: Architect plans do not include HVAC to make it possible for employees to work inside of the metal building. This must be added and considered in the noise impact on the neighboring homes. Significant amount of noise will be created by large commercial AC units. AC units on existing plan are for the administration office only, not the warehouse and employee work areas.**

c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

10: The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval. **Correction Needed: The accuracy of the plans and information submitted need to be reviewed by the applicant and their architect representative. The CEQA exemption is based upon the pretense that a maintenance yard operation already exists. Only a district office has been approved, not a maintenance yard.**

The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: Lucy Granger Lucy Granger

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Phone: 7146420042

Lucy Granger

Document Reference : 36111c1a-9e56-4d5b-80ba-98eefe05c9d6
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
Secondary Security : Not Required
Participants

- 1. Lucy Granger (lucygranger2003@gmail.com)

Document History

Timestamp	Description
07/18/2024 15:08PM EDT	Document created from reusable form. MjRkMmRiM2EtODFlNC00NmU2LWFkYzMtZjZmZTY5ZWUxZDdkJnJlZkBteWluc3VyZXNpZ24uY29t
07/18/2024 15:08PM EDT	Email sent to Lucy Granger (lucygranger2003@gmail.com).
07/18/2024 15:08PM EDT	Lucy Granger (lucygranger2003@gmail.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 47.156.200.142 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/18/2024 15:08PM EDT	Signed by Lucy Granger (lucygranger2003@gmail.com). 47.156.200.142 Mozilla/5.0 (iPhone; CPU iPhone OS 17_5_1 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/17.5 Mobile/15E148 Safari/604.1
07/18/2024 15:08PM EDT	Document copy sent to Lucy Granger (lucygranger2003@gmail.com).
07/18/2024 15:08PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

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Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

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A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

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Name: Becky Granger Becky Granger

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Becky Granger

Document Reference : a14f01d2-8b22-428c-871d-f59abee06fb2
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
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Secondary Security : Not Required
Participants

- 1. Becky Granger (becky@grangeragency.com)

Document History

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07/18/2024 14:59PM EDT	Email sent to Becky Granger (becky@grangeragency.com).
07/18/2024 15:00PM EDT	Becky Granger (becky@grangeragency.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 47.156.200.142 Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/120.0.0.0 Safari/537.36
07/18/2024 15:00PM EDT	Signed by Becky Granger (becky@grangeragency.com). 47.156.200.142 Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/120.0.0.0 Safari/537.36
07/18/2024 15:00PM EDT	Document copy sent to Robert Granger (robert@grangerindependent.com).
07/18/2024 15:00PM EDT	Document copy sent to Becky Granger (becky@grangeragency.com).

To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

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2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

1. “The construction of a six-foot block wall at the western property line where the project area is located”
Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

wall protecting the homes along the city walkway at the western property line. This adversely affects the properties at 21222, 21232, 21242, 21252, 21262 Breton Lane.

2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

- a. There shall be no outdoor vehicle storage, vehicle parts, equipment or trailers other than vehicles incidental to the maintenance facility use. **Correction Needed: Architect plans to not provide indoor parking for any vehicles, equipment, or trailers.**
- b. All operations shall be conducted within the interior of the building. **Correction Needed: Architect plans do not include HVAC to make it possible for employees to work inside of the metal building. This must be added and considered in the noise impact on the neighboring homes. Significant amount of noise will be created by large commercial AC units. AC units on existing plan are for the administration office only, not the warehouse and employee work areas.**

c: Hours of Operation shall be limited to 7:00 AM - 4:00 PM

Correction Needed: The current "existing" operation begins at 6 am in violation of the city noise ordinances. There are no plans known how to comply with this from HBCSD.

10: The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval. **Correction Needed: The accuracy of the plans and information submitted need to be reviewed by the applicant and their architect representative. The CEQA exemption is based upon the pretense that a maintenance yard operation already exists. Only a district office has been approved, not a maintenance yard.**

The City of Huntington Beach City council and planning commission must vote "NO" to this and reject this abusive use of power by the HBCSD and the State to dictate adding this High-Density Commercial use project in our city.

Name: Becky Granger Becky Granger

Address: 21232 Breton Lane

Email: becky@grangeragency.com

Phone: 7149312248

Becky Granger

Document Reference : a14f01d2-8b22-428c-871d-f59abee06fb2
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
Sender Name : Robert Granger
Sender Email : robert@grangerindependent.com
Total Document Pages : 2
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Participants

- 1. Becky Granger (becky@grangeragency.com)

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07/18/2024 14:59PM EDT	Email sent to Becky Granger (becky@grangeragency.com).
07/18/2024 15:00PM EDT	Becky Granger (becky@grangeragency.com) has agreed to terms of service and to do business electronically with Robert Granger (robert@grangerindependent.com). 47.156.200.142 Mozilla/5.0 (Macintosh; Intel Mac OS X 10_15_7) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/120.0.0.0 Safari/537.36
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To: Huntington Beach City Council and Planning Commission:

Email to: madalyn.welch@surfcity-hb.org

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

Dear Huntington Beach City Councilmembers and Planning Commission,

As a voting resident here in Huntington Beach, I urge you to Vote **NO** and reject the Huntington Beach City School District (HBCSD) plans to add a Maintenance and Operations facility at the Kettler Education Center, aka District office. Most notably, the HBCSD is taking the legal position that the entire project is categorically exempt from CEQA (California Environmental Quality Act) since it is a small change to an “existing” structure. Let the facts be clear: office operations are the only approved operations for the HBCSD district office. The key word here is office. It is beyond a stretch of the truth that a maintenance yard operation is the same as an office use. Just because the HBCSD has parked maintenance trucks and trailers illegally without a conditional use permit for 5 years, does not grandfather the usage as existing or incidental in any way. Adding a maintenance yard to the “existing” office site is “**not**” incidental to its existing or former usage.

I strongly object to this project for many valid reasons that include but are not limited to the following objections, which directly impact our community:

1. The HBCSD has *incorrectly* declared that the project is exempt from the California Environmental Quality Act (CEQA). **Ketter does not have an existing maintenance and operations yard, which is a blatant misrepresentation.**
2. The HBCSD board has approved and signed this CEQA exemption based on the “false” pretense that the maintenance yard **already exists**. This allows them to side-skirt the normal due process of involving the community and considering its impact on their neighborhood. The HBCSD's failure to consider the community's impact is a lack of responsibility and not being a good neighbor.
3. The Maintenance Yard is too close to the neighboring properties. A maintenance Yard does not belong in a residential community. They say they have searched for other options, but no proof has been presented because they are **self-declared exempt from CEQA** as a State-governed agency. This is a clear abuse of power by the State and HBCSD. The Huntington Beach City Council and the Planning Commission are the only agencies that can stop this abuse of power.
4. Adding a continuous 6-foot block wall on the western perimeter of the project will create a public safety hazard. This entrance walkway to the Edison Community Park is used daily by walkers, bikers, and Edison High students. The combination of a large metal building and block wall will create a hidden corridor that will allow activity out of view of the police. Adding a few lights to a dark alleyway does nothing when no one else can see you.
5. HBCSD has not provided plans for complying with the CONDITIONS OF APPROVAL—CONDITIONAL USE PERMIT NO. 23-0142: Attachment No. 1

The following needs further investigation:

Section 1: FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 23-014

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Corrections Needed: The block wall measurement is incorrect at on the plans should be corrected from 260 linear feet to over 500 linear feet. The existing plans do not have a block

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2. "The primary use of the building will be for storage of materials with minimal maintenance work and office all conducted within the proposed building to minimum noise impacts."

Correction Needed: Either change the plans to show that No HVAC is needed for the employees working inside the metal building, or add HVAC to the plans to determine the incremental environmental and noise implications.

Section 2:

A. Lane Use Element

Goal LU-1: New commercial, industrial, and residential development is coordinated to ensure that the land use pattern is consistent with the overall goals and needs of the community. **(New development is not consistent with neighboring city park development plan. The city owned corridor, walkway, connecting the neighborhood to Edison Park have never connected up with park walkways for pedestrians, bikes, e bikes, and other micro mobility transportation.)**

Goal LU-2 (B) Ensure that new and renovated structures and building architecture and site design are context-sensitive, creative, complementary of the city's beach culture, and compatible with surrounding development and public spaces. **Overall height is much higher than 17 ft.-6 in, the homes along the west property line at Breton lane are approximately 7-10 foot lower than the proposed building elevation. The building will be towering 25-30 feet higher than the ground level elevation of neighboring homes.**

2. The use shall comply with the following:

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Name: RRR Robert Francis Granger

Address: 22222

Email: 2222

Phone: 2222



Document Reference : 9e476057-46be-416d-a0c3-5d4ec84511cd
Document Title : STOP THE HBCSD MAINTENANCE YARD AT KETTLER
Document Region : Northern Virginia
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Sender Email : robert@grangerindependent.com
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Participants

- 1. Robert Francis Granger (robert@grangerindependent.com)

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To: Huntington Beach City Council and Planning Commission:

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planning.commission@surfcity-hb.org

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