

From: [Cheryl DeMarco, AIA](#)
To: [Welch, Madalyn](#)
Subject: Design Review Meeting - 24-334
Date: Thursday, May 9, 2024 7:40:54 AM

Madalyn,

I was informed about today's Design Review meeting. I would like the Design Review Board to consider the following, ask for additional information, and continue this item to a future review board hearing:

24-334 Design Review Board No. 24-005 HBCSD Maintenance and Operations Building

This review is for the design, colors and material of a 7,510 SF building. This building will be situated on the existing HBCSD office.

1. Submitted Site Plan does not depict "*existing property improvements on abutting parcels and across streets and/or alleys within fifty (50) feet of parcel.*" Per the city of HB Planning Application it should include: "*location and dimension of parking, landscaping, driveways, building layouts and uses, windows and entryway locations and any other information useful to analyze the project.*" The plans do not accurately show the adjacent parcels and this is necessary to analyze this project.
2. Site Location - I ask the board to consider the location of the proposed building on the site, how it will impact neighbors on the east and west side. Could the building be an "L" shape or other options. The neighbors on the east will have increased traffic just behind their homes with trucks coming and going. The neighbors on the west will have a building over 17'-6" high, just past the public easement access path.
3. Building massing and material. This building will be a setback from the property line 22'-6", but not the public access easement. It will be 17'6" from the finish floor of the building to the ridge of the building. The view from the public access shows the height over the block wall and from neighbors rear yards. The photo in the architectural plans of the neighboring yard is not an accurate depiction of actual adjacent property.
4. With this building located next to the public access pathway there will be a secluded area that may promote homeless encampment or create a dangerous area to walk. Imagine kids walking to the park and they come upon someone waiting there.
5. WCMP and CEQA. I did not see either of these noted in the drawings or in the application.
6. Public Notice - this project impacts many neighbors adjacent to the property, but also all property owners in this residential tract that the maintenance vehicles will be traveling through. Appropriate notice should be given to affected HB property owners.
7. A traffic study would be an appropriate document for the district to provide to the city to assist in the design and location of this facility.

Cheryl DeMarco, AIA
Architect | Real Estate Professional
demarco.architect@gmail.com
949.478.4660

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UT License: 9675803-0301 & 9675803-SA

This email and any attachments are confidential. If you are not the intended recipient of this email, please immediately delete its contents and notify us that you received the email unintentionally.

From: <jgergen714@gmail.com>

Date: Sat, Jun 1, 2024 at 6:32 AM

Subject: RE: M&O Building - Wall Neighbors

To: Jenny Delgado <jdelgado@hbcasd.us>

Cc: Mark Manstof <mmanstof@hbcasd.us>, Jolene Miller <jmiller@hbcasd.us>

Good morning Jenny,

Thank you for keeping me informed regarding the School District M&O building project.

Unfortunately for me I am out of town June 19th and will not be able to attend the Zoning Administrator public meeting. On my behalf, would you able to pass along this email to the build decision team concerning the shared fence line between the District building and residents of Breton Ln?

In brief, pertaining to the shared fence, initial discussion was a 6' high block wall would be constructed. However, more recent information is the block wall is now planned to be 8' high.

The Breton properties ground elevation is 3' lower than the district property. Breton properties current block and fence height is 9'. An 8' district wall would change the Breton properties back yard to an 11' block wall view. I do not want an 11' block wall view. An 11' block wall will look like a freeway sound wall. Additional to a higher build coast, the footing will need to be more robust resulting in even more intrusion to my property's existing back yard hardscape, mature tree line, irrigation, and electrical installations.

My requests,

- Please let the decision makers know to not build the district block wall 8' in height, rather please keep the wall to the initially discussed height of 6'.
- Would you provide me the block wall decision maker(s) contact information so I can personally discuss the block wall build?
- I would like a written letter of understanding regarding the wall build potential damage and monetary compensation to existing homeowner hardscape, landscape, irrigation, and utilities.
- I invite the decision makers visit my Breton property and even the other shared wall neighbor's property.

Good fences build good neighbors. I hope the decision makers consider my request.

Thoughts?

All the best,
Jon Gergen
21192 Breton Ln
(714) 651-7757

From: Jenny Delgado <jdelgado@hbcasd.us>
Sent: Friday, May 31, 2024 1:01 PM
To: jgergen714@gmail.com
Cc: Mark Manstof <mmanstof@hbcasd.us>; Jolene Miller <jmiller@hbcasd.us>
Subject: Re: M&O Building - Wall Neighbors

Hi Jon,

It was nice talking to you today.
Here is the information we shared with the neighbors after the meeting with the Design Review Board. The project is scheduled to be reviewed by the Zoning Administrator on June 19, which is a public meeting. Please let us know if you have any questions or concerns.

Update - May 28, 2024

The City of Huntington Beach Design Review Board (DRB) has approved the design and materials for the Huntington Beach City School District Maintenance and Operations (M&O) Building, and it has made several recommendations for the Zoning Administrator. These recommendations include moving the building east an additional 20 feet away from Breton Lane, increasing the height of the block wall between the District and residents from six to eight feet, softening the west building face, using matured trees, and adding additional lighting. District staff will now discuss the DRB recommendations with the project architect and the California Environmental Quality Act (CEQA) consultant to evaluate any potential impacts. This is in preparation for the review by the Zoning Administrator meeting in June. We will provide updates as the project develops.

Have a good weekend,
Jenny

--

Best regards,

Jenny Delgado

Assistant Superintendent/[CBO](#)

Huntington Beach City School District

8750 Dorsett Dr. | Huntington Beach, CA 92646

jdelgado@hbcasd.us | 714-964-8888

[Website](#) | [Twitter](#) | [Facebook](#)

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Email is covered by the Electronic Communications Privacy Act, 18 USC SS 2510-2521 and is legally privileged.

From: Welch, Madalyn
To: robert@grangerindependent.com
Subject: RE: Huntington Beach City School District M&O Facility
Date: Thursday, May 2, 2024 2:11:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Good afternoon Robert,

I am the project planner assigned to this application. This project is currently routed out for review to all departments. I have provided the link below to our online permitting system where you can view the documents for this submittal. At the link below, type in the record number for this project and then select 'Search'. Once it takes you to this application, select 'Record Info' and then select 'Attachments'. The record number for this project is PA-2023-0067.

[Accela Citizen Access \(huntingtonbeachca.gov\)](https://accela.citizenaccess.com/huntingtonbeachca)

Please let me know if you have any questions.

Sincerely,



Maddie Welch

Associate Planner

Community Development

Office: (714) 374 - 5353

madalyn.welch@surfcity-hb.org



2000 Main Street, Huntington Beach, CA 92648

From: Robert Granger <robert@grangerindependent.com>
Sent: Thursday, May 2, 2024 1:15 PM
To: Ramos, Ricky <rmos@surfcity-hb.org>
Subject: Fwd: Huntington Beach City School District M&O Facility

Hi Ricky,

Mark Mansdorf at the HB City School District mentioned you in his email to me as the point of contact for this project. How would I find out if the school district has any plans/drawings or discussions with the city about getting this project approved? Thank you.

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

Robert Granger
Insurance Agent & Broker,
Granger Independent Insurance Services



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

www.grangerindependent.com

robert@grangerindependent.com

[20902 Brookhurst St. Ste 208, Huntington Beach, CA 92646](#)



[Redacted]

[Redacted]

On Thu, May 2, 2024 at 10:44 AM Mark Manstof <mmanstof@hbcasd.us> wrote:

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

[Redacted]

[redacted] [949-424-6423 - \(949\) 4-CHOICE](tel:949-424-6423)
[redacted] www.grangerindependent.com
[redacted] robert@grangerindependent.com
[redacted] [20902 Brookhurst St. Ste 208, Huntington Beach, CA 92646](https://www.google.com/maps/place/20902+Brookhurst+St,+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

8750 Dorsett Drive | Huntington Beach, CA 92646

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

From:

Robert Granger

21232 Breton Lane, Huntington Beach, CA 92646

714-404-7140

To: City of Huntington Beach Zoning Administrator

c/o Madalyn Welch, Associate Planner

madalyn.welch@surfcity-hb.org

RE: Kettler Education Center M&O Building

I would like the zoning administrator to consider the following information:

I have attached a timeline of events that shows the dates and hyperlinks to related documents pertaining to the addition of a maintenance operation to the Kettler Education Center. These documents referenced in the hyperlinks are evidence from emails, prior communications, meetings, state laws, photos, and video that support our position. All the hyperlinked documents should be considered as supporting evidence to be included in this letter. Should you require that each document be uploaded as evidence separately, please advise.

Prior to 2023 all discussions of adding a maintenance building was to be submitted to the DSA for approval. It is my understanding, that a portion of this project regarding public accessibility must still be approved by the DSA. Using a broad interpretation in the definition of existing structure, the district was advised by their architect that you don't need to go to the DSA for approval. It is easier to label the maintenance yard as an existing operation with the city and just request approval to add a "small" structure to an existing site. The history of the school property does not support that Kettler Education Center has always included a maintenance yard. According to DSA government code Section 53094, a school district is not required to comply with the zoning ordinances of a county or city unless the zoning ordinance makes provision for the location of public schools and unless the city or county has adopted a general plan. Furthermore, it specifically indicates that: " The governing board of the school district may not take this action when the proposed use of the property by the school district is for non-classroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings."

It is clearly stated in the CEQA NOE that has been prepared that this is intended to be a new building, not a small change to an existing building. The function of the M&O building is clearly a “non-classroom” activity and would face extra scrutiny for approval by the DSA.

The Google Earth photos at the end of this document show the historical photos of the proposed M&O site from 1985 to present. Notably, it was shown in the photo of 2/2019 that this was the time that the M&O building at the Dwyer Middle School was closed and the maintenance trucks, tractors, and equipment was moved to the parking lot of Kettler. Our investigation has not been able to determine if a permit was obtained at that time to move the M&O operations to Kettler. It is our position that the district has been operating an maintenance yard illegally since this time. It was not until the NOE was posted on the district website in May 2024, that I learned the district considered Kettler Education Center also includes the district M&O yard. The google earth photos show that from 2019 to the present, the district has added a few portable storage units but there are no existing buildings at the site.

[Google Earth Timeline of Kettler Construction Site](#)

[Google Earth PowerPoint Slides](#)

Bus Storage: The google earth photo of 04/20/2020 shows the district used the Kettler Education Center parking lot as a bus storage facility. Does the school district also consider the storage of busses there to be an existing operation? According to their logic that the M&O yard is existing at Kettler, the same argument could be made that it is also the district bus yard. Did the district apply for a permit to store busses at Kettler? We could hear the busses idle for hours during that time to keep the batteries charged. Just because you use your parking lot to store maintenance vehicles or busses at Kettler does not make it a logical extension that this is an existing bus yard or existing maintenance yard.

Air Conditioning Noise: Although the plans for the M&O building are intended to bring the existing (unpermitted) operations and activities indoors to minimize noise, the plans do not include air conditioning or heating for the workshop employees. HVAC is only proposed for the administrative office portion of the building.

The NOE states” *The proposed building would be used to conduct the existing District’s maintenance and operation activities in an enclosed space”.*

The key words is that the purpose of the building is to bring operations inside the building. It is unrealistic to believe that maintenance employees could be working in an insulated metal building without any HVAC. The addition of HVAC to the plans is essential to the evaluation of future noise impact on the very close proximity to homes east of the building. HVAC units will be eventually needed if the purpose is to bring

operations indoors. HVAC units running 24/7/365 is a significant environmental noise impact.

Diminished property value. We proudly invested in our home at 21232 Breton lane Huntington Beach, Ca 92646 on 5/15/1993. The purchase price was \$228,000 and the current market value is approximately \$1,500,000. The fact that there was no neighbors or buildings directly behind our home was an important benefit factored into our purchase. Many neighbors whose homes back up to the Edison Community Park and Kettler Elementary always state that it is so nice not to have a neighbor behind their home. The addition of the maintenance operations building casting a shadow on our back yard removes this positive benefit to the property value. We do not have an estimated diminished value at this time, but expect a calculation of a diminished value of the home would be significant over the lifetime of ownership. We intend to pursue a diminished property value claim if the project is approved.

The design review board has recommended a 20-foot Eastward shift for the M&O building. However, the school district's architect has not included this in the plans submitted for approval, creating a discrepancy that requires clarification. How can recommendations by the design review board just be ignored?

Given the gravity of the situation, I have sought the advice of a reputable law firm, Thatch Law Firm in Sacramento, specializing in school land issues and use. I am prepared to engage their services and initiate a legal appeal if the plans are approved.

I have serious concerns about conflicting information contained in the architects plans and CEQA recommendation that the project is exempt from environmental review. The basis of the exemption is that the new M&O building is merely a small addition to the existing Kettler Education Center building. To my knowledge, the school district has never applied for a permit to use the Kettler Education Center as a maintenance yard. In reading the CEQA notice of exemption, the word "existing" is used many times to give you the impression that the maintenance yard has always been located at the Kettler Education Center. Prior to the hiring of the architect that drew the current plans and CEQA exemption, all school district communications, documents, and presentations have described this as a relocation of the maintenance operations and plans to build a new building. Not add to an existing building. Further, the argument in the NOE that there is no expansion of previous use is false. The property has never been designated or permitted for use as a maintenance yard. The position that this falls outside of the CEQA regulations is a blatantly misleading and false.

No air conditioning units are being considered for the building. The addition of ac units to cool the employee workspaces is a certainty in the future. The employees will be forced to work outside or with the doors open for their projects. Why design a building if

they will be working outside? The addition of a/c in the future is certainly going to be an environmental impact to the sound levels created by the units. A/C noise in such close proximity to the homes on the West Side of project will have impact on the homes there.

The block wall proposed between the existing walkway and the wood fence at the back of our property will create an attractive nuisance environment for criminal activity. Providing a hidden corridor out of police view is welcoming criminal activity. The corridor walkway has historically been prone to graffiti, drug use, and homeless use. Let alone, a narrow dark corridor will need to add lighting for public safety. A design change must be made to alleviate this dangerous condition.

Was the additional dirt placed on the project site in January 2022 permitted? The additional 4-5 feet of dirt added to the site created two years of storm runoff that did not drain into existing drainage, but rather found its way down the public walkway to the park, into the drainage on Breton Lane, and into the Pacific Ocean. From the emails received from the district at this time, there was no permit required to add yards of dirt taken from the Petersen Elementary remodeling project and use it to increase the level of the construction pad for the proposed M&O building. "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"

Lighting:

Parking: The addition of the M&O building will require the parking lot to be reconfigured. There is no mention in the plans regarding the additional blacktop that will be required or the number of parking spaces to accommodate.

Can the school use the parking lot as an additional rental income stream. Recent school board

Methane Gas consideration: The proposed construction site sits on top of a landfill that was used to dump oil, construction materials, and who knows what else was being dumped illegally. The hazards of methane gas have been investigated previously by the school district, but no mention of methane gas is mentioned in the plans. To my knowledge, the presence of methane gas at Kettler Elementary was one of the key arguments to close it as an elementary school in 2005. It was argued at the time, that it

would be more expensive to remediate the Methane gas hazard at Kettler than to close Kettler and move the students to Moffett Elementary. Further, to my knowledge nothing has ever been remediate the methane gas hazard other than installing monitoring vents. Research was conducted prior to the closing of Kettler Elementary than evaluated the risk.

Timeline of Kettler Elementary and Maintenance and Operations Project

1973

Kettler Elementary/ Kettler Education Center is located at 8750 Dorsett Ave. Huntington Beach, CA 92646

1993

We purchased our home located at 21232 Breton Lane on 5/15/1993

03/10/2005

Kettler Elementary Closed

02/11/2011

[LA Times No Interest in Kettler Lease](#)

10/06/2015

[Board Study Session Oct 06 2015](#)

Discussions began to build new education center and maintenance and operations building. Here are the preliminary plans submitted to the DSA. The plans were eventually approved with the removal of the M&O building from the project.

10/2015

[DSA Zoning Codes](#)

“(b) Notwithstanding subdivision (a), the governing board of a school district, that has complied with the requirements of Section 65352.2 of this code and Section 21151.2 of the Public Resources Code, by a vote of two-thirds of its members, may render a city or county zoning ordinance inapplicable to a proposed use of property by the school district. The governing board of the school district may not take this action when the proposed use of the property by the school district is for non classroom facilities, including, but not limited to, warehouses, administrative buildings, and automotive storage and repair buildings.

2017

[Construction Services Agreement](#)

“District desires to construct certain improvements, including the **relocation** of the District’s Maintenance Department (the "Project")”

12/2018 [LA Times Article Opening of New Education Center](#)

03/13/2018

[Architectural Agreement with SVA Architects](#)

“A-67” in pertinent part, “SVA Architects to provide services for a new maintenance building at Kettler Elementary School as part of the Maintenance Department Relocation Project”

02/2019

Maintenance yard at existing location at Dwyer Middle School demolished and construction begins on new school facilities.

Slide 16: Google Earth photo showing maintenance trucks and trailers arriving at Kettler Education Center/aka district office.

05/2019

Chain Link Fence moved back to existing location. Slide 17

No know reason why school relocates fence other than appears to be preparing for the maintenance yard to be built.

04/2020

[Kettler Education Center used as bus storage facility](#)

Slide 20. Busses relocated for storage for approximately 6 months during search for new “Bus Yard” Busses eventually relocated off site.

08/25/2020

[Update: Page 20 “Maintenance Facility at Kettler Education Site”](#)

As late as 2020 the board is discussing adding a maintenance facility at Kettler Education Center Site

11/10/2020

[New Maintenance Facility at Kettler Education Center](#)

“New M&O Facility at the Kettler Education Center (District Office): Placement of new (pre manufactured structure), would enable termination of offsite lease

b. Construction Cost Budget: 2,288,000 not including soft costs

c. Status

d. No Design Completed Currently

e. Requires A/E Contract to gain DSA approval, initiate construction

1/14/2022

[Email to Mark Manstof, Director, Facilities, Maintenance, Operations, & Transportation](#)

Additional dirt moved from Petersen School to raise the level of land approximately 4-5 feet. “

Robert Granger

“ I can hear tractors grading land behind my home today. I was wondering if there are any plans to build maintenance buildings there.

Mark Manstof “

Robert, Thanks for reaching out. We are in discussions about the M&O building, but currently it is in schematic design so construction is a bit away. Currently, we are building out the central kitchen in the back of the existing building. That is the construction that you noticed. Please reach out to me if you have any questions.”

08/16/2022

[Video of presentation by architect to school board meeting.](#)

Pertinent part at Minute 8:53 to 9:40

Schematic design has been completed including meeting with constituents. Finalize updated plans for modular “Butler” building. Project not going through DSA as it is easier to go through city.

08/22/2022

[Email to Mark Manstof](#)

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.

10/10/2022

[Email to Mark Manstof](#)

“I missed the last meeting, can you give me an update”

From Mark Manstoff

“Plans do not exist”

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.

04/28/2023

[Preliminary Drainage Report and Hydrology & Hydraulic Calculations](#)

“1.3 Purpose

The purpose of this report is to perform the following hydrologic analysis and hydraulic design for the proposed Maintenance and Operations facility and site development.”

05/01/2023

Water Quality Project Narrative

“The proposed site will create a new building for the maintenance and operations building for the school district.” “Due to the project’s proximity to the ocean, the downstream waterbodies include the Huntington Beach Channel which then discharges into the Pacific Ocean.

05/22/2023

Project Narrative

Plans drawn up by new architect firm, Studio W Architects, and submitted to the city planning department.

Original Submitted Plans

Digital Photographs

10/30/2023

CEQA NOE signed by School Board

“The proposed project involves moving the existing maintenance and operations activities”

4/16/2024

Board Meeting presentation to HBCSD

Anticipated Project Schedule –

- *Entitlements Approval 05/2024*
- *Building Department Approval 06/2024*
- *Construction Start 08/2024*
- *Construction Complete 02/2025*
 1. *Gothard Lease End: 04/2025*

04/10/2024

[CUP Resubmittal Plans](#)

05/2024

[Flooding from improper land fill](#)

[Additional Flooding Video into foundation](#)

05/28/2024

[Design review board suggestions](#)

Move building back 20 feet east away from Breton Lane.

Increase height of wall and add mature trees and landscaping

05/28/2024

[School website posts update about Design Review Board Suggestions](#)

06/11/2024

[School District M&O Facilities in person update from Architect](#)

1. No plans to move building back 20 feet
2. No plans to increase block wall from 6 feet to 20 feet

06/19/2024

[Zoning Administrator Hearing at 1:30 pm](#)

Council Chambers, lower level, City Hall, Huntington Beach Civic Center, 2000 Main St.
Huntington Beach, CA

Additional hyperlinks links to supporting documents on secure dropbox account.

[Photos and Video](#)

[Google Earth Timeline of Kettler Construction Site](#)

[Google Earth Powerpoint Slides](#)

[Legal Ceqa articles](#)

[Email Correspondence](#)

[Link to all documents](#)

Timeline of Kettler Elementary and Maintenance and Operations Project

“How a project magically changes from the relocation of the school maintenance yard to adding a building to an existing maintenance yard”

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As late as 2020 the board is discussing adding a maintenance facility at Kettler Education Center Site

11/10/2020

[New Maintenance Facility at Kettler Education Center](#)

“New M&O Facility at the Kettler Education Center (District Office): Placement of new (pre manufactured structure), would enable termination of offsite lease

b. Construction Cost Budget: 2,288,000 not including soft costs

c. Status

d. No Design Completed Currently

e. Requires A/E Contract to gain DSA approval, initiate construction

1/14/2022

[Email to Mark Manstof, Director, Facilities, Maintenance, Operations, & Transportation](#)

Additional dirt moved from Petersen School to raise the level of land approximately 4-5 feet. “

Robert Granger

“ I can hear tractors grading land behind my home today. I was wondering if there are any plans to build maintenance buildings there.

Mark Manstof “

Robert, Thanks for reaching out. We are in discussions about the M&O building, but currently it is in schematic design so construction is a bit away. Currently, we are building out the central kitchen in the back of the existing building. That is the construction that you noticed. Please reach out to me if you have any questions.”

08/16/2022

[Video of presentation by architect to school board meeting.](#)

Pertinent part at Minute 8:53 to 9:40

Schematic design has been completed including meeting with constituents. Finalize updated plans for modular “Butler” building. Project not going through DSA as it is easier to go through city.

08/22/2022

[Email to Mark Manstof](#)

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.

10/10/2022

[Email to Mark Manstof](#)

“I missed the last meeting, can you give me an update”

From Mark Manstof

“Plans do not exist”

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.

04/28/2023

[Preliminary Drainage Report and Hydrology & Hydraulic Calculations](#)

“1.3 Purpose

The purpose of this report is to perform the following hydrologic analysis and hydraulic design for the proposed Maintenance and Operations facility and site development.”

05/01/2023

[Water Quality Project Narrative](#)

“The proposed site will create a new building for the maintenance and operations building for the school district.” “Due to the project’s proximity to the ocean, the downstream waterbodies include the Huntington Beach Channel which then discharges into the Pacific Ocean.

05/22/2023

[Project Narrative](#)

Plans drawn up by new architect firm, Studio W Architects, and submitted to the city planning department.

[Original Submitted Plans](#)

[Digital Photographs](#)

10/30/2023

[CEQA NOE signed by School Board](#)

“The proposed project involves moving the existing maintenance and operations activities”

4/16/2024

[Board Meeting presentation to HBCSD](#)

Anticipated Project Schedule –

- *Entitlements Approval 05/2024*
- *Building Department Approval 06/2024*
- *Construction Start 08/2024*
- *Construction Complete 02/2025*
 1. *Gothard Lease End: 04/2025*

04/10/2024

[CUP Resubmittal Plans](#)

05/2024

[Flooding from improper land fill](#)

[Additional Flooding Video into foundation](#)

05/28/2024

[Design review board suggestions](#)

Move building back 20 feet east away from Breton Lane.

Increase height of wall and add mature trees and landscaping

05/28/2024

[School website posts update about Design Review Board Suggestions](#)

06/11/2024

[School District M&O Facilities in person update from Architect](#)

1. No plans to move building back 20 feet
2. No plans to increase block wall from 6 feet to 20 feet

06/19/2024

[Zoning Administrator Hearing at 1:30 pm](#)

Council Chambers, lower level, City Hall, Huntington Beach Civic Center, 2000 Main St.
Huntington Beach, CA

From: [Cheryl DeMarco, AIA](#)
To: [Welch, Madalyn](#); [Planning Commission](#); [CITY COUNCIL \(INCL. CMO STAFF\)](#); [Edward Twining](#); [Don Kennedy](#); [McKeon, Casey](#); [Robert Granger](#)
Subject: FILE: 24-485 Appeal of CUP 23-014
Date: Tuesday, July 23, 2024 9:46:07 AM
Attachments: [Building-Permit-Application-.pdf](#)

TO: CITY OF HUNTINGTON BEACH, CALIFORNIA

FILE: 24-485

RE: APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF
CONDITIONAL USE PERMIT NO. 23-014

PROJECT NAME: HBCSD MAINTENANCE AND OPERATIONS BUILDING

FROM: CHERYL DEMARCO, AIA

Previously I sent comments and spoke at public hearings on this.

[I recommend that the Planning Commission deny this project.](#)

First of all, it is unknown if the project will have any significant effect on the environment. This site has methane, and the project will have a woodshop and metal shop. There is not any existing Maintenance and Operations facilities that have been approved or permitted for use at this site. This project is a new structure of 7,510 SF and should conduct an Initial Study, per CEQA. It should be evaluated for environmental, traffic and other factors prior to any approvals.

Per the CEQA Process:

An agency will normally take up to three separate steps in deciding which document to prepare for a project subject to CEQA. (1) In the first step the lead agency examines the project to determine whether the project is subject to CEQA at all. If the project is exempt, the process does not need to proceed any further. The agency may prepare a notice of exemption. See Sections 15061 and 15062. (2) If the project is not exempt, the lead agency takes the second step and conducts an initial study (Section 15063) to determine whether the project may have a significant effect on the environment. If the initial study shows that there is no substantial evidence that the project may have a significant effect, the lead agency prepares a negative declaration. See Sections 15070 et seq. (3) If the initial study shows that the project may have a significant effect, the lead agency takes the third step and prepares an EIR. See Sections 15080 et seq.

Per HBCSD CEQA exemption, it states that it is an "allowed" use, but it is not. It is a Conditional Use that is required to go through the Conditional Use Permit process and is now in front of the Planning Commission. That fact needs to be corrected in their determination.

Residents who live around this project are concerned about:

Per the Zoning code: "*The establishment, maintenance, and operation of the use will not be detrimental to the general welfare of persons working or residing in the vicinity nor detrimental to the value of the property and improvements in the neighborhood*" (city of HB zoning code 241.10 A1).

Home values will be affected by this commercial application right next to and across the street from residential single-family homes. General welfare of people living close to the HBCSD facility building will be impacted. There will be added noise, exhaust, diesel fumes, and more traffic because of the HBCSD facility building.

Division of State Architect("DSA)

Per the Division of State Architect("DSA), this needs to be reviewed and approved by DSA for accessibility components.

HB Building Dept – permit #B2024-003017 (see attached)

I found out that the HB Building Dept allowed this project to be "fastracked" and has already applied for a Building Permit. They have applied for a Commercial and Industrial Building. *How is it that this project was allowed to apply for a building permit and start plan check before the planning process is completed?*

The permit is for "Site Work" for the future Maintenance and Operations Building. The work description does not state what they are doing, there is no grading permit even though they have already placed dirt on the site, the permit lists that they are adding 7,510 SF commercial building.

Property owner's name is Mark Manstof. Does he own the property as HBCSD is listed as the Tenant. This is misleading and follows the path that the HBCSD has taken in this matter by not being truthful, notifying the public and most importantly protecting the public.

Noise – HBMC 8.40:

Workers will begin arriving at 6am. Trash trucks or contractors cannot start before 7am, maintenance on homes cannot start before 8 am and leaf blowers cannot be used before 9am (refer to HBMC 8.40).

The Design Review Committee ("DRC")

DRC made recommendations that were ignored by the architect firm, as stated in public at the last Zoning meeting for this project. The DRC stated that the structure should move 20' to the east, that block walls should be 8' (which would help mitigate sound and homeless from hopping over) and provide some trees.

Water Quality Management Plan ("WQMP")

I do not see anything in the application about Water Quality Management Plan ("WQMP"). Any new development/redevelopment requires a WQMP to

mitigate storm water. They are redeveloping more than 5,000 SF of impervious surface, making it NOT exempt from WQMP. Has this applicant provided a WQMP checklist or plan?

On one hand, HBCSD wants to say they are exempt from CEQA as they have an existing facility, even though there are no permits for such. Then on the other hand they want to say it is new development to not complete a WQMP. They must complete a WQMP to mitigate the storm water.

I recommend the City of HB Planning deny this project

Thank you,
Cheryl DeMarco, AIA

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: Robert Granger

Address: 21232 Breton Lane

Email: robert@grangeragency.com

Phone: 9494246423

Electronically RSigned by:



Envelope Data

Subject: Kettler Maintenance Yard Objection Letter - Copy
Documents: Objection Letter to Kettler Maintenance Yard.pdf
Document Hash: 4679146
Envelope ID: ENV16979451-9362-EFFF-1259-BEBD
Sender: Robert Granger
Sent: 07/18/2024 18:33 PM UTC
Status: Completed
Status Date: 07/18/2024 18:33 PM UTC
Access Authentication: None
Email Access Code: Unchecked
Email Verification: Not enabled

Recipients / Roles

Name / Role	Email	Type
Robert Granger	robert@grangerindependent.com	Sender
robert@grangeragency.com	robert@grangeragency.com	Signer

Document Events

Name / Roles	Email	IP Address	Date	Event
Robert Granger	robert@grangerindependent.com	-	07/18/2024 18:33 PM UTC	Created
robert@grangeragency.com	robert@grangeragency.com	47.156.200.142	07/18/2024 18:33 PM UTC	Signed
			07/18/2024 18:33 PM UTC	Status - Completed

Signer Signatures

Signer Name / Roles	Signature	Initials
robert@grangeragency.com	Electronically RSigned by:  07/18/2024 18:31 UTC	

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

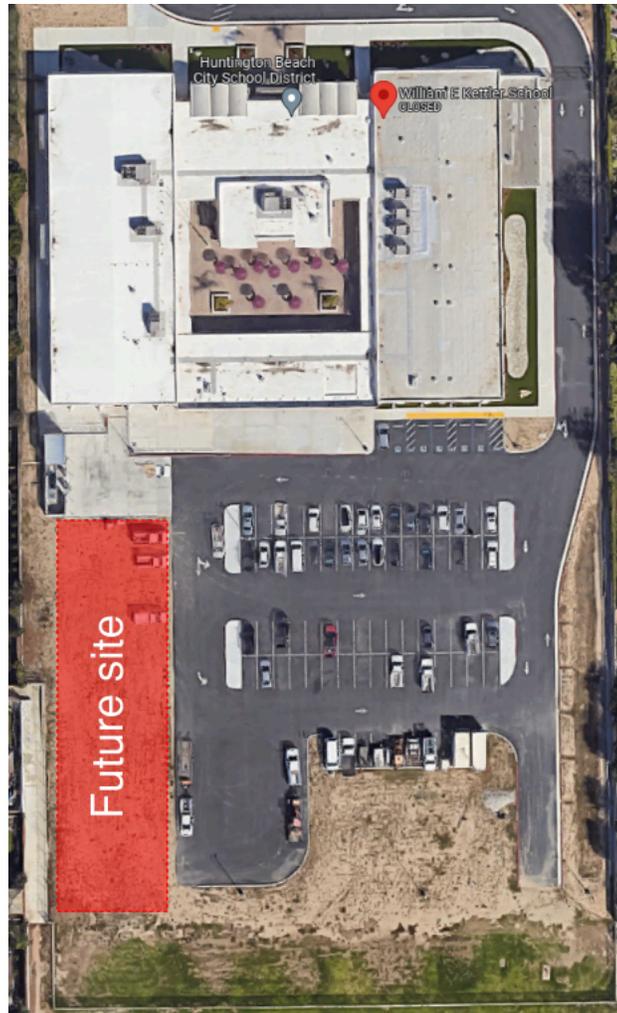


On Mon, Oct 10, 2022 at 10:20 AM Mark Manstof <mmanstof@hbcasd.us> wrote:
Robert,

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

8750 Dorsett Drive | Huntington Beach, CA 92646

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

Phone - MMS Text - Fax 949-424-6423

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

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

Phone - MMS Text - Fax 949-424-6423

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

Website WWW.GRANGERINDEPENDENT.COM

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

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

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

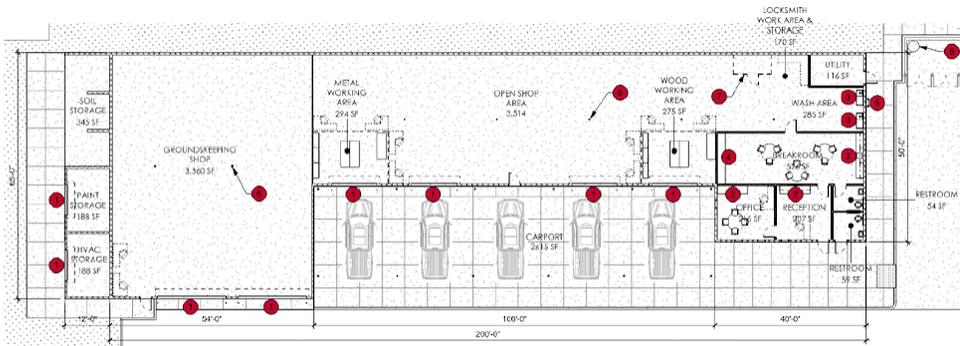
Dear Neighbor,

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



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

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!

 **Robert Granger**
Insurance Agent & Broker,
Granger Independent Insurance Services

- [949-424-6423 - \(949\) 4-CHOICE](tel:949-424-6423)
- www.grangerindependent.com
- robert@grangerindependent.com
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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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----- Forwarded message -----

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

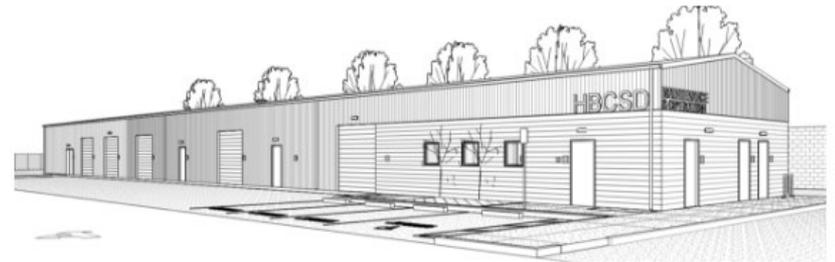
How will the area be used?

- 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?

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,

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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

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[Kettler raised foundation runoff](#)

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

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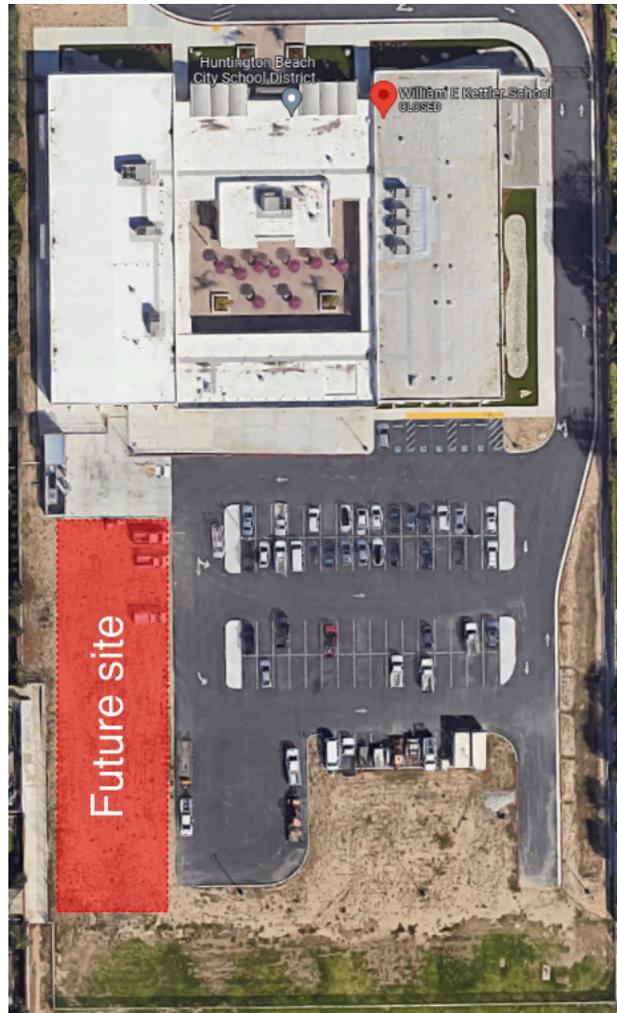


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Connect My Insurance bit.ly/3NlePt4

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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:
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714-404-7140

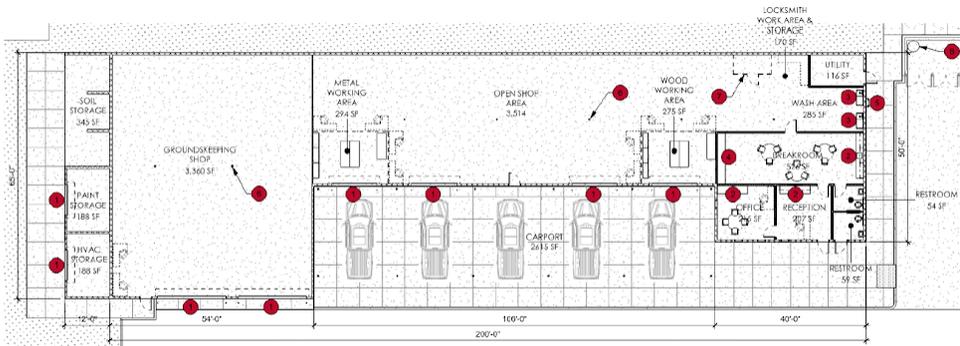
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Huntington Beach City School District



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
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2 attachments



M&O Building Meeting Postcard.pdf

1572K

 **MOT Presentation.pdf**
5740K

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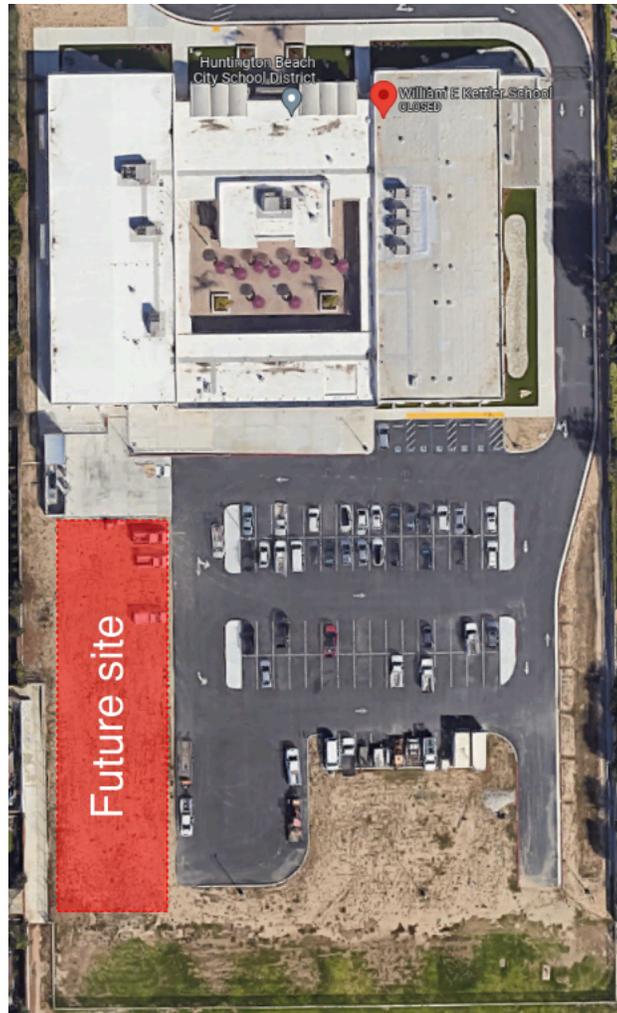


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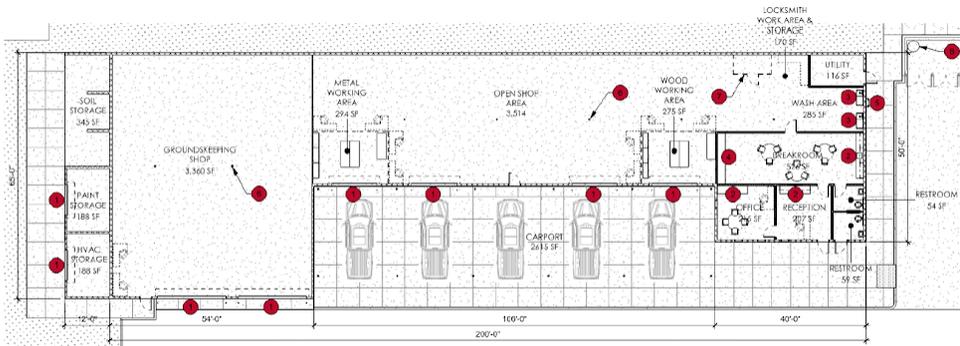
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To: Huntington Beach City Council and Planning Commission:

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

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."

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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.**

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Name: Jon Gergen Jon Gergen

Address: 21192 Breton Ln HB CA 92646

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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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Participants

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Name: Nancy Varner nancy varner

Address: 8692 Dorsett Drive HB 92646

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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 14:11PM EDT	Email sent to nancy varner (ndv3@verizon.net).
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
07/22/2024 14:12PM EDT	Signed by nancy varner (ndv3@verizon.net). 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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Name: Natalie Alcorn Natalie Alcorn

Address: 8692 Dorsett Drive H.B. Ca 92646

Email: Jtvrip@hotmail.com

Phone: _____

Natalie Alcorn

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07/22/2024 00:31AM EDT	Email sent to Natalie Alcorn (jtvrip@hotmail.com).
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
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RE: **CONDITIONAL USE PERMIT NO. 23-014 (HBCSD MAINTENANCE AND OPERATIONS BUILDING)**

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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.**

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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.**

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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: Deborah Janus Deb Janus

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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 20:41PM EDT	Email sent to Deb Janus (debjanus@gmail.com).
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
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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

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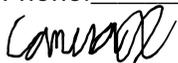
Name: Cameron Granger

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
07/19/2024 16:10PM EDT	Document created from reusable form. MjRkMmRiM2EtODFlNC00NmU2LWFkYzMtZjZmZTY5ZWUxZDdkJnJlZkRteWluc3VyZXNpZ24uY29t
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

planning.commission@surfcity-hb.org

City.Council@surfcity-hb.org

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A. Lane Use Element

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Name: Phi Pham Phi Pham

Address: 21242 Breton Lane Huntington Beach 92646

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Phone: 714-310-1541

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
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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).
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Name: MyTrinh Huynh

MyTrinh Huynh

Address: 21242 Breton Ln Huntington Beach CA 92646

Email: Mytrinhhuynh@gmail.com

Phone: 6263909590

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

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07/18/2024 16:53PM EDT	Email sent to MyTrinh Huynh (mytrinhhuynh@gmail.com).
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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.**

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

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Name: Lucy Granger Lucy Granger

Address: 21232 Breton Lane H

Email: lucygranger2003@g

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

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07/18/2024 15:08PM EDT	Email sent to Lucy Granger (lucygranger2003@gmail.com).
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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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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

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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
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).
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Name: RRR Robert Francis Granger

Address: 22222

Email: 2222

Phone: 2222



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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

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.

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

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