

Superintendent: Leisa Winston, Ed.D.

June 18, 2024

Dear City of Huntington Beach,

Huntington Beach City School District is pleased to find that the City of Huntington Beach planning staff is recommending approval of the Conditional Use Permit 23-014 for the HBCSD Maintenance and Operations Building in its planned action on June 19, 2024. However, pursuant to the suggested findings and conditions of approval as part of Attachment No. 1 of the staff report, the District is concerned that some of the conditions place undue hardship on the District and/or restrict use of the facility as follows:

- **Item 1.a.:** The location of the building on site currently meets the City's zoning requirements for setback as well as the California Building Code (CBC) required fire separation. It is the intent to place the building as close to the property line as possible to maximize the use (and thus any noise generation) on the opposite end of the building from the neighbors. Moving the building 20 feet to the east creates an underutilized area between the building and the neighboring property line. This may result in more activities on the back side of the building in the reduced areas caused by this movement on the front side. Furthermore, it requires re-engineering of the civil grading and landscape plans.
- **Item 1.b.:** The District conducted a meeting on May 14, 2024 with the neighbors on the north property line to discuss, among other items, the height of the wall separating the properties. Due to the change in elevation along the property line, some neighbors will have a 2-3' tall retaining wall beneath the property wall, creating an overly tall barrier along the property line from their perspectives. The majority of neighbors agreed that they would prefer a 6' tall fence to minimize the overall height and therefore maximize the natural light and breezes entering their properties from the south. See attached email from Jon Gergen (neighbor) from 6/1/24 discussing the desire to keep the wall at 6' in height.
- **Item 1.c.:** It is the District's understanding that any decorative wall or fence material be limited to the property line where it demises the alley to the public park only. The District would propose chain link with vinyl inserts and/or faux greenery to decorate the fence, reduce vandalism and provide a safe ability to witness anyone loitering in this area.
- **Item 1.e.:** The District is agreeable to planting larger trees along the property line demising the neighbors where the building is to be located. However, the term "mature" leaves some ambiguity as to the size and timing for placement. The District would recommend that 24" box trees are to be planted at timing appropriate to the contractor and to be in place upon notice of substantial completion.
- **Item 1.f.:** The building is a pre-manufactured metal facility. Changing these finishes is not possible with the manufacturer. Furthermore, this façade is obscured by the wall and landscaping proposed as part of these conditions of approval. The District would like to keep the materials of the building as proposed in the application.

- **Item 2.a.:** The storage of vehicles, equipment or trailers will be conducted in the parking area on the opposite side of the building from the neighbors, therefore this language should be stricken.

We believe that if these conditions can be adjusted during the hearing on June 19, that the District is agreeable to meeting all other findings and conditions of this possible approval. We appreciate the willingness for the City to consider these items and look forward to the Zoning Administrator approval.

Thank you for your consideration,



Jenny Delgado
Assistant Superintendent, Administrative Services
Huntington Beach City School District

M&O Building - Wall Neighbors

jgergen714@gmail.com <jgergen714@gmail.com>

Sat, Jun 1, 2024 at 6:32 AM

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

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