

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

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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  
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From: <[jgergen714@gmail.com](mailto: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](mailto:jdelgado@hbcasd.us)>

Cc: Mark Manstof <[mmanstof@hbcasd.us](mailto:mmanstof@hbcasd.us)>, Jolene Miller <[jmiller@hbcasd.us](mailto: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 19<sup>th</sup> 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

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**From:** Jenny Delgado <[jdelgado@hbcasd.us](mailto:jdelgado@hbcasd.us)>  
**Sent:** Friday, May 31, 2024 1:01 PM  
**To:** [jgergen714@gmail.com](mailto:jgergen714@gmail.com)  
**Cc:** Mark Manstof <[mmanstof@hbcasd.us](mailto:mmanstof@hbcasd.us)>; Jolene Miller <[jmiller@hbcasd.us](mailto: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

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Best regards,

## Jenny Delgado

Assistant Superintendent/[CBO](#)

Huntington Beach City School District

8750 Dorsett Dr. | Huntington Beach, CA 92646

[jdelgado@hbcasd.us](mailto:jdelgado@hbcasd.us) | 714-964-8888

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

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**From:** [Welch, Madalyn](#)  
**To:** [robert@grangerindependent.com](mailto: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](#)

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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://huntingtonbeachca.gov/AccelaCitizenAccess)

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](mailto:madalyn.welch@surfcity-hb.org)



2000 Main Street, Huntington Beach, CA 92648

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**From:** Robert Granger <[robert@grangerindependent.com](mailto:robert@grangerindependent.com)>  
**Sent:** Thursday, May 2, 2024 1:15 PM  
**To:** Ramos, Ricky <[r.amos@surfcity-hb.org](mailto:r.amos@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



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[robert@grangerindependent.com](mailto:robert@grangerindependent.com)

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



On Thu, May 2, 2024 at 10:44 AM Mark Manstof <[mmanstof@hbcasd.us](mailto: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](mailto: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.

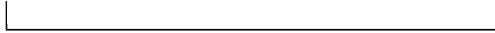
[Kettler raised foundation runoff](#)

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

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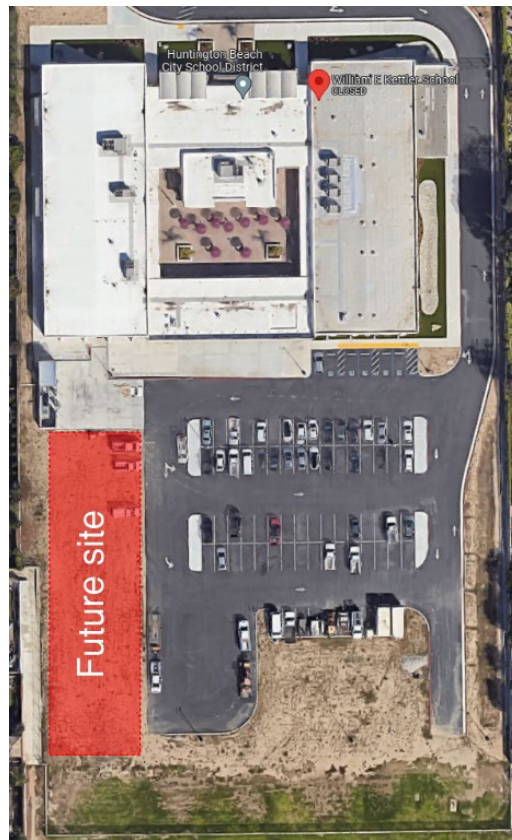
On Mon, Oct 10, 2022 at 10:20 AM Mark Manstof <[mmanstof@hbcasd.us](mailto:mmanstof@hbcasd.us)> wrote:

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](mailto: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”**

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

