

From: [Ginelle Gmail Hardy](#)
To: [eComment](#)
Cc: [Penalzoza, David](#); [Thai, Minh](#); [McCann, Melanie](#); [Fregoso, Vince](#); [Gomez, Pedro](#); [Macedonio, Margarita](#); [Alberta AOL Christy](#); [Karla Lopez](#); [Sandra Pocha Peña](#); [Selica Diaz](#); [Irma Jauregui](#); [Jose Rea](#); [Vivian Martinez](#); [Kutner, Scott](#)
Subject: Planning Commission-PUBLIC HEARING 1. ENVIRONMENTAL IMPACT REPORT NO. 2020-03 AND GENERAL PLAN AMENDMENT NO. 2020-06, Land Use Focus Area 1, South Main Street
Date: Thursday, November 05, 2020 9:21:43 AM

Dear Planning Commissioners,

Regarding GENERAL PLAN AMENDMENT FOR THE COMPREHENSIVE UPDATE TO THE SANTA ANA GENERAL PLAN - specifically Land Use Focus Area 1, South Main Street:

Please be aware that to the best of my knowledge there is no inventory of individual over 50 year old structures on historic South Main Street Corridor. Many of the buildings & homes on the South Main Street Corridor are 80, 90, & approaching 100 years old - and architecturally complement & contribute to historic neighborhoods.

Existing historic buildings, homes, businesses, uses, mixed-uses, styles of architecture, building heights, look, feel and culture - have NOT been documented & inventoried. A lack of such an inventory of existing South Main Street could have an adverse effect that should be reflected in the ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN AMENDMENT FOR THE COMPREHENSIVE UPDATE TO THE SANTA ANA GENERAL PLAN.

Without documentation & inventory of existing historic fabric of the South Main Street Corridor there is a risk and a real fear of loss CULTURE & a GENTRIFICATION that will negatively affect our South Main Street Corridor neighborhoods and the city of Santa Ana's unique southern gateway to historic downtown.

I encourage you to add & amend applicable specific sections to the ENVIRONMENTAL IMPACT REPORT AND GENERAL PLAN AMENDMENT FOR THE COMPREHENSIVE UPDATE TO THE SANTA ANA GENERAL PLAN - to provide for a detailed documentation of look, feel, culture & inventory of all structures, architectural styles & uses AND Santa Ana history related to South Main Street Corridor - for fear we lose valuable culture & assets due to a lack of foresight. - Do not let cost deter you, as there are knowledgeable volunteers living in the many neighborhoods bordered by our South Main Street Corridor / Historic South Main Street Business District that will be happy to adopt block-by-block, building-by-building, lot-by-lot approach to do work needed to document & inventory our South Main Street Corridor.

Also please take into consideration the following letter and information -

November 4, 2020 - PLEASE INCORPORATE & INTEGRATE THESE COMMENTS IN NEW GENERAL PLAN UPDATE

Re: PUBLIC HEARING 1. ENVIRONMENTAL IMPACT REPORT NO. 2020-03 AND GENERAL PLAN AMENDMENT NO. 2020-06 FOR THE COMPREHENSIVE UPDATE TO THE SANTA ANA GENERAL PLAN - regarding Land Use

Focus Area 1, and South Main Street & Historic Preservation Element

To: City of Santa Ana Planning Commission

Concerning the Heninger Park's side, the west-side, of South Main Street from First & Main to McFadden - the far north of the General Plan update, the North Focus Area, a Gateway to Downtown, Historic Old Route 101 A, sister highway to Route 66, Historic South Main Street Business District, location of historic United Auto Building, 500 Club, vintage commercial, mixed-use & 90+ year old bungalow homes - AN INVENTORY OF THESE PROPERTIES IS IN PROGRESS.

Nothing speaks Historic South Main Street Business District like the west-side, of South Main Street from First & Main to McFadden. Please notice that from First Street to McFadden on the west-side of South Main Street there is a treasure of historic uses, commercial building, mixed-use & residential - all the land uses proposed already exist! Should the existing land use they not be "legal" by today's standards it can be a matter of being grandfathered in.

Moving west from S. Main Street Heninger Park neighborhood's bungalows generally get younger. There is a real value to Heninger Park neighborhood is safeguarding bungalow homes along it's borders on S. Main Street and on the East side of S. Sycamore where there is a fear of losing those 80, 90, 100 + year old bungalows on South Main Street to new mixed-use residential. Chipping away at the context of a historic neighborhood will undermine the historical asset and building new higher riser, higher density, less parking buildings is no guarantee that quality of life will be any better for historic and vintage neighborhood bordered by S. Main Street - and will surely NOT be more affordable

The Historic Preservation Element is all well and good but as we know as soon as there are no longer any over 50 year old building on S. Main St there will be nothing for the historic element to protect or manage.

Any new land use or building should be stepped back from existing buildings in order to keep the look and feel of the ARCH-advertised Historic South Main Street Business District - this includes the United Auto Building! Without the historic buildings, uses, residential, bungalows the Historic South Main Street Business District would be for not!

Car culture (United Auto Building), Music & Jazz (500 Club & Musician's Union Hall), a hey day of 1920's - 1950's as represented in existing land use, businesses, commercial building, mixed-use and historic Craftsman bungalows all contribute an established themes.

Adaptive reuse overlay should be brought down to South Main Street, this could be a valuable tool to preserve the vintage look & feel of S. Main St.

Please help safeguard the Historic South Main Street Business District's vintage buildings, specifically address them in the General Plan Land Use & Historic Element. Mitigation is not an option - Let's it right the first time!

Thank you,

Ginelle Hardy,
Heninger Park, President,
Historic Resources Commissioner

Hello Sarah,
 If possible please include this attached letter as-is with photos / illustrations on letterhead to Planning Commission.
 Thank You,
 Ginelle Hardy
ginellehardy@gmail.com

First Street

Hudson Terraplane Dealership P. & L. Motors, 100 S. Main St. (@ 1st St.), Santa Ana, CA. United Auto Building - listed #9, category Contributive on SANTA ANA REGISTER OF HISTORIC PROPERTIES

- SOUTH MAIN STREET - west side 100 - 1000 blocks - small sample of historic assets!!!
1. example of historic mixed-use - showing residential intact bungalow behind later store front
 2. 500 Club - historic jazz club, well know musicians played and frequented the club
 3. 90 - 100 year old bungalows - several dot each block of South Main Street, & another example of mixed use with residential above & behind

November 4, 2020 - **PLEASE INCORPORATE & INTEGRATE THESE COMMENTS IN NEW GENERAL PLAN UPDATE**
 Re: Proposed General Plan Update - Land Use Focus Area 1, South Main Street & Historic Preservation Element
 To: City of Santa Ana Planning Commission

Flower Street

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 Ginelle Hardy
 Heninger Park, President
 Historic Resources Commissioner



Sycamore Street

McFadden Avenue