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Resolution 2023-12

(Title of Document)

RESOLUTION NO. 2023-12

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2023-19 TO PLACE THE PROPERTY LOCATED AT 2028 NORTH GREENLEAF STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2023-04 PLACING SAID PROPERTY WITHIN THE KEY CATEGORY

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. On November 2, 2023, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2023-19) and categorization (Historic Resources Commission Categorization No. 2023-4) of the C.P. Johnson House located at 2028 North Greenleaf Street, Santa Ana.
- B. The C.P. Johnson House has distinctive architectural features of the Tudor Revival style and was built in 1928.
- C. The C.P. Johnson House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival style home in Santa Ana. The house displays characteristics of the Tudor Revival style through its use of steeply pitched multi-gable roof; asymmetrical primary facade dominated by one prominent front-facing steeply pitched gable; tall, narrow windows in multiple groups with multi-pane glazing; arched entrance door; prominent chimney; among other original features. The recommended categorization is "Key" because it has a distinctive architectural style and quality reflective of the Tudor Revival style (Santa Ana Municipal Code, Section 30-2.2). This category is reserved for structures exemplifying greater architectural significance than the "Contributive" category, in addition to contributing to the overall neighborhood or district within the City of Santa Ana. The property is worthy of "Key" status due to the building's Tudor Revival style and quality craftsmanship which features a steeply-pitched multi-gable roof; multi-light wood windows; and an arched front door, among other original features. Character-defining features of the C.P. Johnson House include, but may not be limited to: Irregular-shaped building footprint and massing; asymmetrical primary facade; complex roof form with multi-gable roof system featuring

steeply pitched gables and dormers; large, side-gabled roof visible at the primary façade that is reflective of the French Eclectic style; central chimney; sand finish stucco siding; open brick patio at primary façade; primary entrance within a steeply pitched front-facing gable, that features an arched wood door with an arched, operable light behind decorative wrought-iron grille and metal hardware; all original wood windows throughout which are primarily multi-pane casement and double-hung style, as well as a single, leaded glass window; hood moldings; projecting angles within the roof and often above windows; detached garage; and front yard lawn with landscaping including mature trees and shrubs.

- D. The legal owners of the property are Charles William Lake and Julie S. Lake, as Trustees of the Charles William Lake and Julie S. Lake 2002 Family Trust Dated September 20, 2002.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimum standards for placement in the Key category pursuant to Section 30-2.2(2) of the Santa Ana Municipal Code.
- H. In addition to meeting the standards for placement in the Key category pursuant to Section 30-2.2(2) of the Santa Ana Municipal Code, the applicant has agreed, as part of the requested Mills Act agreement work plan, to restoration of select elements described therein within the first five years of the Agreement's term.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2023-105 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2023-19 to place the C.P. Johnson House located at 2028 North Greenleaf Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2023-4 placing the C.P. Johnson House located at 2028 North Greenleaf Street, Santa Ana, 92706 within the Key category, as conditioned in Exhibit B, attached hereto and incorporated herein.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled "Historical Property Description," and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled "Historical Property Description" is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 2nd day of November, 2023.


Tim Rush
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: 
Brandon Salvatierra
Deputy City Attorney

AYES: Commission members: Alberta Christy, Irma P. Jauregui,
Edwards Murashie, Tim Rush, Dwayne
Shipp (5)

NOES: Commission members: (0)

ABSTAIN: Commission members: (0)

NOT PRESENT: Commission members: Daniel Cornelius, Manuel J. Escamilla,
Ginelle Hardy (3)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-12 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on November 2, 2023.

Date: 11/2/2023



Nuvia Ocampo
Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-081-22	2028 North Greenleaf Street	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 6 AND THE NORTH 3 FEET OF LOT 7 OF TRACT NO. 813, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 25 PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY CALIFORNIA.	Charles William Lake and Julie S. Lake, as Trustees of the Charles William Lake and Julie S. Lake 2002 Family Trust Dated September 20, 2002

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2023-19 and Historic Resources Commission Categorization No. 2023-4

The Applicant must comply with each condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all condition(s) listed below:

1. Within 180-days of execution of this resolution, the applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 2028 North Greenleaf Street, historically known as the C.P. Johnson House. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by Planning Division staff.
2. The applicant shall regularly maintain all landscaping in the front yard area (pruning and thinning trees and shrubs) so that the historic building and its character defining features (including but not limited to the front and side gable roofs, wood windows, and smooth stucco siding) are visible from the public right-of-way.