

**Historic Resources Commission
Meeting Agenda Minutes**

September 7, 2023

**MEETING
4:30 P.M.**



TIM RUSH

Chair, Ward 6 Representative

EDWARD MURASHIE

*Vice-Chair,
Ward 3 Representative*

IRMA JAUREGUI

Citywide Representative

DWAYNE SHIPP

Ward 5 Representative

GINELLE HARDY

Ward 2 Representative

MANUEL J. ESCAMILLA

*Planning Commission
Rep.*

ALBERTA CHRISTY

Ward 4 Representative

DANIEL CORNELIOUS

*Comm. Redev. & Housing
Commission Rep.*

VACANT

Ward 1 Representative

Minh Thai

Executive Director

Brandon Salvatierra

Legal Counsel

**Ali
Pezeshkpour,
AICP
Planning
Manager**

**Nuvia Ocampo
Recording Secretary**



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

ATTENDANCE Commissioners:

Tim Rush, Chairperson
Ed Murashie, Vice Chairperson
Manuel J. Escamilla
Alberta Christy
Ginelle Hardy
Daniel Cornelius
Irma Jauregui
Dwayne Shipp

Staff:

Minh Thai, Executive Director
Brandon Salvatierra, Deputy City Attorney
Ali Pezeshkpour, AICP, Planning Manager
Nuvia Ocampo, Recording Secretary

ROLL CALL

Minutes: *Quorum was reached at 4:32 p.m. with Commissioner Escamilla arriving at 4:33 p.m.*

Commissioner Shipp requested to join the meeting via Zoom.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR

a. Minutes

Recommended Action: Approve the Minutes from the meeting of July 6, 2023.

b. Excused absences

Recommended Action: Excuse absent commissioners.

c. **HISTORIC PROPERTY PRESERVATION AGREEMENT FOR 302 WEST FOURTH STREET LOCATED WITHIN THE TRANSIT ZONING CODE (SD84) DISTRICT.**

Project Applicant: Mitch Huffman

Project Description: The property owner is applying for a Mills Act Contract with the City of Santa Ana for a property that is listed on the local historic register and categorized as “Key”.

Environmental Impact: Pursuant to the California Environment Quality Act (CEQA), the project is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2023-82 will be filed for this project.

Recommended Action:

- Recommend that the City Council authorize the City Manager and City Clerk to execute a Historic Property Preservation Agreement (Mills Act) with Jeff Pintar, representing 4th and Broadway OZ SPE, LLC, a Delaware Limited Liability, for the property located at 302 West Fourth Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

Moved by Commissioner Cornelious, seconded by Commissioner Christy to Approve Consent Calendar items.

YES: 8 – Alberta Christy, Tim Rush, Edward Murashie, Dwayne Shipp, Ginelle Hardy, Daniel Cornelious, Irma Perez Jauregui, Manuel J. Escamilla

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 8 – 0 – 0 – 0 – **Pass**

End of Consent Calendar

BUSINESS CALENDAR

Public Hearing: The Historic Resources Commission decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group. Legal notice was published in the OC Reporter on August 23, 2023 and notices were mailed on said date.

1. **HISTORIC RESOURCE COMMISSION APPLICATION NO. 2023-17, HISTORIC REGISTER CATEGORIZATION NO. 2023-3 , AND HISTORIC PROPERTY PRESERVATION AGREEMENT NO. 2023-09 FOR THE PROPERTY LOCATED AT 1908 NORTH GREENLEAF STREET (HISTORICALLY KNOWN AS THE “GEDDES-CHARLTON HOUSE” LOCATED IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT.**

Project Applicant: Patrice and Donald Peterson (Property Owners)

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2023-17, Historic Register Categorization No. 2023-03, and Historic Property Preservation Agreement No. 2023-09 to allow the placement and categorization in the Santa Ana Register of Historical Properties as “Key” for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2023-78 will be filed for this project.

Recommended Action:

- Adopt a resolution approving Historic Resources Commission Application No. 2023-17 and Historic Register Categorization No. 2023-3 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with The Peterson Living Trust Dated August 15, 2003 (Donald and Patrice Peterson), subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

Minutes: *Commission had questions for staff and applicant.*

Moved by Commissioner Christy, seconded by Commissioner Jauregui to Adopt.

YES: 8 – Alberta Christy, Tim Rush, Edward Murashie, Dwayne Shipp, Ginelle Hardy, Daniel Cornelious, Irma Perez Jauregui, Manuel J. Escamilla

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 8 – 0 – 0 – 0 – **Pass**

2. HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2023-06 FOR THE PROPERTY LOCATED AT 2120 NORTH HELIOTROPE DRIVE LOCATED WITHIN THE SINGLE FAMILY RESIDENTIAL (R1) ZONING DISTRICT.

Project Applicant: Allan Tea and Candace Lin

Project Description: The applicant is requesting approval of a Historic Exterior Modification Application (HEMA) No. 2023-06 for the property listed as “Contributive” on the Santa Ana Historical Register, known as the W.M. Bradley House. A 771-square-foot rear addition, a 405-square-foot interior remodel, and a 90-square-foot wood trellis addition over the driveway are being proposed.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2023-85 will be filed for this project.

Recommended Action:

- Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2023-06.

Minutes: *Commission had questions for staff.*

Moved by Commissioner Cornelious, seconded by Commissioner Christy to Approve.

YES: 8 – Alberta Christy, Tim Rush, Edward Murashie, Dwayne Shipp, Ginelle Hardy, Daniel Cornelious, Irma Perez Jauregui, Manuel J. Escamilla
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 8 – 0 – 0 – 0 – **Pass**

End of Business Calendar

STAFF COMMENTS

Minutes: *Staff had comment for Commission.*

COMMISSIONER COMMENTS

Minutes: *Commission had comments for staff.*

ADJOURNMENT

The next Special meeting of the Historic Resources Commission is scheduled for October 4, 2023. in the Council Chamber, 22 Civic Center Plaza, Santa Ana, CA.

Minutes: *Meeting was adjourned at 5:54 p.m.*

APPEAL INFORMATION: The formal action by the Commission shall become effective after the ten-day appeal period. An appeal from the decision or requirement of the Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Commission or City Council at or before the hearing.

MEETING INFORMATION

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](https://zoom.us) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, press *9 on your phone to virtually raise your hand. You will have 3 minutes.

Submit a written comment

You are invited to submit a written comment in one of the following ways:

Visit the City's [Public Portal](#)

- **E-mail** PBAComments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Nuvia Ocampo, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 2:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.