

28 June 2021

Historic Resources Commission

CITY OF SANTA ANA

c/o Sarah Bernal, Recording Secretary

20 Civic Center Plaza – M20

Santa Ana, CA 92701

Subject: HEMA No. 2021-03 – Mayberry Residence (2405 North Bonnie Brae)

Thank you for the opportunity to review and provide comments regarding above referenced proposed project. We have lived in our home located immediately to the west, next door for 32 years and have enjoyed being a part of Floral Park sense of pride and dedication our neighbors demonstrate for preserving the historic nature of this unique community. We are grateful for the work members of Santa Ana Historic Resources Commission and Floral Park Neighborhood Association have committed to over the years to ensure protection of existing architectural character our neighborhood. Thank you for your work!

The HRC staff report indicates that the proposed project includes exterior modifications including an approximately 445-square-foot addition for an expanded kitchen, additional basement, new bathroom; a 340-square-foot rear covered porch; a 126-square-foot rear garage addition; and 630-square feet of new detached accessory structures (314-square-foot pavilion structure, and two arbor structures). The proposed improvements will also include a new in-ground pool and spa.

Regarding the above referenced project request, we offer the following observations:

- (1) As shown on Sheet A0, Site Plan and described in the Staff Report and HRC Draft Resolution (Finding G) the proposed plan includes several “Accessory Structures” characterized as backyard improvements; however, because several of these structures, including the Pavilion are located on a separate legal lot (see legal description), it is this unclear what this 18.5-foot structure is accessory to? Similarly, modifications to the main residence would appear to encroach into the side yard setback areas for each lot when considered as independent buildable lots. These relationships should be clarified as part of the project description and resolved.
- (2) As indicated on Sheet A2.4 – Pavilion Floor Plan, a direct vent fireplace is proposed, and includes a note indicating exhaust will be directed to the rear. As neighbors with a wooden garage structure within 5 feet of our property line, any errant sparks from the

fireplace could pose a significant hazard should the current design be approved and we are equally concerned about the potential health implications of inhaling gas fumes (assuming this feature is a non-wood burning configuration), therefore we would be opposed to this rear vented design and recommend venting proposed fireplace up through the roof (including a spark arrestor and damper, if required) of the proposed structure.

- (3) We would also request special attention be given to protecting the mature avocado tree remnant of the original orchard in Floral Park existing prior to the housing built in the 1920's. This tree is located immediately adjacent to the proposed Pavilion and shade structures along the western property line and the tree's continued health is of particular concern with the references included on the Site Plan requesting as small as a 3-foot setback for the proposed shade structure.
- (4) Finally, a location of proposed new pool/spa equipment is not shown on the architectural plans and should be indicated as these units may pose noise concerns for adjacent neighbors.

Once again, thank you for the opportunity to review the Mayberry project proposal. Should there be a need to provide further clarification of the observations provided, please do not hesitate to contact us. We also request that these comments and City responses be included as part of the City's records for the proposed project.

Kind regards,

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