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EXEMPT FROM FEES PURSUANT TO GOVERNMENT CODE § 27383

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CITY OF SANTA ANA,
HISTORIC RESOURCES COMMISSION

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2021000588187 11:42 am 09/22/21

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AND WHEN RECORDED MAIL TO:

SARAH BERNAL
CITY OF SANTA ANA
20 CIVIC CENTER PLAZA, M-20
P.O. BOX 1988
SANTA ANA, CA 92702

This Space for Recorder's Use Only

TITLE OF DOCUMENT:

RESOLUTION NO. 2021-13

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-04 TO PLACE THE PROPERTY LOCATED AT 2424 NORTH BONNIE BRAE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-04 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)**

059-TITLE PAGE (R7/95)

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A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-04 TO PLACE THE PROPERTY LOCATED AT 2424 NORTH BONNIE BRAE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-04 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE 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 July 1, 2021, 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. 2021-04) and categorization (Historic Resources Commission Categorization No. 2021-04) of the Clarence Bond House located at 2424 North Bonnie Brae, Santa Ana.
- B. The Clarence Bond House has distinctive architectural features of the Ranch House style and was built in 1950.
- C. The Clarence Bond House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as characteristic and intact example of a post-World War II Ranch style house in Santa Ana. Its most notable feature is the metal-framed, multi-light façade fenestration. Other typical features include overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details. The recommended categorization is "Contributive" because it contributes to the post-World War II character and history of Floral Park and is a good example of Ranch style architecture. Character-defining features of the Clarence Bond House that should be preserved include, but may not be limited to: metal-framed, multi-light façade fenestration; overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details.
- D. The legal owners of the property are Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman.
- 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 minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

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-2021-08 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:

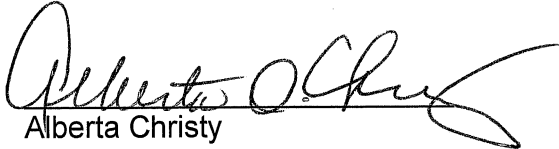
- A. Historic Resources Commission Application No. 2021-04 to place the Clarence Bond House located at 2424 North Bonnie Brae, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-04 placing the Clarence Bond House located at 2424 North Bonnie Brae, Santa Ana, 92706 within the Contributive category.

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 1st day of July, 2021.


Alberta Christy
Chairperson

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

By: John M. Funk John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members: CARPENTER, CHRISTY, HARDY,
MCCLOUGHLIN, MURASHIE, RUSH,
SARMIENTO (7)

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members: FRAZIER, SHIPP (2)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-13 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on July 1, 2021.

Date: 07-01-2021

Sarah Bernal Sarah Bernal
Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-123-23	2424 North Bonnie Brae	<p>THE EAST 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:</p> <p>THAT PORTION LOT 3 OF POTTS, BORDEN, AND SIDWELL TRACT, IN THE CITY OF SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 4 PAGE 624, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF BONNIE BRAE WITH THE WEST LINE OF TRACT NO. 761, AS PER MAP THEREOF RECORDED IN BOOK 22 PAGE 35 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BONNIE BRAE, 220 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 157.50 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTH 157.50 FEET FROM THE WESTERLY EXTENSION OF THE NORTH LINE OF SANTA CLARA AVENUE, AS SHOWN</p>	<p>Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman</p>

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		ON SAID MAP OF TRACT NO. 761; THENCE EAST ALONG SAID PARALLEL LINE, 220 FEET TO THE WEST LINE OF SAID TRACT 761; THENCE NORTH ALONG SAID WEST LINE 157.75 FEET TO THE POINT OF BEGINNING.	
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