

Historic Resources Commission Regular Meeting Agenda Minutes

July 1, 2021

IN-PERSON MEETING

4:30 P.M.

*For viewing only: www.youtube.com/cityofsantaanavideos/live.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.



ALBERTA CHRISTY
Chair, Ward 4 Representative

GINELLE HARDY
Citywide Representative

KEITH CARPENTER
Ward 1 Representative

TIM RUSH, Vice Chair
Ward 2 Representative

EDWARD MURASHIE
Ward 3 Representative

DWAYNE SHIPP
Ward 5 Representative

SANDRA PENA SARMIENTO
Ward 6 Representative

MARK MCLOUGHLIN
Planning Commission Rep.

VINCE FRAZIER
Comm. Redev. & Housing
Commission Rep.

MINH THAI
Executive Director

JOHN FUNK
Legal Counsel

ALI PEZESHKPOUR
Principal Planner

SARAH BERNAL
Recording Secretary



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CALL TO ORDER

ATTENDANCE Commissioners: Alberta Christy, Chairperson
Tim Rush, Vice Chairperson
Keith Carpenter
Vince Frazier
Ginelle Hardy
Mark McLoughlin
Edward Murashie
Sandra Peña Sarmiento
Dwayne Shipp

Staff: Minh Thai, Executive Director
John Funk, Senior Asst. City Attorney
Ali Pezeshkpour, Principal Planner
Sarah Bernal, Recording Secretary

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve the Minutes from May 13, 2021 meeting.

b. Excused absences

Recommended Action: Excuse absent commissioners.

Minutes: *Commissioner Shipp was excused for his absence. Commissioner Frazier was not excused for his absence.*

Moved by Commissioner McLoughlin, seconded by Commissioner Carpenter to Approve Consent Calendar items.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Tim Rush, Dwayne Shipp, Vince Frazier

Status: 6 – 0 – 0 – 3 – **Pass**

BUSINESS CALENDAR – PUBLIC HEARING

- 1. Historic Resources Commission Application No. 2021-11, Historic Register Categorization No. 2021-11 and Historic Property Preservation Agreement No.**

2021-10 – Pedro Gomez, Case Planner

Project Location: 935 W. Twentieth Street (historically known as the Russell-Irving House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Frank Filipponio

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-11, Historic Register Categorization No. 2021-11, and Historic Property Preservation Agreement No. 2021-10 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-58 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-11 and Historic Register Categorization No. 2021-11.
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Frank Filipponio and Kristen Marcucci, subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Carpenter, Christy, Murashie and Rush disclosed they visited the property.*

Commission expressed concern with the front door, siding, and hand railing as they are not original to the home.

Chair Christy opened the Public Hearing. The applicant spoke in support of the matter and expressed willingness to address Commission concerns regarding the front door, siding, and railing.

Moved by Commissioner Rush, seconded by Commissioner Hardy to Approve as amended with the added conditions: The applicant shall (1) replace the wood board siding along the front of the elevation, (2) replace the front entry hand rails, and (3) replace the front entry door screen .

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier

Status: 7 – 0 – 0 – 2 – **Pass**

2. Historic Resources Commission Application No. 2021-06, Historic Register

Categorization No. 2021-06, and Historic Property Preservation Agreement No. 2021-06 – Pedro Gomez, Case Planner.

Project Location: 2307 N. Benton Way (historically known as the Martha Ann Brooks House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Nicolette Ramirez

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-06, Historic Register Categorization No. 2021-06, and Historic Property Preservation Agreement No. 2021-06 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: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-60 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-06 and Historic Register Categorization No. 2021-06
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Benjamin and Nicolette Ellen-Valdez Ramirez subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Chair McLoughlin recused himself from consideration of the item as he lives within 500 feet of the property.*

Commissioners Carpenter, Murashie, Christy, and Rush disclosed they visited the property.

Chair Christy opened the Public Hearing. The applicant spoke in support of the matter.

The following individual spoke on the matter.

- *Dylan Almendral spoke in support*

There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Murashie, seconded by Commissioner Rush to Approve.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith

Carpenter, Ginelle Hardy
NO: 0 – **ABSTAIN:** 1 – Mark McLoughlin
ABSENT: 2 – Dwayne Shipp, Vince Frazier
Status: 6 – 0 – 1 – 2 – **Pass**

3. Historic Resources Commission Application No. 2021-13, Historic Register Categorization No. 2021-13, and Historic Property Preservation Agreement No. 2021-12 – Pedro Gomez, Case Planner.

Project Location: 2311 N. Heliotrope Drive (historically known as the Ida C. Wiesseman House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Lauren Hartshorne

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-13, Historic Register Categorization No. 2021-13, and Historic Property Preservation Agreement No. 2021-12 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-61 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-13 and Historic Register Categorization No. 2021-13
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Lauren and Jenny Hartshorne, subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Carpenter, Christy, Murashie, and Rush disclosed they visited the property.*

The Chair opened the Public Hearing. The applicant spoke in support of the matter and addressed Commission's concern regarding a tree located in the front yard that blocks a portion of the view corridor.

The following individual spoke on the matter.

- *Dylan Almendral spoke in support of the matter.*

Moved by Commissioner Rush, seconded by Commissioner McLoughlin to Approve.

YES: 6 – Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

NO: 1 – Alberta Christy

ABSTAIN: 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier

Status: 6 – 1 – 0 – 2 – **Pass**

4. Historic Resources Commission Application No. 2021-04, Historic Register Categorization No. 2021-04, and Historic Property Preservation Agreement No. 2021-04 – Pedro Gomez, Case Planner.

Project Location: 2424 N. Bonnie Brae (historically known as the Clarence Bond House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Brooke Weitzman

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-04, Historic Register Categorization No. 2021-04, and Historic Property Preservation Agreement No. 2021-04 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-08 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-04 and Historic Register Categorization No. 2021-04
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman, subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Carpenter, Christy, Rush, and Murashie disclosed they visited the property.*

Chair Christy opened the Public Hearing. The applicant spoke in support of the item.

The following individual spoke on the matter.

- *Dylan Almendral spoke in support.*

Moved by Commissioner Murashie, seconded by Commissioner Hardy to Approve.

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith

Carpenter, Mark McLoughlin, Ginelle Hardy

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier

Status: 7 – 0 – 0 – 2 – **Pass**

5. Historic Resources Commission Application No. 2021-12, Historic Register Categorization No. 2021-12 and Historic Property Preservation Agreement No. 2021-11 – Jill Arabe, Case Planner.

Project Location: 2206 N. Freeman Street (historically known as the Eisen-Glasser House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Jacob and Vanessa Collins

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-12, Historic Register Categorization No. 2021-12, and Historic Property Preservation Agreement No. 2021-11 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-59 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-12 and Historic Register Categorization No. 2021-12.
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Jacob and Vanessa Collins subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Carpenter, Christy, Murashie, and Rush disclosed they visited the property.*

Chair Christy opened the Public Hearing. The applicant spoke in support of the matter.

The following individual spoke on the matter.

- *Dylan Almendral spoke in support*

There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Rush, seconded by Commissioner McLoughlin to Approve.

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier

Status: 7 – 0 – 0 – 2 – **Pass**

6. Historic Exterior Modification Application No. 2021-03 – Jill Arabe, Case Planner

Project Location: 2405 N. Bonnie Brae located in the Single Family Residential (R-1) zoning district.

Project Applicant: Carol Fox

Project Description: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-03 to allow exterior modifications on a property listed in the California Register of Historical Resources. Modifications include a 257-square-foot addition to the first floor to accommodate a new kitchen addition and new bath, a 172-square-foot basement addition, addition to the detached garage, construction of three accessory structures, and rear yard improvements.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-53 will be filed for this project.

Recommended Action: Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-03.

Minutes: *Commissioners Carpenter, Murashie, Christy, and Rush disclosed they visited the property.*

Chair McLoughlin recused himself from consideration of the matter as he lives within 500 feet of the property.

Recording Secretary reported that written communication was received.

Chair Christy opened the Public Hearing. The applicant spoke in support of the matter.

The following individual spoke on the matter.

- *Carol Tink-Fox, Architect, spoke in support. and answered commission questions regarding square footage and the accessory units.*

Moved by Commissioner Hardy, seconded by Commissioner Rush to Approve.

YES: 5 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Keith Carpenter, Ginelle

Hardy

NO: 1 – Edward Murashie

ABSTAIN: 1 – Mark McLoughlin

ABSENT: 2 – Dwayne Shipp, Vince Frazier

Status: 5 – 1 – 1 – 2 – **Pass**

7. Historic Exterior Modification Application No. 2021-05 - Pedro Gomez, Case Planner

Project Location: 804 N. Baker Street (historically known as the Duhart House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Jeff Marquez

Project Description: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-05 to allow exterior modifications on a property that is listed as “Key” on the Santa Ana historic register. Modifications include a 406-square-foot addition to an existing 2,458-square-foot single-family residence to include rebuilding an existing front porch, new rear bedroom and pantry addition, rear porch cover, new windows, new paint, and rehabilitation of existing detached garage.

Environmental Impact: There is no environmental impact associated with this action.

Recommended Action: Adopt a resolution denying a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-05.

Minutes: *Commissioners Christy, Murashie, and Rush disclosed they visited the property.*

Recording Secretary reported written communication was received.

Chair Christy opened the Public Hearing. Representative of the applicant, Thomas Morrissey, spoke in support.

The following individuals spoke on the matter.

- *David Mayo spoke in support.*

There were no other speakers and the Public Hearing was closed.

Commission expressed concern regarding modifications to the front porch.

Moved by Commissioner Murashie, seconded by Commissioner Rush to Approve with the following added conditions: (1) The front porch shall remain in like for like condition and (2) CEQA findings shall be added to the Resolution .

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier
Status: 7 – 0 – 0 – 2 – **Pass**

BUSINESS CALENDAR – ADMINISTRATIVE MATTERS

8. Election of Officers

Recommended Action:

1. Elect a Chairperson for the 2021-2022 term
2. Elect a Vice-Chairperson for the 2021-2022 term

Moved by Commissioner Murashie, seconded by Commissioner Carpenter to Appoint Commissioner Rush as Chairperson.

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier
Status: 7 – 0 – 0 – 2 – **Pass**

Moved by Commissioner Rush, seconded by Commissioner Christy to Appoint Commissioner Murashie as Vice Chair .

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier
Status: 7 – 0 – 0 – 2 – **Pass**

9. South Main Historic Art Walk Project

Recommended Action: Appoint an adhoc committee

Moved by Commissioner Christy, seconded by Commissioner Murashie to Appoint Commissioners Sarmiento, Hardy, and Carpenter to the adhoc committee .

YES: 7 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Keith Carpenter, Mark McLoughlin, Ginelle Hardy
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 2 – Dwayne Shipp, Vince Frazier
Status: 7 – 0 – 0 – 2 – **Pass**

STAFF COMMENTS

- Update on the First American Project

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Historic Resources Commission is scheduled for September 2, 2021 at 4:30 p.m. in the Council Chamber, 22 Civic Center Plaza, Santa Ana, CA.

MEETING INFORMATION:

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

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- Go to [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:

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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: If you are unable to attend this in-person meeting, you are invited to submit a written comment in one of the following ways:

1. **Visit the City's [Public Portal](#)**
 - Scroll down to the list of meetings and locate the meeting you are interested in.
 - Select the COMMENT icon to the right of "Meeting Title" (under the Options tab) and follow the prom
2. **E-mail PBAcomments@santa-ana.org** and reference the topic in the subject line.

3. **Mail** to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 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.

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.