

From: [Jeffrey Katz](#)
To: [eComments, PBA](#)
Subject: Conditional Use Permit No. 2022-06
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The Floral Park Neighborhood Association requests that the Planning Commission send this CUP application to the Santa Ana Historic Resources Commission for consideration.

This issue needs to be heard by the Historic Resources Commission which has purview of additions which impact not just the character-defining features of the historic structure itself but all improvements thereon, **including the building site**. The Planning Commission needs to send this to the HRC. FPNA strongly objects to the bypassing of the HRC in this CUP process and permitting city staff to (1) wrongly conclude that the HRC only has jurisdiction over the residential structure itself, and (2) unilaterally determine which additions or alterations interfere with the character-defining features of the Historic Property so as to bypass the HRC. Permitting this CUP process to move forward severely undermines the HRC and is contrary to Santa Ana's professed intent to support the preservation of historic properties (which includes the building site).

Per the city's own documents which were incorporated when the property was placed on the Historic Register: "**All original exterior features of the Maharajah House are considered character defining and should be preserved.** These features include, but may not be limited to: materials and finishes (stucco, wrought iron); roof configuration, materials, and treatment; **massing and composition**; entry, doors and windows; **terraces and walled gardens**; architectural detailing (banding, window grilles, canopies, entry surround); chimneys and fireplaces; attached garage; **original landscaping**; and any original interior materials, spaces, finishes, and furnishings." (Packet p. 36/52)

Additionally, owners of properties under a Mills Act contract are **prohibited from destruction of character-defining features of the building or site, or alterations or additions unless approved by the Historic Resources Commission.**

FPNA objects to bypassing the processes established by the city for reviewing proposed modifications to historic properties. The Planning Commission needs to refer this application to the HRC for consideration.

FLORAL PARK NEIGHBORHOOD ASSOCIATION

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