

# Historic Resources Commission Special Meeting Agenda Minutes

July 15, 2024



**TIM RUSH**

Chair, Ward 6 Representative

**IRMA JAUREGUI**

Citywide Representative

**ALBERTA CHRISTY**

Ward 4 Representative

**DWAYNE SHIPP**

Ward 5 Representative

**MANUEL J. ESCAMILLA**

Planning Commission Rep.

**IGNACIO RINCON**

Ward 1 Representative

**EDWARD MURASHIE**

Vice Chair  
Ward 3 Representative

**GINELLE HARDY**

Ward 2 Representative

**ANA LAURA PADILLA**

Comm. Redev. & Housing  
Commission Rep.

**MINH THAI**

Executive Director

**KYLE NELLESEN**

Legal Counsel

**ALI PEZESHKPOUR, AICP**

Planning Manager

**NUVIA OCAMPO**

Recording Secretary



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**CALL TO ORDER**

ATTENDANCE            Commissioners:            Tim Rush, Chairperson  
Edward Murashie, Vice Chairperson  
Ignacio Rincon  
Ginelle Hardy  
Ana Laura Padilla  
Manuel J. Escamilla  
Irma Jauregui  
Alberta Christy  
Dwayne Shipp

Staff:                    Minh Thai, Executive Director  
Kyle Nellesen, Assistant City Attorney  
Ali Pezeshkpour, AICP, Planning Manager  
Nuvia Ocampo, Recording Secretary

**ROLL CALL**

**Minutes:** *Quorum was reached at 4:33 p.m. with Commissioner Escamilla arriving at 4:41 p.m.*

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

**Minutes:** *None*

**CONSENT CALENDAR ITEMS**

- a. Minutes  
**Recommended Action:** Approve the Minutes from May 8, 2024.
- b. Excused absences  
**Recommended Action:** Excused absent commissioners.
- c. Historic Property Preservation Agreement No. 2024-06 for the property located at 424 South Broadway  
**Recommended Action:**
  - Recommend that the City Council authorize the City Manager and City Clerk to execute a Historic Property Preservation Agreement (Mills Act) with Kevin Kajikawa and Jonathan Melendez for the property located at 424 South Broadway, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).
- d. Historic Property Preservation Agreement No. 2024-02 for the property located at 2620 North Flower Street  
**Recommended Action:**
  - Recommend that the City Council authorize the City Manager and City

Clerk to execute a Historic Property Preservation Agreement (Mills Act) with Thomas M. Harris for the property located at 2620 North Flower Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

- e. Historic Property Preservation Agreement No. 2024-08 for the property located at 825 North Lacy

**Recommended Action:**

- Recommend that the City Council authorize the City Manager and City Clerk to execute a Historic Property Preservation Agreement (Mills Act) with David Bush Smith, Trustee of The David Bush Smith Living Trust dated July 15, 2009, for the property located at 825 North Lacy Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

**Minutes:** *Commissioner Christy pulled items B and E for discussion.*

**Moved by Commissioner Murashie, seconded by Commissioner Jauregui to Approve Items A, C, and D.**

**YES:** 8 – Alberta Christy, Dwayne Shipp, Edward Murashie, Tim Rush, Irma Perez Jauregui, Ginelle Hardy, Ana Laura Padilla, Ignacio Rincon

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Manuel J. Escamilla

**Status:** 8 – 0 – 0 – 1 – **Pass**

**Moved by Commissioner Christy, seconded by Commissioner Hardy to Approve Item E.**

**YES:** 9 – Alberta Christy, Dwayne Shipp, Edward Murashie, Tim Rush, Irma Perez Jauregui, Ginelle Hardy, Ana Laura Padilla, Ignacio Rincon, Manuel J. Escamilla

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 9 – 0 – 0 – 0 – **Pass**

**Moved by Commissioner Murashie, seconded by Commissioner Padilla to Approve Item B.**

**YES:** 9 – Alberta Christy, Dwayne Shipp, Edward Murashie, Tim Rush, Irma Perez Jauregui, Ginelle Hardy, Ana Laura Padilla, Ignacio Rincon, Manuel J. Escamilla

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 9 – 0 – 0 – 0 – **Pass**

## **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 July 5, 2024, and notices were mailed on said date.

### **1. HISTORIC RESOURCE COMMISSION APPLICATION NO. 2023-29, HISTORIC**

**REGISTER CATEGORIZATION NO. 2024-03, AND HISTORIC PROPERTY PRESERVATION AGREEMENT NO. 2024-05 FOR THE PROPERTY LOCATED AT 2369 NORTH FLOWER STREET LOCATED WITHIN THE SINGLE RESIDENTIAL (R1) ZONING DISTRICT.**

**Project Applicant:** Paul J. Gulino & Julie M. Bidmead (Property Owners)

**Project Description:** Applicants are requesting approval of Historic Resources Commission Application No. 2023-29, Historic Register Categorization No. 2024-03, and Historic Property Preservation Agreement No. 2024-05 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-2024-16 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2023-29 and Historic Register Categorization No. 2024-03 (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 Paul Gulino and Julie Bidmead, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

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

*Staff answered questions from Commission.*

*Commission had questions for the applicant, applicant was not present.*

**Moved by Commissioner Christy, seconded by Commissioner Hardy to Approve.**

**YES:** 9 – Alberta Christy, Dwayne Shipp, Edward Murashie, Tim Rush, Irma Perez Jauregui, Ginelle Hardy, Ana Laura Padilla, Ignacio Rincon, Manuel J. Escamilla

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 9 – 0 – 0 – 0 – **Pass**

**2. HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2024-03 FOR THE PROPERTY LOCATED AT 1002 NORTH FRENCH STREET LOCATED WITHIN THE SPECIFIC DEVELOPMENT (SD19) ZONING DISTRICT**

**Project Applicant:** Carlos Bustamante, with Urban Living Properties, LLC (Property Owner & Applicant)

**Project Description:** Applicant is requesting approval of Historic Exterior Modification Application (HEMA) No. 2024-03 for the property addressed as 1002, 1004, and 1004 ½ North French Street; and 313, 313 ½ and 315-317 East Tenth Street (collectively 1002 North French Street). The property is known as the St. Thomas-Hamilton House and is a contributor to the National Register-listed French Park Historic District. Exterior modifications include removal of a non-original porch enclosure; restoring existing exterior doors and

character-defining features; removal of non-original wood railings; and installation of metal guardrails/handrails and concrete pier walls.

**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-2024-54 will be filed for this project.

**Recommended Action:**

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2024-03 as conditioned.

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

*Staff answered questions from Commission.*

*Commission had questions for the applicant.*

*Applicant answered questions from the Commission.*

*Resident, William Beaubeaux, spoke in favor of the project.*

*Resident, Jeff Dickman, raised concerns about the materials used for the railing.*

*Resident, Sandy Welch, raised concerns about the consistency of the architectural style.*

**Moved by Commissioner Padilla, seconded by Commissioner Jauregui to Approve.**

**YES:** 7 – Alberta Christy, Dwayne Shipp, Edward Murashie, Tim Rush, Irma Perez Jauregui, Ana Laura Padilla, Ignacio Rincon

**NO:** 2 – Ginelle Hardy, Manuel J. Escamilla

**ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 7 – 2 – 0 – 0 – **Pass**

### **ADMINISTRATIVE MATTERS**

**3. ELECTION OF OFFICER FOR THE HISTORIC RESOURCES COMMISSION FOR THE 2024-2025 TERM.**

**Recommended Action:**

- Elect a Chairperson for the 2024-2025 term.
- Elect a Vice Chairperson for the 2024-2025 term.

**Minutes:** *Commissioner Hardy nominated Chair Rush for Chair.*

*Vice Chair Murashie nominated Commissioner Escamilla for Vice Chair,*

*Commissioner Escamilla declined nomination.*

*Commissioner Jauregui nominated Vice Chair Murashie for Vice Chair.*

**Moved by Commissioner Hardy, to Appoint Chair Rush as Chair for the 2024-2025 term.**

**YES:** 6 – Dwayne Shipp, Tim Rush, Irma Perez Jauregui, Ginelle Hardy, Ana Laura

Padilla, Ignacio Rincon

**NO:** 3 – Alberta Christy, Edward Murashie, Manuel J. Escamilla

**ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 6 – 3 – 0 – 0 – **Pass**

**Moved by Commissioner Jauregui, to Appoint Vice Chair Murashie as Vice Chair for the 2024-2025 term.**

**YES:** 9 – Alberta Christy, Dwayne Shipp, Edward Murashie, Tim Rush, Irma Perez Jauregui, Ginelle Hardy, Ana Laura Padilla, Ignacio Rincon, Manuel J. Escamilla

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 0 – **Status:** 9 – 0 – 0 – 0 – **Pass**

## **STAFF COMMENTS**

- **Update on Historic Preservation Awards Nomination for 2024**

*Minutes: Staff updated the Commission on the Historic Preservation Awards.*

## **COMMISSIONER COMMENTS**

*Minutes: Commission had comments for staff.*

## **ADJOURNMENT**

The next meeting of the Historic Resources Commission is scheduled for September 5, 2024 in the City Council Chambers.

*Minutes: Meeting was adjourned at 6:24 p.m.*

## **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](#) 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](#)**

- 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 prompt

**E-mail** [PBAComments@santa-ana.org](mailto: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 3:30 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.