



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
May 20, 2025

TOPIC: Approval of Historic Property Preservation Agreement for 2301 N. Westwood Avenue

AGENDA TITLE

Historic Property Preservation Agreement for the Property Located at 2301 N. Westwood Avenue

RECOMMENDED ACTION

Authorize the City Manager to execute the attached Mills Act agreement with the below-referenced property owner for the identified structure(s) (Agreement No. A-2025-XXX). [Includes determination that the proposed project is exempt from further review in accordance with the California Environmental Quality Act as Categorical Exemption/Environmental Review No. 2025-05 will be filed for the project]

Table 1: Mills Act Agreement Approved by the Historic Resources Commission (HRC)

<i>Property Owner(s)</i>	<i>Historic Property Preservation Agreement No.</i>	<i>Address/House</i>	<i>Vote by HRC</i>
Kevin T. Nguyen	2025-01	2301 N. Westwood Avenue	6:0:0:1 (Commissioner Padilla absent)

GOVERNMENT CODE §84308 APPLIES: Yes

DISCUSSION

On March 6, 2025, the Historic Resources Commission (HRC) recommended that the City Council authorize the City Manager to execute the Mills Act agreement listed in Table 1, above, with the identified property owner for historic structure(s) in the City, subject to non-substantive changes approved by the City Manager and City Attorney. This action allows for the approval of a Historic Property Preservation Agreement (Mills Act Contract) which provides a property tax reduction whereby property owners agree to reinvest the tax savings towards the maintenance of the historic property. Additionally, the agreement prevents inappropriate alterations to the protected historic structure(s).

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the proposed project is exempt from further review. Categorical Exemption/Environmental Review No. 2025-05 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$1,499.19 annually noted below, for a period of not less than ten years.

<i>HPPA No.</i>	<i>Address</i>	<i>Estimate</i>	<i>Exhibit Nos.</i>
2025-01	2301 N. Westwood Avenue	\$1,499.19	1-2

EXHIBITS

1. Mills Act Agreement – 2301 N. Westwood Avenue
2. HRC Staff Report – 2301 N. Westwood Avenue

Submitted By: Ali Pezeshkpour, AICP, Acting Executive Director, Planning and Building
Agency

Approved By: Alvaro Nuñez, City Manager