



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Planning Commission Staff Report**  
**October 14, 2024**

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**Topic:** Site Plan Review No. 2024-02 – Rivero Single-Family Residence Remodel & Addition (701 South Flower Street)

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**RECOMMENDED ACTION**

Adopt a resolution approving Site Plan Review No. 2024-02 as conditioned.

**EXECUTIVE SUMMARY**

Benito Corona, representing Jaime and Virginia M. Rivero (Property Owners), is requesting approval of Site Plan Review (SPR) No. 2024-02 in order to allow a major residential addition, exterior alterations, and an interior remodel to an existing single-family home for the property addressed as 701 South Flower Street. Pursuant to Santa Ana Municipal Code (SAMC) Section 41-593.4, Heninger Park Specific Development (SD-40) zoning designation, and the Heninger Park Architectural Design Guidelines (HPADG), Planning Commission approval is required for major residential additions. Staff is recommending approval of the applicant's request based on the fact that the proposed addition and exterior alterations have been designed to comply with the HPADG and SD-40 design and development standards. Moreover, staff is recommending approval because the addition will be architecturally compatible with the neighborhood and consistent with the Santa Ana Citywide Design Guidelines (SACDG).

**DISCUSSION**

**Project Description**

The existing single-story, 698-square-foot single-family residence is proposed to be expanded by approximately 279 square feet and remodeled in order to accommodate a dining room area, new full bath, relocation of an existing full bath, relocation and expansion of an existing bathroom, and relocation of the kitchen. The overall bedroom count would remain the same at two bedrooms, and no new bedrooms are proposed. To accommodate the additional square footage, the existing residence will be expanded approximately eight feet towards the rear (east) elevation and approximately nine feet towards the side (south) elevation. The residence would also be improved with a new front porch (30 square feet) constructed to match existing wood exterior. Furthermore,

the site would be improved by providing all new vinyl hung windows with decorative wood trim, replacing the existing exterior lap siding with stucco, and new louvered front entry door, in order to maintain a more compatible design in conformance with the California Bungalow architectural style.

The overall architectural style is proposed to be altered to be consistent with the new residential addition, which is proposed to be designed to maintain the California Bungalow architectural style. The new residential addition design will maintain the side facing gabled roof, exposed rafter tails, and hung windows with decorative wooden trim. The roof is proposed to be clad in composition asphalt shingles and new decorative attic vents to be designed to match the rest of the existing residence. The red brick chimney is to remain as a prominent architectural feature. Two new hung windows and a sliding door would define the rear (east), while three new windows would define the side (south) elevations. All new windows and doors would include decorative wood trim to match the existing. The existing side (north) and front (west) elevations of the residence would continue to feature single-hung, vinyl windows with decorative wood trim. The proposed addition and single-family residence will feature removal of the existing clapboard siding, to be replaced with a compatible stucco siding that is in conformance with the California Bungalow style. Lastly, the proposed addition will meet all development standards for the SD-40 zoning designation, as noted in Table 2 below. Staff does note that the existing non-conformities (e.g., front and side yard setbacks) are permitted to remain as the site is considered legal non-conforming or “grandfathered.”

**Table 1: Project and Location Information**

Item	Information	
Project Address and Council Ward	701 South Flower Street – Ward 2	
Nearest Intersection	Flower Street and Richmond Street	
General Plan Designation	Low Density Residential (LR-7)	
Zoning Designation	Heninger Park Specific Development (SD-40)	
Surrounding Land Uses	North	Single-Family Residential
	East	Single-Family Residential
	South	Single-Family Residential
	West	Pio Pico Elementary School
Property Size	0.13-acres (5,557 square feet)	
Existing Site Development	Two Single-Family Residences with attached garage	
Building Size	698-square feet	
Use Permissions	Single-Family Residential (permitted under in Project Area 5 of SD-40)	
Zoning Code Sections Affected	Uses	SAMC Section 41-593 and SD-40

**Table 2: Development Standards**

Standard	Required by SD-40	Provided	
Front setback	20 feet (minimum)	10 feet	Does Not Comply (legal non-conforming)

Standard	Required by SD-40	Provided	
Side or Street-Side setback	5 feet (minimum)	2 feet 6 inches	Does Not Comply (legal non-conforming)
Rear setback	20 feet (minimum)	72 feet 6 inches	Complies
Building height	35 feet (maximum)	14 feet 10 inches	Complies
Parking	4 spaces total (2 in garage + 2 in driveway)	4 spaces total (2 in garage + 2 in driveway)	Complies
Lot coverage	N/A	38.2%	Complies

### **Project Background**

In 1986, the Santa Ana City Council adopted Ordinance No. NS-1842 rezoning certain properties to the specific development district and adopting Specific Development No. 40 (SD-40), the zoning designation for the Heninger Park neighborhood. In 2006, SD-40 was amended by the Santa Ana City Council (Ordinance No. NS-2711) to codify the Heninger Park Architectural Design Guidelines (HPADG), to expedite and facilitate the review of projects, and to perform general clean-ups of SD-40. The SD-40 zoning ordinance was intended to be a separate document that establishes standards for design review, rehabilitation, and development of the Heninger Park neighborhood. The information contained within the document identified specific standards for, but not limited to, setbacks, lot size, and street frontage. Additionally, SD-40 requires all exterior work to conform to City Council approved HPADG and/or SACDG.

The subject property was built circa 1920 in a California Bungalow architectural style. It exhibits features of the architectural style such as the side facing gabled roof, accented with vertical lath vent work, exposed rafter tails, an arrangement of both single and pair double-hung windows throughout the house, and a tall red brick chimney. The porch is not original and is not considered a contributing characteristic. In 1921, the owner at the time constructed a garage. In 1972, the owner at the time relocated a single-family residence with garage and attached it to the existing garage to the rear (east) of the property and addressed it as 703 South Flower Street. 703 South Flower Street would then be readdressed as 810 West Richland Street, which is not included in the scope of work of this project. Since then, the property has only undergone reroofs in 1941 and 1953 and a home improvement in 1956.

### **Analysis of the Issues**

The project site is located within the boundaries of the Heninger Park neighborhood and SD-40. As detailed in SD-40 and HPADG, all new construction is subject to Planning Commission site plan review process as outlined in the SAMC Section 41-593.4. In addition, Planning Commission approval is required for all construction of new residential units, residential additions, and new accessory structures. Moreover, SD-40 requires that major modifications be reviewed by the Heninger Park Architectural Review Committee (HPARC) for compliance with the HPADG. Pursuant to the HPADG, all projects must adopt one of the historical architectural styles identified.

The HPADG apply to all new infill development projects and all properties within Heninger Park that have been determined to be eligible or are listed on the Santa Ana Register of Historical Properties (“Register”). These properties are listed in Appendix A of the HPADG. Moreover, SD-40 and the HPADG note that properties not listed on the Register or identified in Appendix A of the HPADG are subject to review of the Planning Commission for conformance with the City of Santa Ana Citywide Design Guidelines (SACDG).

The subject property is neither listed nor eligible for listing on the Santa Ana Register of Historical Properties, pursuant to Appendix A of the HPADG. Therefore, staff reviewed the project for compliance with the SACDG and SD-40 development standards. As illustrated in Table 2, the project meets all required SD-40 development standards, including but not limited to, lot coverage, height, and setbacks. In addition, the applicant has adopted an architectural design identified as appropriate within both the HPADG and the SACDG (i.e. California Bungalow architectural style). As required by Chapter 6 (Residential Guidelines) of the SACDG, the modifications are proposed to be compatible in size, scale, massing, and design to the nearby homes and neighborhood. The proposed work maintains architectural standards compatible with the existing architectural character of the Heninger Park neighborhood, and is designed to include architecturally appropriate exterior materials, gable treatments, and architectural massing consistent with existing neighborhood fabric and architectural styles found in the area. The overall features and materials would be architecturally compatible with the SACDG, as they include high quality materials that will ensure that the residence ages well for the duration of the building’s lifespan.

Staff notes that the HPARC has reviewed the proposed design and materials for the proposed work and submitted comments expressing support for the applicant to remove the asbestos siding (Exhibit 6). However, the property was not identified as potentially eligible in the HPADG. Moreover, the property does not appear eligible for listing due to alterations that have compromised its character-defining features. Therefore, staff worked with the applicant to ensure that allowable modifications were consistent and compatible with the neighborhood, as required by the applicable SACDG.

### **Public Notification and Community Outreach**

Project notifications were posted, published, and mailed in accordance with City and State regulations. Copies of the public notice, including a 1,000-foot notification radius map, and the site posting are provided in Exhibit 6. In addition to these measures, representatives of the Heninger Park and Pico-Lowell Neighborhood Associations were contacted to identify any areas of concern due to the proposed request. At the time this report was printed, no issues of concern were raised regarding the proposed applications.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 (Class 1/Existing Facilities). The project consists in an increase of less than 50 percent of structure before addition. Moreover, the project is an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan, and the area in which the project is located is not considered environmentally sensitive. Based on this analysis, Notice of Exemption, Environmental Review No. 2024-81 will be filed for this project.

### **FISCAL IMPACT**

There is no fiscal impact associated with this action.

### **EXHIBIT(S)**

1. Resolution
2. Vicinity Zoning and Aerial View
3. Site Photos
4. Architectural Plan Set
5. Heninger Park Architectural Review Committee Letter
6. Copy of Public Notices

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Approved By:  
Minh Thai, Executive Director of Planning and Building Agency