



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
August 6, 2024

TOPIC: Historic Property Preservation Agreements

AGENDA TITLE

Historic Property Preservation Agreements for the Properties Located at 1205 S Birch Street and 516 W 19th Street

RECOMMENDED ACTION

Authorize the City Manager to execute the attached Mills Act agreements with the below-referenced property owners for the identified structure(s) (Agreement Nos. A-2024-XXX and A-2024-XXX). [Includes determination that the proposed projects are exempt from further review in accordance with the California Environmental Quality Act as the following Categorical Exemptions will be filed: ER No. 2024-11 and ER No. 2024-17]

Table 1: Mills Act Agreements 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>
Michael T. Altshuler	2024-03	1205 S. Birch Street	6:0:0:3 (Commissioner Shipp, Hardy, and Padilla absent)
Jill Brumett and Mona R. Konstan	2024-04	516 W. 19 th Street	6:0:0:3 (Commissioner Shipp, Hardy, and Padilla absent)

GOVERNMENT CODE §84308 APPLIES: Yes

DISCUSSION

On May 8, 2024, the Historic Resources Commission (HRC) recommended that the City Council authorize the City Manager to execute the Mills Act agreements listed in Table 1, above, with the identified property owners 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 projects are exempt from further review. The following Categorical Exemptions will be filed for this project:

- ER No. 2024-11 (516 W. 19th Street)
- ER No. 2024-17 (1205 S. Birch Street)

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$1,902.52 annually noted below, for a period of not less than ten years.

<i>HPPA No.</i>	<i>Address</i>	<i>Estimate</i>	<i>Exhibit No.</i>
2024-03	1205 S. Birch Street	\$1,097.57	1-2
2024-04	516 W. 19 th Street	\$804.95	3-4
Total for All Properties:		\$1,902.52	

EXHIBIT(S)

1. Mills Act Agreement – 1205 S. Birch Street
2. HRC Staff Report – 1205 S. Birch Street
3. Mills Act Agreement – 516 W. 19th Street
4. HRC Staff Report – 516 W. 19th Street

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

Approved By: Alvaro Nuñez, Acting City Manager