



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 3, 2022**

Topic: HRCA No. 2022-21, HRC 2022-15, HPPA No. 2022-22 – Honer House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2022-21 and Historic Register Categorization No. 2022-15 (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 Scott and Lisa Michaelis, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Scott and Lisa Michaelis are requesting approval to designate an existing residence located at 2123 North Freeman Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the east side of North Freeman Street in the West Floral Park neighborhood. The site contains a 2,271-square-foot, Contemporary Ranch style residence and attached garage on an 8,898-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing, designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails

applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 65 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Honer House is architecturally significant as a representative example of a Contemporary Ranch style home, in Santa Ana. According to City building records, it was built in 1957 by Donald A. Honer for approximately \$27,000. Mr. Honer owned and occupied the house from 1957 to at least 1979 (when public records end). Research did not uncover additional information about Mr. Honer. The Honer House is also found architecturally significant for its associations with the Direct Gain passive solar design. Its use of floor to ceiling casement windows and double French doors are grouped to allow air and light to flow through the home and enable passive solar cooling. This property may have been one of the first homes in Santa Ana to utilize Direct Gain, however more research is required to confirm.

The Honer House is a single-story, single-family residence designed in the Contemporary Ranch Style. The building sits on a modestly sized parcel. The asymmetrical plan has four primary wings spanning each cardinal direction with an attached garage at the north wing. The prominent west wing that extends towards North Freeman Street has primary elevations facing west, north, and south. The building has a mid-pitch, cross-gable hipped roof with replacement composition shingles and an interior brick chimney at the center of the front-facing west wing. The roof exhibits wide overhanging eaves with exposed rafters throughout all four primary wings. The exterior of the house is clad primarily in vertical wood siding. The main entrance, which is located on the north façade of the west wing, consists of a single, slightly recessed door flanked by two obscured glass side lites, which is raised above a shallow brick-clad concrete step. Two sets of paired, narrow, wood-frame casement windows, each composed of single-lite over wood panel, are immediately west of the entry. The south elevation contains a series of windows which extend to nearly the height of the wall, consisting of casements and double French doors. Remaining fenestration throughout the building includes fixed and casement wood-frame windows of various size, jalousie windows, and tall casement windows made of single-lite over wood panel. Other architectural elements include custom minimalist lighting on the wall of the west wing near the main entrance, a wood courtyard fence with red paneling, and intermittent brick paving throughout the driveway and within the interior courtyard. The property is landscaped with shrubs and plants surrounding a decorative rock pathway that leads to the south side courtyard. A tree is centered within the side yard courtyard. A later addition to the north wing is reflected by its lack of exposed rafters under eaves and board and batten vertical wood siding. Character-defining features of

the Honer House include, but may not be limited to: Mid-pitched, cross gable hipped roof; interior brick chimney at center of front-facing wing; wide-overhanging eaves with exposed rafter tails; vertical wood siding; primary entrance composed of a slab door flanked by sidelites; grouped casement windows, double French doors, fixed windows, and jalousie windows; original exterior lighting on the west wing; and a vertical wood fence enclosing side yard.

The Honer House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of a Contemporary Ranch style residential building and for its use of passive solar design. The house displays characteristics of the Contemporary Ranch style through its use of single-story massing; wide overhanging eaves; exposed rafter tails; vertical wood siding; recessed entry; tall, grouped casement windows; jalousie windows; attached garage; side-yard fence enclosing side patio; and an emphasis on indoor-outdoor living. The recommended categorization is “Landmark” as a demonstrative example of Contemporary Ranch style and its unique architectural significance in Santa Ana. This category is reserved for structures exemplifying high architectural significance with potential eligibility to be placed on the National or State historic registers, and/or possesses unique architectural significance within the City of Santa Ana. The property is worthy of “Landmark” status due to the building’s high craftsmanship and use of wide overhanging eaves with exposed rafters; grouped, wood-frame casement windows and jalousie windows, among other original features. The wall-length grouped casement windows and double French doors on the south elevation contribute to the Direct Gain design of passive solar cooling, allowing for the passing through of more natural light. The building’s use of tall and numerous windows also contributes to the indoor-outdoor living ideology emphasized by Contemporary Ranch and Mid-Century Modern design.

Mills Act Agreement

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation

- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

The following list includes the proposed structure improvements/maintenance plan for the subject property, which shall be completed over the course of the next ten years:

1. Historic window screen repair
2. Termite inspection/treatment
3. Repair gas supply line for fireplace
4. Repair/replace broken window in living room
5. Repair crack in the garage's concrete floor
6. Repair damaged screen in garage skylight

Public Notification

The subject site is located within the West Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-102 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 \$1,501.50 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution

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2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:
Andrea Heywood, Associate Planner

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

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-21 TO PLACE THE PROPERTY LOCATED AT 2123 NORTH FREEMAN STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-15 PLACING SAID PROPERTY WITHIN THE LANDMARK CATEGORY

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. On November 3, 2022, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-21) and categorization (Historic Resources Commission Categorization No. 2022-15) of the Honer House located at 2123 North Freeman Street, Santa Ana.
- B. The Honer House has distinctive architectural features of the Contemporary Ranch style and was built in 1957.
- C. The Honer House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of a Contemporary Ranch style residential building and for its use of passive solar design. The recommended categorization is “Landmark” as a demonstrative example of Contemporary Ranch style and its unique architectural significance in Santa Ana (Santa Ana Municipal Code, Section 30-2.2). The wall length grouped casement windows and double French doors on the south elevation, contributes to the Direct Gain design of passive solar cooling, allowing for the passing through of more natural light. Character-defining features of the Honer House include, but may not be limited to: Mid-pitched, cross gable hipped roof; interior brick chimney at center of front-facing wing; wide-overhanging eaves with exposed rafter tails; vertical wood siding; primary entrance composed of a slab door flanked by sidelites; grouped casement windows, double french doors, fixed windows, and jalousie windows; original exterior lighting on the west wing; and a vertical wood fence enclosing side yard.
- D. The legal owners of the property are Scott and Lisa Michaelis.

- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2022-102 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2022-21 to place the Honer House located at 2123 North Freeman Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-15 placing the Honer House located at 2123 North Freeman Street, Santa Ana, 92706 within the Landmark category, as conditioned in Exhibit B, attached hereto and incorporated herein.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled "Historical Property Description," and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled "Historical Property Description" is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 3rd day of November, 2022.

Tim Rush
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Chief Assistant City Attorney

AYES: Commission members _____
NOES: Commission members _____
ABSTAIN: Commission members _____
NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHELSEA SHAFER, Acting Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on November 3, 2022.

Date: _____

Acting Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
001-185-09	2123 North Freeman Street	<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:</p> <p>LOT 14 OF TRACT NO. 3012, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.</p>	Scott and Lisa Michaelis

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2021-21 and Historic Resources Commission Categorization No. 2022-15

The Applicant must comply with each condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all condition(s) listed below:

The applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 2123 North Freeman Street, historically known as the Honer House. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by Planning Division staff.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Santa Ana
20 Civic Center Plaza (M-30)
Santa Ana, CA 92702
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (hereinafter referred to as “City”), and **Scott and Lisa Michaelis, Husband and Wife as Community Property with Right of Survivorship**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2123 North Freeman Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2123 North Freeman Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **February 8, 2023**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards and Conditions for Historic Property.

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

4. Furnishing of Information.

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation.

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the

property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

6. Enforcement of Agreement.

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **2123 North Freeman Street**, Assessor Parcel Number, **001-185-09**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic

Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

8. No Compensation.

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

9. Notice.

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana
20 Civic Center Plaza (M-30)
Santa Ana, CA 92702
Attn: Clerk of the Council

Owners: Scott and Lisa Michaelis
2123 North Freeman Street
Santa Ana, CA 92706

10. General Provisions.

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

11. Recordation.

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

12. Amendments.

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

13. Effective Date

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

ATTEST:

CITY OF SANTA ANA

Clerk of the Council

KRISTINE RIDGE
City Manager

OWNERS

Date: _____

By: _____
SCOTT MICHAELIS

Date: _____

By: _____
LISA MICHAELIS

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: 

JOHN M. FUNK
Chief Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

**EXHIBIT A
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 14 OF TRACT NO. 3012, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGE 6 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

Assessor's Parcel Number: 001-185-09

EXECUTIVE SUMMARY

Honer House
2123 North Freeman Street
Santa Ana, CA 92706

NAME	Honer House			REF. NO.
ADDRESS	2123 North Freeman Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1957	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	West Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Ranch House

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the West's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and-batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-patterned muntins. Ornamentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dove cotes and bird houses.

SUMMARY/CONCLUSION:

The Honer House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of a Contemporary Ranch style residential building and for its use of passive solar design. The recommended categorization is "Landmark" as a demonstrative example of Contemporary Ranch style and its unique architectural significance in Santa Ana (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:	
<ul style="list-style-type: none"> • <u>California Register Criteria for Evaluation:</u> (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.) 	
3:	It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
<ul style="list-style-type: none"> • It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values. 	
5S3:	Appears to be individually eligible for local listing or designation through survey evaluation.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: *Anaheim Quadrangle 2022*

Date: 2022

*c. Address *2123 North Freeman Street*

City: *Santa Ana*

Zip: *92706*

*e. Other Locational Data: Located on east side of Freeman Street, between W Buffalo Avenue to the north, W 21st Street to the south, N Towner Street to the west, and N Olive Street to the east. Assessor's Parcel Number *001-185-09*

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located in West Floral Park, the Honer House is a single-story, single-family residence designed by local architect, Donald A. Honer, in the Contemporary Ranch Style. The building sits on a modestly sized parcel. The asymmetrical plan has four primary wings extending each cardinal direction with an attached garage at the north wing. A medium-pitched, complex hip roof clad with replacement composition shingles caps the building. The roof exhibits wide overhanging eaves with exposed rafters terminated by a continuous fascia throughout all four primary wings. The prominent west wing that extends towards North Freeman Street has primary elevations facing west, north, and south and an interior brick chimney that spans the roof ridge line. The exterior of the house is clad primarily in vertical wood and board and batten siding. A later addition to the north wing is reflected by its lack of exposed rafters under eaves and differentiated siding. The main entrance, which is located on the north façade of the west wing facing the driveway, consists of a single, slightly recessed door flanked by two obscured glass side lights. It is raised above a shallow brick-clad concrete step. Two sets of paired, narrow, wood-framed casement windows, each composed of single-light over wood spandrel panel, are immediately west of the entry. The west, street-facing façade contains a single, centered, large window

(See Continuation Sheet 3 of 3.)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence*

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



*P5b. Photo: (view and date)

West and south elevations, view northeast, September 2022

*P6. Date Constructed/Age and Sources: historic

1957/ City of Santa Ana Building Permits

*P7. Owner and Address:

*Scott and Lisa Michaelis
2123 North Freeman Street
Santa Ana, CA 92706*

*P8. Recorded by:

*Andrea Dumovich Heywood
Associate Planner
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

*P9. Date Recorded:

November 3, 2022

*P10. Survey Type:

Intensive Survey Update

*P11. Report Citation: (Cite survey report and other sources, or enter "none")
None

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Honer House

B1. Historic Name: *Honer House*

B2. Common Name: *None*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Contemporary Ranch House*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *February 7, 1957. Constructed as a 7 room residence and garage. \$17,000.*

April 24, 1967. Addition to residence (bed and storage room) by Allison Honer Co. - owner

October 23, 1992. Reroof, 4,300 square feet, \$15,395

September 10, 2008. Reroof, Remove wood shingles and apply comp shingles

***B7. Moved?** No Yes Unknown Date: _____ Original location: _____

***B8. Related Features:** *None*

B9a. Architect: *Donald A. Honer*

b. Builder: *Allison Honer (contractor)*

***B10. Significance: Theme** *Residential Architecture Area Santa Ana*

Period of Significance: *1957*

Property Type: *Single-family Residence*

Applicable Criteria: *C/3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Honer House is architecturally significant as an outstanding and intact example of the Contemporary Ranch style, heavily influenced by the midcentury modern architecture popular at the time of its construction. This house was built in 1957 and valued at \$17,000 according to the original building permit. The first owner, and architect credited on the building permit for the design, was Donald A. Honer, son of the prominent Santa Ana developer and contractor of the house, Allison Honer (Santa Ana Register, 12 August 1936, page 26). Donald Honer resided in the home until at least 1979; ownership may have been held by the Allison Honer Company, as specified on a 1967 building permit. Research did not uncover additional information about Mr. D. A. Honer, although it may be speculated that the son might have provided architectural services for the father's business. Although a room was added to the building in 1967, the addition was added to the rear and was designed to be differentiated yet compatible with overhanging eaves and wood board and batten siding. The Honer House is also found architecturally notable for its early utilization of Direct Gain passive solar design. Its use of floor to ceiling casement windows and double French doors are grouped to allow air and light to flow through the home and enable passive solar cooling. This property may have been one of the first homes in Santa Ana to utilize Direct Gain; however, more research is required to confirm.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

*City of Santa Ana Building Permits
Santa Ana History Room Collection, Santa Ana Public Library
Sanborn Maps*

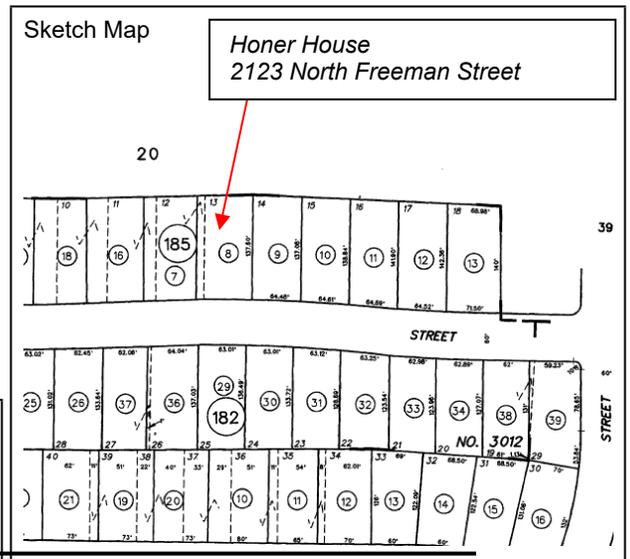
(See Continuation Sheet 3 of 3.)

B13. Remarks: *None*

***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

***Date of Evaluation:** *November 3, 2022*

(This space reserved for official comments.)



***P3a. Description (continued):**

set over a wood panel. Shielded by a wood fence that extends south from the façade, the south elevation of the west wing and the west elevation of the south wing face a large, brick-paved courtyard which is accessed and viewed through generous expanses of floor-to-ceiling windows and double French doors. Remaining fenestration throughout the building includes fixed and casement wood-frame windows of various size, jalousie windows, and tall casement windows made of single-light over wood panel. Other architectural elements include custom minimalist lighting on the wall of the west wing near the main entrance, the wood courtyard fence with vertical wood pickets alternating with empty spaces, and intermittent brick paving throughout the driveway and within the interior courtyard. The property is landscaped with shrubs and plants surrounding a decorative rock pathway that leads to the south side courtyard. A tree is centered within the courtyard. The property retains substantial integrity, the 1967 addition of a bedroom and storage notwithstanding.

***B10. Significance (continued):**

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

Since the second half of the twentieth century, the neighborhood in which the Honer House is located has been known as West Floral Park. Bounded by Santiago Creek on the north, West Seventeenth Street on the south, North Flower Street on the east and North Bristol Street on the west, this residential area largely developed after 1947. Prior to that time, the area was primarily agricultural, and other than Flower Street, which was improved with houses during the 1920s and 1930s, contained only a handful of residences on Baker and Bristol Streets, the City Water Works pumping plant at 2315 North Bristol Street, and the Animal Shelter and City/County Pound at 2321 North Bristol Street. Between 1947 and 1950, around two dozen homes were constructed on Baker, Olive, Towner, and Westwood Streets. Construction boomed throughout the neighborhood during the 1950s, with the California Ranch emerging as the favored residential style.

The Honer House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of a Contemporary Ranch style residence and for its use of passive solar design. The recommended categorization is "Landmark" as a demonstrative example of Contemporary Ranch style and its unique architectural significance in Santa Ana (Santa Ana Municipal Code, Section 30-2.2). It features a rambling plan, horizontal massing, deep eaves, rustic materials, and a fenestration plan that facilitates an indoor/outdoor lifestyle. The wall length grouped casement windows and double French doors on the south elevation also contribute to the Direct Gain design of passive solar cooling, allowing for the passing through of more natural light. Character-defining features of the Honer House include, but may not be limited to: medium-pitched, complex hipped roof; interior brick chimney at center of front-facing wing; wide-overhanging eaves with exposed rafters and a continuous wood fascia; board and batten and vertical wood siding; primary entrance composed of a slab door flanked by obscured glass sidelights; grouped casement and fixed windows over wooden spandrel panels; double French doors; jalousie windows; original exterior lighting on the west wing; and a brick paved front courtyard enclosed by a vertical wood fence.

***B12. References (continued):**

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*
Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register
Newspapers.com (Santa Ana Register)
Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
Santa Ana and Orange County Directories, 1920-1979.

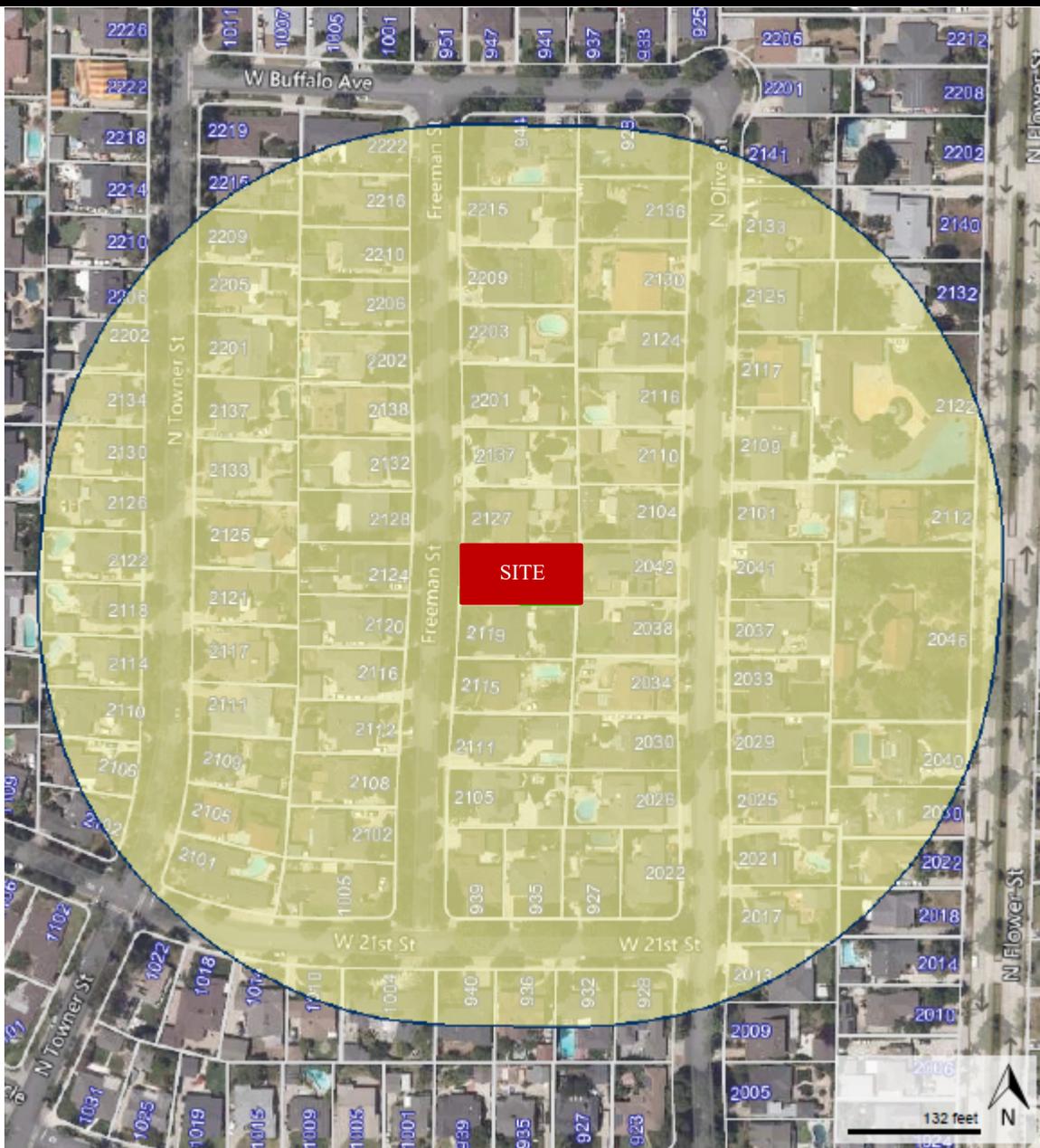
Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, an such design is compatible with

size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



500' RADIUS

HRC 2022-15/ HRCA 2021-21/ HPPA 2022-22
2123 North Freeman Street
HONER HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

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OR# 3636464

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action:

The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 2123 N. Freeman Street (historically known as the Honer House)

located in the Single Family Residential (R-1) zoning district.

Project Applicant: Scott and Lisa Michaels

Proposed Project: The applicant is requesting approval of Historic Resources Commission

Application No. 2022-21, Historic Register Categorization No. 2022-15, and Historic Property

Preservation Agreement No. 2022-22 to allow the placement and categorization in the Santa Ana

Register of Historical Properties as Landmark for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-102 will be filed for this project.

Meeting Details: This matter will be heard on **November 3, 2022 at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Chelsea Shafer, Acting Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Andrea Dunovich Heywood with the Planning and Building Agency at ahaywood@santa-ana.org or 714-647-5898.

Note: If you challenge the decision on the above matter, you may be limited to

raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Kelly Arcadio (714) 647-5881. Nếu u c ả n liên l ậ c b ả ng t i ế ng Vi ệ t, xin đ i ệ n tho ả i cho Tony Lai s ố (714) 565-2627.

10/21/22

OR-3636464#



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CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Decision on this matter will be final unless appealed within 10 calendar days of the decision by any interested party or group.

Project Location: 2123 N. Freeman Street (historically known as the Honer House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Scott and Lisa Michaelis

Proposed Project: The applicant is requesting approval of Historic Resources Commission Application No. 2022-21, Historic Register Categorization No. 2022-15, and Historic Property Preservation Agreement No. 2022-22 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Landmark for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-102 will be filed for this project.

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Who To Contact For Questions: Should you have any questions, please contact Andrea Dumovich Heywood with the Planning and Building Agency at aheywood@santa-ana.org or 714-647-5899.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Kelly Arcadio (714) 647-5881.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP

