



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**August 17, 2021**

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**TOPIC:** Approval of Historic Property Preservation Agreements

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**AGENDA TITLE:**

Historic Property Preservation Agreements

**RECOMMENDED ACTION**

Authorize the City Manager or designee to execute the attached Mills Act agreement with the below-referenced property owners for the identified structure(s), subject to non-substantive changes approved by the City Manager and City Attorney.

<b><i>Property Owner(s)</i></b>	<b><i>Historic Property Preservation Agreement No.</i></b>	<b><i>Address/House</i></b>	<b><i>Vote by HRC</i></b>
Frank Filipponio and Kristen Marcucci, Trustees of the Filipponio Marcucci Trust	2021-10	935 W. Twentieth Street	7:0:0:2 (Frazier and Shipp Absent)
Benjamin Ramirez Jr. and Nicolette Ellen-Valdez Ramirez	2021-06	2307 N. Benton Way	6:0:1:2 (McLoughlin Abstain, Frazier and Shipp Absent)
Lauren Elizabeth and Jenny Hartshorne	2021-12	2311 N. Heliotrope Drive	6:1:0:2 (Christy Dissenting, Frazier and Shipp Absent)
Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman	2021-04	2424 N. Bonnie Brae	7:0:0:2 (Frazier and Shipp Absent)
Jacob and Vanessa Collins	2021-11	2206 N. Freeman Street	7:0:0:2 (Frazier and Shipp Absent)

## **DISCUSSION**

On May 13, 2021, the Historic Resources Commission (HRC) recommended that the City Council authorize the City Manager to execute the above referenced Mills Act agreements 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. 2021-58 (935 W. Twentieth Street)
- ER No. 2021-60 (2307 N. Benton Way)
- ER No. 2021-61 (2311 N. Heliotrope Drive)
- ER No. 2021-08 (2424 N. Bonnie Brae)
- ER No. 2021-59 (2206 N. Freeman Street)

## **FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$4,823.68 annually noted below, for a period of not less than ten years.

<b><i>HPPA No.</i></b>	<b><i>Address</i></b>	<b><i>Estimate</i></b>	<b><i>Exhibit No.</i></b>
2021-10	935 W. Twentieth Street	\$916.72	1-2
2021-06	2307 N. Benton Way	\$1,137.68	3-4
2021-12	2311 N. Heliotrope Drive	\$824.67	5-6
2021-04	2424 N. Bonnie Brae	\$1,110.10	7-8
2021-11	2206 N. Freeman Street	\$834.51	9-10
<b>Total for All Properties:</b>		<b>\$4,823.68</b>	

## **EXHIBIT(S)**

1. Mills Act Agreement – 935 W. Twentieth Street
2. HRC Staff Report – 935 W. Twentieth Street
3. Mills Act Agreement – 2307 N. Benton Way
4. HRC Staff Report – 2307 N. Benton Way
5. Mills Act Agreement – 2311 N. Heliotrope Drive
6. HRC Staff Report– 2311 N. Heliotrope Drive
7. Mills Act Agreement – 2424 N. Bonnie Brae

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- 8. HRC Staff Report – 2424 N. Bonnie Brae
- 9. Mills Act Agreement – 2206 N. Freeman Street
- 10. HRC Staff Report – 2206 N. Freeman Street

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

Approved By: Kristine Ridge, City Manager