



**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Staff Report**  
**March 21, 2023**

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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 Agreements 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>Property Owner(s)</b>	<b>Historic Property Preservation Agreement No.</b>	<b>Address/House</b>	<b>Vote by Historic Resources Commission</b>
Jim Perez	2022-12	2218 N Ross Street	7:0:0:2 (Carpenter and Pena Sarmiento Absent)
Carolyn Almquist	2022-18	2003 N Victoria Drive	7:0:0:2 (Carpenter and Pena Sarmiento Absent)
Liennette Chung representing Wild Orchid Investments LLC	2022-19	313 N Birch Street	7:0:0:2 (Carpenter and Pena Sarmiento Absent)
Andrew Chu	2022-21	501 E Washington Avenue	7:0:0:2 (Carpenter and Pena Sarmiento Absent)
Scott and Lisa Michaelis	2022-22	2123 N Freeman Street	7:0:0:2 (Carpenter and Pena Sarmiento Absent)
Eric Neigher and Jennifer Nguyen	2022-23	1915 N Flower Street	8:0:0:1 (Mark McLoughlin Absent)
Matthew L. and Robert D. Hale	2022-24	947 W Buffalo Avenue	8:0:0:1 (Mark McLoughlin Absent)

## **DISCUSSION**

On November 3, 2022, the Historic Resources Commission (HRC) recommended that the City Council authorize the City Manager to execute the following 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: Historic Preservation Agreement Number 2022-12, 2022-18, 2022-19, 2022-21, and 2022-22. On January 19, 2023, the Historic Resources Commission (HRC) recommended that the City Council authorize the City Manager to execute the following 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: Historic Preservation Agreement Number 2022-23 and 2022-24 . 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. 2022-102 (2123 N Freeman Street)
- ER No. 2022-103 (2218 N Ross Street)
- ER No. 2022-104 (313 N Birch Street)
- ER No. 2022-105 (501 E Washington Avenue)
- ER No. 2022-106 (2003 N Victoria Drive)
- ER No. 2022-125 (947 W Buffalo Avenue)
- ER No. 2022-126 (1915 N Flower Street)

## **FISCAL IMPACT**

The Historic Property Preservation Agreements will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$10,505.53 annually noted below, for a period of not less than ten years.

<b>HPPA No.</b>	<b>Address</b>	<b>Estimate</b>	<b>Exhibit No.</b>
2022-12	2218 N. Ross Street	\$1,008.83	1-2
2022-18	2003 N. Victoria Drive	\$1,910.60	3-4
2022-19	313 N. Birch Street	\$3,017.77	5-6
2022-21	501 E. Washington Avenue	\$653.85	7-8
2022-22	2123 N. Freeman Street	\$1,501.50	9-10
2022-23	1915 N. Flower Street	\$1,564.68	11-12
2022-24	947 W. Buffalo Ave	\$848.30	13-14
<b>Total for All Properties:</b>		<b>\$10,505.53</b>	

**EXHIBIT(S)**

1. Mills Act Agreement – 2218 N Ross Street
2. HRC Staff Report – 2218 N Ross Street
3. Mills Act Agreement – 2003 N Victoria Drive
4. HRC Staff Report – 2003 N Victoria Drive
5. Mills Act Agreement – 313 N Birch Street
6. HRC Staff Report – 313 N Birch Street
7. Mills Act Agreement – 501 E Washington Avenue
8. HRC Staff Report – 501 E Washington Avenue
9. Mills Act Agreement – 2123 N Freeman Street
10. HRC Staff Report – 2123 N Freeman Street
11. Mills Act Agreement – 1915 N Flower Street
12. HRC Staff Report – 1915 N Flower Street
13. Mills Act Agreement – 947 W Buffalo Avenue
14. HRC Staff Report – 947 W Buffalo Avenue

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

Approved By: Kristine Ridge, City Manager