



Ventura County Cultural Heritage Board Minutes

September 26, 2016 at 1:15 p.m.

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • ventura.org/rma/planning

1. Public Meeting was called to order at 1:20.m. by Chair Ricki Mikkelsen at the Ventura County Government Center, Administration Building, Second Floor, Atlantic Conference Room.

Commissioners Present: - Ricki Mikkelsen, Chair, Miguel Fernandez, Vice-Chair, Don Shorts, Stephen Schafer, John Kulwiec, Pat Havens and Gary Blum

Commissioners Absent: None.

Staff Present: Nicole Doner, Tricia Maier, Franca Rosengren and Linda Ash, Asst. County Counsel.

2. Oral Communications: None.

3. Minutes:

April 11, 2016 Minutes – Mr. Blum motioned to approve minutes and Ms. Havens seconded the motion. Motion passed 7-0.

May 09, 2016 Minutes - Mr. Blum motioned to approve minutes and Ms. Havens seconded the motion. Motion passed 7-0.

May 23, 2016 Minutes – Mr. Schafer motioned to approve minutes. Mr. Blum seconded the motion. Motion passed 7-0.

At this time, Mr. Kulwiec stated that he had to leave by 2:15pm and Ms. Ricki Mikkelsen and Ms. Pat Havens stated that they had to leave by 3:00pm.

4. **CONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

County Unincorporated Area

Action: Study Session to discuss potential revisions to the County's Cultural Heritage Ordinance (CHO) pursuant to CHO Section 1364-9.

Ms. Doner presented the staff report, discussed the Session Topics (Exhibit 2) and the following recommended actions:

1. **CONDUCT** the public hearing, **HEAR** testimony, **CONSIDER** the oral and written testimony and **REVIEW** the Planning staff report and all exhibits and attachments hereto;
2. **REVIEW, DISCUSS,** and **COMMENT** on the study session topics.

County of Ventura
March 14, 2022
Cultural Heritage Board Meeting
Item 7a
Exhibit 6 – Previous CHB Meeting Minutes
(September 26, 2016, February 11, 2019, and
March 11, 2019)

Presentation of public speakers in favor of the recommended actions: None.

Deliberation and Vote: Mr. Schafer explained the City of Ventura's five day review process for proposed alterations to undesignated properties and the duties and the authorities of the City of Ventura's Historic Preservation Committee.

The Chair read each of the Cultural Heritage Ordinance Study Session Topics (Exhibit 2) for the Board's review and requested comments from the other Board members.

Items 2 and 3 of Exhibit 2 - Linda Ash mentioned she wanted to see the same CEQA terminology used in the CHO. As an example, she mentioned that in CEQA, statutory law, and in the Public Resources code, the term historic resources is used instead of cultural heritage sites, and eligible and potential historic resources. She mentioned that she would review the CHO for consistency with the law. Another example given by Ms. Ash is that the CHO currently has a standard for COA approval and a different standard for COA denial. She recommends only one standard for both approval and denial. She will be looking at the roles, authority, and powers of the Cultural Heritage Board to see that the Board is not overstepping their boundaries. Ms. Havens asked Ms. Ash what is meant by "case law." Ms. Ash stated that she would write something up to clarify the state law and some of the CEQA cases. Mr. Schafer stated that the Board, five years ago, was not asked to review projects under CEQA and now we are seeing a role in that. Ms. Ash further stated that it's important to track state law. Ms. Ash stated it would be helpful for the Board to review the State public resources code when they are contemplating revising the CHO.

Item 5 of Exhibit 2 - Staff discussed the reasons for removing the additional designation standards currently in the CHO.

Item 6 of Exhibit 2 - Mr. Schaf mentioned that the Board should explore a screening process or threshold to minimize the applicant's time and money.

Item 7 of Exhibit 2 - Staff mentioned that the authority to require maintenance of landmarks should be clarified. Ms. Ash stated that this is a huge issue and the Board would have to have a prohibition and police powers in effect. Ms. Maier described how the civil penalties ordinance works. Mr. Schafer referenced the City of Ventura's penalty for the after-the-fact demolition of a landmark requiring penalty fees and a "scorched earth" policy in effect.

Items 9, 10 and 11 of Exhibit 2 - Staff stated that the revised CHO should incorporate by reference Resolution 2009-1.1 for exemptions and administrative reviews and eliminate the Conduct of Reviews Section under CHO 1364-12.

Items 12 and 13 of Exhibit 2 - Board discussion arose regarding the possible addition of definitions of demolition, alterations, major and minor. Mr. Fernandez stated that there should be some level of fuzziness. Mr. Schafer read the City of Davis' definition of

demolition. Ms. Ash stated that what she understood Ms. Maier was describing was a structure that is 50 years old or older, but not designated, and whether the demolition would affect an historic resource. Ms. Ash asked the Board to determine the trigger for demolition.

Item 14 of Exhibit 2 - Mr. Schafer asked that staff should return with other jurisdictions' examples of minimum district contributor requirements to designate a historic district. Mr. Blum mentioned that mansionization of a contributor would affect the district.

Item 16 of Exhibit 2 - Ms. Maier stated that a 90 day timeline may be kept for ministerial actions.

Item (#17) is tabled for another CHB meeting.

5. DISCUSSION

- a. Board Member Reports
- b. CHB Program Updates from Staff –None

6. Adjournment of the Meeting of the Cultural Heritage Board by Chair Mikkelsen.



Ventura County Cultural Heritage Board Minutes

February 11, 2019 at 1:15 p.m.– Item 3b

County of Ventura • Resource Management Agency • Planning Division
800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • vcrma.org/divisions/planning

1. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD

On Monday, February 11, 2019 at 1:15 p.m., the Ventura County Cultural Heritage Board (CHB) convened for a tour of 225 South F Street, Oxnard, CA. The CHB then convened for a Public Meeting at 1:45pm at 225 South F Street, Oxnard, CA

2. ROLL CALL AND DETERMINATION OF A QUORUM

Board Members Present:

Gary Blum, Miguel Fernandez, Darwin McCredie, and John Kulwiec.

Board Members Absent:

Ricki Mikkelsen, Patricia Havens, and Stephen Schafer.

Staff Present:

Denice Thomas, Cultural Heritage Program Manager and Ashley Cook Cultural Heritage Planner.

3. APPROVAL OF AGENDA AND MINUTES OF PREVIOUS MEETING(S)

3.a. Vote to approve the February 11, 2019 Agenda:

CHB Member Kulwiec made a motion to approve the agenda. CHB Member Fernandez seconded the motion. Motion [passed; 4-0].

3.b. Vote to approve the January 28, 2019 Minutes:

CHB Member Kulwiec made a motion to approve the minutes. CHB Member Fernandez seconded the motion. Motion [passed; 4-0].

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

CHB CONVENED AS CITY OF OXNARD CULTURAL HERITAGE BOARD (OCHB)

Location: 225 South F Street, Oxnard, CA 93030

Action: Consider a recommendation to the City of Oxnard City Council to establish a Historical Property Contract (also known as Mills Act Contract) pursuant to Ventura County Ordinance No. 4225 (CHO) §1364-10 and

§50280 of the California Government Code for the subject property at 225 South F Street (See Exhibit 1 – Location Map) (CH19-0004).

Disclosures:

Chair Blum disclosed that he lives a couples blocks away from the property

No Presentation by Staff as item was presented at the previous OCHB meeting. The following actions were recommended

1. **CONSIDER** and **APPROVE** findings one through four, and if approved **CONSIDER** recommending adoption of the proposed Mills Act Contact to the Oxnard City Council.

Discussion and questions by the OCHB Members:

The OCHB Members discussed the request. All questions from the Board Members were adequately addressed.

During the tour OCHB members asked the applicant about the condition of the foundation. The applicant assured the Board that the foundation was inspected, and it does not need repair. She reiterated that if the foundation needed repair she would have included it in the ten-year plan. Chair Blum mentioned that paint on the front porch could be an item to look at the future. The applicant also clarified the proposed repairs to the attic screening.

OCHB Member McCredie made a motion to **APPROVE** findings one through four, and **CONSIDER** recommending adoption of the proposed Mills Act Contact to the Oxnard City Council. OCHB Member Kulwicz seconded the motion. Motion [passed; 4-0].

6. NEW BUSINESS

CHB CONVENED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD (CHB)

6.a.

Location: Unincorporated Ventura County and Cities with Contracts for Services

Action: Receive presentation, provide input, move to forward the Cultural Heritage Ordinance Issue Areas to the cities with whom we provide contracted services for their feedback, and authorize CHB staff to schedule a work session with representatives from the contracted cities and the full Cultural Heritage Board.

Presentation by Staff:

Denice Thomas gave an oral presentation explaining four key issue areas of the Cultural Heritage Ordinance that were discussed by the subcommittee meeting in January and recommended the following actions:

1. **RECEIVE** a presentation and **MOVE** to forward the Cultural Heritage Ordinance (CHO) Issue Areas to the cities with whom we provide contracted services for their feedback, and **AUTHORIZE** Cultural Heritage Board (CHB) staff to schedule a work session with representatives from the contracted cities and the full CHB.

Discussion and questions by the CHB Members:

The CHB Members discussed the request. All questions from the CHB Members were adequately addressed. Board Member Kulwicz directed staff to include the City of Santa Paula in the upcoming outreach. CHB Member McCredie asked that other Cities how don't currently contract with the Ventura County CHB also be included. CHB Members discussed the idea of the Cultural Heritage Site Permit and whether or not it may be heavy handed. Denice Thomas explained that currently the COA process is not enforceable and that applicants can wait 180 days to do what they want. CHB Member Fernandez who participated in the subcommittee stated that the staff report summarized the issue areas discussed at the subcommittee meeting well.

CHB Member Kulwicz made a motion to MOVE to forward the (CHO) Issue Areas to the cities with whom we provide contracted services for their feedback and **AUTHORIZE** (CHB) staff to schedule a work session with representatives from the contracted cities and the full CHB. CHB Member McCredie seconded the motion. Motion [passed; 4-0].

7. REPORTS

7.a. CHB Member Reports:

CHB Member Fernandez: None

CHB Member Kulwicz reiterated that the City of Santa Paula is looking at creating their own Cultural Heritage Board and he thinks it is a mistake and directed Staff to contact them with a letter and maybe offer an example of how the contract and billing works out.

CHB Member McCredie reported that he is on the City of Ojai Cultural Heritage Board and they are looking at reducing the amount of Board Members from seven to five.

CHB Chair Blum: None

7.b. CHB Program Updates from Staff:

Manager Denice Thomas reported that CHB staff has been in contact with the City of Oxnard regarding unpermitted demolition at the Leonard Ranch. Staff has noticed that the original porch and porch cover has been removed and is hoping to work with the City of Oxnard to place a stop work order on the building. She also reported that there is Grant Available to CLG's that can be used for revisions to CHO, and it is Staff's goal to apply for the grant in the next couple of months. Denice also reported that the meeting of twice a month may change to one meeting a month.

Ashley Cook reported that she has been in contact with the Planner that is coordinating the Downtown code for the City of Oxnard. The Downtown Code will not have a Programmatic EIR done, as they are just doing an amendment to the General Plan. The Downtown Code will not be reviewed by the OCHB as the City of Oxnard is not forwarding it. The public comment period has ended however the City is willing to hear the OCHB concerns before it goes before the planning commission. Ashley Cook asked that Board Members send any specific comments to her to be included and she will draft a letter to the City of Oxnard.

8. NEXT MEETING

The next regularly scheduled meeting is February 25, 2019.

9. ADJOURNMENT

At 2:31 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



Dillian Murray for
Denice Thomas, Cultural Heritage Program Manager



Ventura County Cultural Heritage Board Minutes

March 11, 2019 at 1:15 p.m.– Item 3b

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1. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD

Public Meeting was called to order at 1:15 p.m. by Chair Blum at the Ventura County Government Center, Administration Building, Second Floor, Atlantic Conference Room.

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present:

Gary Blum, Miguel Fernandez, Darwin McCredie, Phil Englander and John Kulwiec

CHB Members Absent:

Ricki Mikkelsen, Stephen Schafer

Staff Present:

Denice Thomas, Cultural Heritage Program Manager, Ashley Cook, Cultural Heritage Planner of the Planning Division.

3. APPROVAL OF AGENDA AND MINUTES OF PREVIOUS MEETING(S)

3.a. Vote to approve the March 11, 2019 Agenda:

CHB Member Fernandez made a motion to approve the agenda. CHB Member McCredie seconded the motion. Motion [passed; 5-0].

3.b. Vote to approve the February 25, 2019 Minutes:

CHB Member Fernandez made a motion to approve the minutes. CHB Member McCredie seconded the motion. Motion [passed; 5-0].

4. PUBLIC COMMENTS

None.

5. CONTINUED ITEMS

None.

6. NEW BUSINESS

6.a. Location:

County-wide

Action:

RECEIVE a presentation of the key issue areas with the existing CHO and **RECEIVE** feedback and input from those in attendance.

Disclosures:

None

Presentation by Staff:

Denice Thomas gave an oral presentation describing the key issues area that the subcommittee identified in revising the Cultural Heritage Ordinance (CHO). The issue areas are as follows:

- 180-Day Delay
- Cultural Heritage Site (CHS) Stand-Alone Permit
- Discretionary Demolition Permit for CHS
- Downgrading/Delisting

Discussion and questions by the Cultural Heritage Board (CHB) Members and Contract Cities:

Cities in Attendance:

Juan Martinez - City of Oxnard
Monica Dionne – City of Simi Valley
James Mason – City of Santa Paula

Deliberation and Discussion:

Juan Martinez asked for clarification on the proposed CHS permit and how the City would be able to enforce it. Denice Thomas explained that the CHB would set the conditions of the CHS permit and that the City of Oxnard would have to use their own enforcement division to enforce just as they do with a regular building permit. Juan Martinez commented that the City of Oxnard may not be interested in implementing the CHS permit. Denice Thomas explained that the City does not have to adopt the new ordinance that they can keep the existing ordinance as is and that would be an option for them.

Monica Dionne had feedback regarding the 180-day provision. Since the city of Simi Valley currently has their own Cultural Heritage Ordinance and it was based on the CHO. Their lawyer just got rid of the 180-day waiting period completely so their COA is binding and cannot be waited out. She also explained that this level of enforcement may have backfired on them somewhat as many residents of the proposed School Street District did not want to have their properties landmarked. There was a general fear the landmark status would put strict regulations on what they can and cannot do to their homes and every time they wanted to do

something they would have to go before the CHB. This ultimately ended up with the School Street District not going through. Even with the Mills Act as an incentive, most owners did not see preservation as having a positive benefit for their property.

James Mason also agreed that whenever historic preservation is mentioned that it tends to scare a lot of property owners as it is seen as one more hoop to jump through. However, in Santa Paula he does see a new interest from property owners for preservation.

Denice Thomas mentioned that staff is considering doing outreach to real-estate agents and property owners.

CHB Chair Blum suggested that we look at the City of Orange who did a series of videos explaining preservation instead of holding outreach meeting for Real-estate professionals.

CHB Chair Blum agreed that we may need to somehow incorporate more “carrots” or positive ways to encourage preservation.

7. REPORTS

7.a. Board Member Reports:

CHB Member Kulwicz: Happy to see that James Mason from the City of Santa Paula was in attendance at the meeting.

CHB Member McCredie: Nothing.

CHB Member Fernandez: Asked about John Kessler and if he would still be willing to work on the Exhibit for the Fair. Ashley Cook responded that she would check with John Kessler.

CHB Chair Blum: Asked about the possibility to get a survey done for the South of Fifth area in Oxnard. Denice responded that we would likely only be able to apply for CLG grants for surveys in the unincorporated area as it would be difficult to get the cost for staff time approved to write grants for the other cities.

CHB Member Englander: Introduced himself at the beginning of the meeting and said he expressed that he looks forward to working with us and being on the CHB. He asked staff if he could get a list of all the designated sites and properties in his district, Staff responded that they don't have one at the moment but would work on getting a list.

7.b. CHB Program Updates from Staff:

Denice Thomas: Reported that she is eager to go the preservation conference in May. She mentioned that preservation for the 50's and 60's building that are now meeting the 50-year threshold are difficult to preserve and the conference has multiple workshops/presentations that will be addressing mid-century modern homes.

Ashley Cook: Reported that the letter addressing form-based code for Downtown Oxnard was submitted to the City of Oxnard and that they did give a response saying they will address our concerns as they have a few things to address with the new code.

8. NEXT MEETING

The next regularly scheduled meeting is March 25, 2019.

9. ADJOURNMENT

At 2:27 p.m., the Cultural Heritage Board concurred to adjourn.



Gary Blum, Chair

ATTEST:



Dillan Murray for
Denice Thomas, Cultural Heritage Program Manager