



## Ventura County Cultural Heritage Board November 14, 2022 Meeting Agenda

### County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

Notice is hereby given that on **Monday, November 14, 2022**, at **1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for an online Public Hearing using video conference and teleconference formats. Members of the public are welcome to attend. Please refer to the access instructions below.

**IN RESPONSE TO THE DECLARED STATE AND LOCAL EMERGENCIES DUE TO THE NOVEL CORONAVIRUS, AND CONSISTENT WITH THE RECOMMENDATIONS OF THE VENTURA COUNTY PUBLIC HEALTH OFFICER DATED SEPTEMBER 21, 2021, AND NOVEMBER 15, 2021, AND PURSUANT TO GOVERNMENT CODE SECTION 54953, SUBDIVISION (e), ALL MEETINGS OF THE CULTURAL HERITAGE BOARD ARE BEING CONDUCTED ELECTRONICALLY. TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE PUBLIC HEARING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO THE INSTRUCTIONS BELOW.**

#### **LISTENING TO THE MEETING ONLY**

If you do not have access to a computer or if you would like to listen to the meeting by phone, please follow the steps below:

1. If you are in the United States, dial (669) 900-9128 or (346) 248-7799 or (646) 558-8656 or (253) 215-8782 or (301) 715-8592 or (312) 626-6799. If you dial a number near your current location, you may receive higher audio quality;
2. Enter Webinar ID: 884 8518 8008, when prompted; and
3. Listen to the meeting.

#### **VIEWING THE MEETING ON YOUR COMPUTER OR TABLET**

To view the meeting on your computer or tablet using Zoom, follow the steps below:

1. Turn on your computer or tablet and open your internet browser;
2. Navigate to the following weblink:

[https://ventura-org-rma.zoom.us/webinar/register/WN\\_w638pidzTeqv9emy2q-IVQ](https://ventura-org-rma.zoom.us/webinar/register/WN_w638pidzTeqv9emy2q-IVQ);

3. Please complete the registration information;

4. Upon successful registration, you will be provided the information needed to access the meeting;
5. Listen to the meeting.

### **PROVIDING PUBLIC COMMENT**

#### *Written Comment in Advance of the Meeting:*

1. While written comments may be submitted by e-mail during the hearing, the public is encouraged to submit comments no later than 10:00 a.m. on the day of the hearing to Dillan Murray via email at [Dillan.Murray@Ventura.org](mailto:Dillan.Murray@Ventura.org). Comments may not exceed 250 words. All comments received prior to the deadline which are 250 words or less will be read into the record by staff. Comments greater than 250 words will be distributed to the Cultural Heritage Board at the hearing and included in the public record;
2. Please indicate in the Subject Line the Agenda item number (e.g., Item No. 9) on which you are commenting.

#### *Call-in and Video Public Comment using Zoom:*

1. If you are accessing the hearing via phone and would like to speak on an item, dial \*9 to raise your hand. If you are accessing the hearing online, select the “raise hand” function;
2. Interested speakers will be called upon in the order received. Dial \*6 to be unmuted to provide comment or use the “unmute” function;
3. Requests to make live public comment on an agenda item will be accepted until the public comment period for each agenda item is complete. If you wish to make comments, you must be called into the meeting prior to the close of the public comment period.

**AGENDA**

1. **1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

2. **ROLL CALL AND DETERMINATION OF A QUORUM**

3. **APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES**

3a. Vote to approve the November 14, 2022 Agenda

3b. Vote to approve the October 10, 2022 Meeting Minutes

4. **CONSENT ITEM**

A resolution authorizing continued remote teleconference meetings of the Cultural Heritage Board.

5. **PUBLIC COMMENTS**

This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Cultural Heritage Board (CHB). Speakers wishing to address the CHB shall be allowed a maximum of three minutes for their comments. The CHB is prohibited from taking action on any item that is not part of the printed and published agenda.

6. **CONTINUED ITEMS**

None

7. **NEW BUSINESS**

7a. **Location:** Unincorporated County area and contract cities the Cultural Heritage Board serves.

**Action:** Planning Division staff requests that the Cultural Heritage Board adopt CHB Resolution No. 2022-18 repealing the current Bylaws of the Ventura County Cultural Heritage Board and adopting the proposed Bylaws of the Ventura County Cultural Heritage Board.

7b. **Location:** Contract cities the Cultural Heritage Board serves.

**Action:** Planning Division staff requests that the Cultural Heritage Board adopt CHB Resolution No. 2022-19 repealing the current CHB Resolution No. 2009-1.1 establishing and delegating administrative authority to staff to approve certain minor projects in the contract cities the CHB serves and adopting the proposed revised administrative approvals and exemptions list.

**7c. Location:** 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County; Supervisorial District 3 – Long).

**Action:** Planning Division staff requests that the Cultural Heritage Board review and provide feedback on drone videography prepared of the subject property (Case No. CH21-0005).

**7d. Location:** N/A.

**Action:** Planning Division staff requests that the Cultural Heritage Board review and provide feedback on the draft Ventura County Landmarks and Points of Interest interactive map and Cultural Heritage Program web address.

**8. REPORTS**

**8a.** Board Member Reports

**8b.** CHB Program Updates from Staff

**9. NEXT MEETING**

The next regularly scheduled meeting is November 28, 2022.

**10. ADJOURNMENT**



# Ventura County Cultural Heritage Board (CHB) October 10, 2022 **Draft** Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • [www.vcrma.org/divisions/planning](http://www.vcrma.org/divisions/planning)

**Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.**

1. **1:20 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

2. **ROLL CALL AND DETERMINATION OF A QUORUM**

**CHB Members Present:**

Miguel Fernandez (Chair), Linda Plaks, Gary Blum, Stephen Schafer, Lawrence Yee (arrived late), and John Kulwiec (arrived late)

**CHB Members Absent:**

Tyson Cline

**Staff Present:**

Dillan Murray, Cultural Heritage Program Planner, Planning Division  
Tricia Maier, Planning Programs Manager, Planning Division

3. **APPROVAL OF AGENDA**

3a. Vote to approve the October 10, 2022 Agenda

Board Member Plaks made a motion to approve the October 10, 2022 Agenda. Board Member Schafer seconded the motion. Motion passed 4-0.

3b. Vote to approve the September 26, 2022 Meeting Minutes

3c. Vote to approve the July 25, 2022 Meeting Minutes

3d. Vote to approve the June 27, 2022 Meeting Minutes

Board Member Schafer inquired as to whether Staff has confirmed whether previously completed work could be included in a Mills Act contract rehabilitation plan. Dillan Murray, Staff, noted that Staff does not have new information, but can look into the issue further and report back.

*Board Member Yee arrived to the virtual hearing at this time.*

The minutes of the September 26, 2022, July 25, 2022, and June 27, 2022 meetings were approved.

4. **PUBLIC COMMENTS**

None

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

6a. **Location:** 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County; Supervisorial District 3 – Long).

**Action:** A request to designate the Edgington Oxnard Oil Derrick at a property with a situs address of 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County) and Assessor's Parcel Number (APN) 218-0-011-485 as Ventura County Landmark No. 183 and discuss feasibility of listing in the National Register of Historic Places. (Case No. CH22-0025).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, Staff, presented a PowerPoint presentation outlining the project location, background, history, request, and Staff recommendations, and played a drone video taken of the subject property. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the Property Owner was given a 15-day notice in accordance with CHO §1366-2, that the Property Owner concurs with the designation by the CHB of the Edgington Oxnard Oil Derrick as Ventura County Landmark No. 183, and placement of said designation in County lists;
3. **FIND** that the Edgington Oxnard Oil Derrick meets County Landmark Criterion 1 as required by CHO §1367(a), and the additional standards required by CHO §1367-1 based on the substantial evidence in the staff report and all exhibits and attachments hereto; and

4. **ADOPT** CHB Resolution No. 2022-15 (Exhibit 4) approving the designation of the Edgington Oxnard Oil Derrick, located at 3450 East 5th St., Oxnard, CA 93033, as Ventura County Landmark No. 183.

**Public Comments:** None.

**Discussion and Deliberation:**

Blain Meith, CalNRG, John Hecht, Sespe Consulting, and Shannon Davis, ASM Affiliates, were available to answer questions.

*Board Member Kulwiec arrived to the virtual hearing at this time.*

Board Member Schafer inquired as to whether the video played was the only drone videography produced. Dillan Murray, Staff, stated that the applicant team may have additional videography prepared. Board Member Schafer and Chair Fernandez noted their preference that videography include flythroughs of the site at eye-level view.

Board Member Schafer inquired as to whether the Edgington Oxnard Oil Derrick also met National Register Criterion C or Ventura County Landmark Criterion 3 based on its level of significance. Shannon Davis, ASM Affiliates, noted that the SurveyLA property type for oil derricks framed their decision-making when assessing the property; thus, they did not include Criterion 3. Ms. Davis stated that she would be happy to recommend the derrick for local landmark designation based on Criterion 3 in addition, if that was the direction of the CHB.

Board Member Yee requested clarification on the distinction Board Member Schafer was raising. Chair Fernandez noted that the distinction would be that the derrick is found historically significant based on more than one criterion.

Board Member Schafer identified text revisions to the draft CHB Resolution No. 2022-15 to include Landmark Criterion 3 and the CHB finding that the site meets both Landmark Criteria #1 and #3.

Board Member Schafer made a motion to adopt Staff's recommended actions with inclusion of the text revisions to CHB Resolution No. 2022-15. Board Member Yee seconded the motion. Motion passed 6-0.

- 6b. Location:** 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County; Supervisorial District 3 – Long).

**Action:** A request to designate the Former Edgington Oxnard Refinery property with a situs address of 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County) and Assessor's Parcel Number (APN) 218-0-011-485 as Ventura County Point of Interest No. 12 and discuss interpretive options. The property owner requests to designate the oil derrick structure at the property separately as a Ventura County Landmark (refer to Case No. CH22-0025) and the remainder of the property as a Point of Interest for the former oil industry activities at this location. (Case No. CH22-0026).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, Staff, presented a PowerPoint presentation outlining the project location, background, history, request, and Staff recommendations. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that the Property Owner was given a 15-day notice in accordance with CHO §1366-2, that the Property Owner concurs with the designation by the CHB of the Former Edgington Oxnard Refinery property as Ventura County Point of Interest No. 12, and placement of said designation in County lists;
3. **FIND** that the Former Edgington Oxnard Refinery property meets County Point of Interest Criterion 2 as required by CHO §1367(c), and the additional standards required by CHO §1367-1 based on the substantial evidence in the staff report and all exhibits and attachments hereto; and
4. **ADOPT** CHB Resolution No. 2022-16 (Exhibit 4) approving the designation of the Former Edgington Oxnard Refinery property, located at 3450 East 5th St., Oxnard, CA 93033, as Ventura County Point of Interest No. 12.



**Public Comments:** None.

**Discussion and Deliberation:**

Blain Meith, CalNRG, John Hecht, Sespe Consulting, and Shannon Davis, ASM Affiliates, were available to answer questions.

Shannon Davis, ASM Affiliates, noted that the applicant team recommends one or two interpretive signs along the main road using recycled materials from the facility such as brick. Signs would contain QR codes that link to the County's website for more information.

Board Member Schafer made a motion to adopt Staff's recommended actions. Board Member Blum seconded the motion. Motion passed 6-0.

Board Member Schafer inquired as to whether pipes could be used in the interpretive display. Examples include small, shed-like structures made out of corrugated metal that cover a plaque. Disused pipes would more closely represent the former use at the site. Chair Fernandez liked the idea and echoed the use of bricks or structural materials. Chair Fernandez noted his desire to see consultant-produced design ideas. Board Member Schafer said he could provide examples of interpretive designs.

John Hecht, Sespe Consulting, inquired as to whether the Point of Interest designation would affect potential land uses at the site. Dillan Murray, Staff, noted that the Point of Interest designation would not trigger future cultural heritage review.

Shannon Davis stated that the applicant team could come up with other types of salvaged materials to be used and requested more direction on what the next steps would be. Chair Fernandez inquired as to whether an interpretive or creative design consultant is part of the team. Ms. Davis stated a graphic designer is part of the team, but that bringing on any additional 3D designer or artist would need to be discussed amongst the applicant team.

Board Member Schafer noted his recommendation that the display include something three dimensional with a two-dimensional exhibit in the foreground.

Chair Fernandez inquired as to next steps. Dillan Murray, Staff, noted that the CHB's original recommendation related to the approved Certificate of

Appropriateness for the site called for the CHB to review and provide comment on a proposed interpretive display. Once a design has been solidified, the CHB can do so at a future date.

Board Member Schafer recommended additional human-scale drone videography be prepared to show the spacial relationships between tanks and structures. Blain Meith, CalNRG, stated that he can look into having this be prepared.

Shannon Davis confirmed that the applicant team would return to the CHB with a proposed design for the interpretive signage, including a 3D element. Ms. Davis inquired as to whether content for the signage would be needed at such time. Dillan Murray, Staff, suggested the proposed design include as much information and content as possible to allow the CHB to provide feedback.

Board Member Schafer inquired as to whether an ad hoc committee could be formed to handle review of the proposed interpretive display. Dillan Murray, Staff, noted that that could be possible, and Staff could report out the results to the full CHB.

John Hecht, Sespe Consulting, noted that the applicant team would need to discuss amongst the team whether it would be advantageous to return to the full CHB or work with the ad hoc committee. The CHB concurred with this approach.

## **ADJOURNED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

## **CONVENED AS THE OXNARD CULTURAL HERITAGE BOARD**

- 6c. Location:** Sunkist/Ventura Pacific Co. Facility, 245 E Colonia Road, Oxnard, CA 93030 (Supervisory District 5).

**Action:** A request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1372) for the rehabilitation of existing warehouse facilities for commercial storage uses. As part of the scope of work, five existing buildings will be combined into four warehouse tenant spaces and two small buildings will be demolished. Six truck loading docks and two freight elevators will be added to the exterior of the buildings, in addition to interior remodeling. (Case No. CH22-0029).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, Staff, presented a PowerPoint presentation outlining the project location, background, history, request, and Staff recommendations. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1372 based on the preceding evidence and analysis.

**Public Comments:** None.

**Discussion and Deliberation:**

Jane Collette, applicant, of Rasmussen and Associates, was available to answer questions.

Board Member Yee made a motion to adopt Staff's recommendations.

Board Member Schafer inquired whether applicant is amenable to keeping the lemon cull bin? Board Member Schafer noted the value in retaining the structure if there is no vital requirement for removing it, and would prefer it be adaptively reused.

Board Member Yee noted the lemon cull bin component is an integral part of the whole operation and that it adds architectural interest to the facility.

Board Member Schafer noted the applicant does not have to follow the CHB's recommendations and that the review and consultation with the applicant is intended to come to a better result.

Jane Collette stated that the lemon cull bin is not in great condition and not a great candidate for adaptive reuse. It would require a major seismic retrofit if used for human habitation.

Board Member Schafer stated that its condition doesn't factor into its historic significance, unless it's been altered beyond recognition.

Jane Collette stated that she sent the property owner an updated site plan showing how the parking could be made up elsewhere if the lemon cull bin is retained, and that they may be amenable to keeping it.

Board Member Schafer stated that there is a mechanism to allow for exceptions to development standards at historic properties. Dillan Murray, Staff, stated that the cultural heritage site deviations are limited to the unincorporated County area, although the City of Oxnard may offer something similar, to be confirmed with Oxnard Planning Staff.

Board Member Plaks inquired as to whether there is any signage still at the building. Jane Collette stated that there is signage on the building along Oxnard Boulevard. Board Member Plaks noted her view that signage could help interpret the significance of the site and the former use.

*Board Member Yee left the virtual hearing at this time.*

Chair Fernandez inquired as to what the planned use of the facility will be.

Jane Collette stated that the facility will be leased out in separate components. The operations will probably be for agricultural storage or something similar.

Board Member Schafer recommended that signage remain on site. Board Member Schafer noted the corrugated metal shed building could be removed, but recommended that the metal materials be offered up for reuse elsewhere.

Board Member Blum seconded Board Member Yee's motion. Motion passed 5-0.

**ADJOURNED AS THE OXNARD CULTURAL HERITAGE BOARD**

**RECONVENED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

**7. REPORTS**

**7a. Board Member Reports**

Board Member Kulwicz reported that he is continuing work with the Santa Paula homeless shelter.

Board Member Schafer reported that the City of Ventura Historic Survey Context and Survey will be reviewed at the City of Ventura City Council hearing that evening.

Other Board Members did not have anything to report.

**7b. CHB Program Updates from Staff**

Dillan Murray, Staff, reported on updates being made to the Cultural Heritage Board website, including new links, content, maps, and resources. Mr. Murray reported that Staff is developing a new Mills Act Program webpage and interactive landmarks map. Next, Mr. Murray reported that Staff will be bringing forward draft revisions to the Bylaws and Administrative Approvals resolutions for review. Next, Mr. Murray reported that the two recent Mills Act contract applications reviewed by the CHB are scheduled for the Board of Supervisors' consent agenda for November 1st. Lastly, Mr. Murray reported that the next hearing of the CHB is expected to be on November 14.

Tricia Maier, Staff, reported that Staff is developing a new self-certification process for Mills Act contract holders to be completed annually. The materials and information will be hosted on the new Mills Act Program webpage.

Board Member Schafer requested confirmation as to whether previously completed work could be included in a Mills Act contract rehabilitation plan. Tricia Maier, Staff, and Dillan Murray, Staff, noted that other jurisdictions do allow for previously work to be completed, so there is some flexibility across Mills Act programs.

Chair Fernandez inquired as to whether a new, shorter web address could be created to redirect people to the CHB website. Tricia Maier, Staff, noted that Staff would look into the feasibility of creating a shortcut.

**8. NEXT MEETING**

The next regularly scheduled meeting was reported to be November 14, 2022.

**9. ADJOURNMENT**

At 3:14 p.m., the Cultural Heritage Board was adjourned.

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Chair  
Cultural Heritage Board

ATTEST:

\_\_\_\_\_  
Dillan Murray  
Cultural Heritage Program Planner

\_\_\_\_\_  
Date