



Ventura County Cultural Heritage Board June 12, 2023 Meeting Agenda

County of Ventura • Resource Management Agency

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

Notice is hereby given that on **Monday, June 12, 2023, at 1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public hearing to be held at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, 3rd Floor, Multi-Purpose Conference Room.

PROVIDING PUBLIC COMMENT

Public comments may be provided using the following options: (1) e-mail public comment in advance of the meeting; and/or (2) in-person public comment.

Option 1 – If you wish to make a comment on a specific item in advance of the meeting, please submit your comment for that item via email by 10:00 a.m. on the day of the hearing to Dillan Murray, staff, via email at Dillan.Murray@Ventura.org. Please indicate in the Subject Line of your email, the Agenda Item Number on which you are commenting. Your email will be distributed to the Cultural Heritage Board and placed into the item's record at the Cultural Heritage Board hearing.

Option 2 – If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on.

AGENDA

1. **1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES**
 - 3a. Vote to approve the June 12, 2023 Agenda
 - 3b. Vote to approve the May 8, 2023 Meeting Minutes
4. **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.

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

6a. A plaque and resolution of the Ventura County Cultural Heritage Board to be presented to outgoing member Stephen Schafer in appreciation for his 14.5 years of service.

6b. **Location:** Linebarger Ranch, 15132 West Telegraph Road, Santa Paula, CA 93060 (unincorporated Ventura County; Supervisorial District 3 – Long).

Action: A request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1372) related to the construction of an 1,820-square-foot pump house and two separate, 8.9-acre-foot agricultural water reservoirs to be covered with solar panels at the Linebarger Ranch property located at 15132 West Telegraph Road, Santa Paula, CA 93060. The scope of work includes additional site improvements, fencing, and landscaping (Case No. CH23-0003).

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

Action: A request for review and comment on the proposed interpretive display for the Former Edgington Oxnard Refinery property, located at 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County). This request is submitted in partial adherence to the recommendations previously approved by the CHB in order to authorize decommissioning and demolition activities at the subject property (Case No. CH21-0005).

6d. **Location:** St. Joseph's Health and Retirement Center, 2464 E. Ojai Avenue, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

Action: A request for a Certificate of Appropriateness (COA) (CHO §1371) from the CHB for a mix of demolition and rehabilitation of existing structures at St. Joseph's Health and Retirement Center, located at 2464 E. Ojai Avenue, Ojai, CA 93023. The scope of work is intended to partially

abate Planning Violation PV21-0017 and is limited to the Kugler Hall and Care Center buildings. No new structures or additional building square footage is proposed. (Case No. CH23-0017).

- 6e. Location:** Palm Trees Along Chambersburg Road (Ventura County Landmark No. 122) (unincorporated Ventura County; Supervisorial District 3 – Long).

Action: A request for review and comment pursuant to Section 106 of the National Historic Preservation Act on the California Department of Transportation’s State Route (SR) 23 Drainage Restoration Project. The project is located on SR 23/Chambersburg Road between Bellevue Avenue and East Guiberson Road (postmile 22.5 to postmile 22.9) near the community of Bardsdale in unincorporated Ventura County. The project would rehabilitate the existing earthen drainage channels on the northbound and southbound sides of SR 23. All work would take place within the existing state right-of-way.

- 6f. Action:** Provide feedback to Planning Division staff regarding future speaker sessions and educational items for discussion.

7. REPORTS

- 7a.** Board Member Reports
- 7b.** CHB Program Updates from Staff

8. NEXT MEETING

The next regularly scheduled meeting is July 10, 2023.

9. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Dillan Murray, staff, at (805) 654-5042 or Dillan.Murray@Ventura.org or the California Relay Service at (866) 735-2929. Reasonable advance notification of the need for accommodation prior to the meeting (72 hours advance notice is preferable) will enable us to make reasonable arrangements to ensure accessibility to this meeting.



Ventura County Cultural Heritage Board

May 8, 2023 **Draft** Meeting Minutes

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Note: The following is a summary of actions taken by the Cultural Heritage Board (CHB) at their public hearing and not a verbatim transcription.

Items heard out of order

1. **1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

Board Member Schafer arrived at the meeting at this time.

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

CHB Members Present:

Miguel Fernandez (Chair), Tyson Cline, Herbert Gooch, Mike Winters, Gary Blum, and Stephen Schafer

CHB Members Absent:

John Kulwicz

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 May 8, 2023 Agenda

Chair Fernandez recommended moving Item 4 after Item 7a in order to be mindful of the applicant's time. Board Member Winters made a motion to approve the May 8, 2023 Agenda with that revision. Board Member Cline seconded the motion. Motion passed 6-0.

3b. Vote to approve the February 13, 2023 Meeting Minutes

Board Member Schafer made a motion to approve the February 13, 2023 Meeting Minutes. Board Member Cline seconded the motion. Motion passed 6-0.

5. **PUBLIC COMMENTS**

None

6. **CONTINUED ITEMS**

None

7. **NEW BUSINESS**

7a. **Location:** The Hermitage Ranch, 1901 Hermitage Road, Ojai, CA 93023 (Supervisory District 1 – LaVere).

Action: A request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1372) related to the construction of a one-story, 443-square-foot farm worker dwelling unit with 148 square feet of habitable attic space at the Hermitage Ranch, located at 1901 Hermitage Road in the Ojai Valley. (Case No. CH23-0016).

Disclosures: None.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance (CHO) analysis, 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; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1372 based on the preceding evidence and analysis; and
3. **RECOMMEND** that the property owner pursue designation of the subject property as a Ventura County Landmark pursuant to CHO §1366

Public Comments: None.

Discussion and Deliberation:

Charles Ward, property owner and architect, was in attendance to answer any questions.

Board Member Schafer clarified whether the existing residence had Hardie® shingle siding. Mr. Ward noted that the existing residence has cedar shingle siding, and the proposed farmworker dwelling unit would have Hardie® shingle siding to match it in visual qualities. Board Member Schafer requested clarification on the proposed roofing materials. Mr. Ward stated that materials would consist of asphalt shingles.

Board Member Winters requested clarification as to why the habitable attic space was not considered a second floor. Mr. Ward stated that there are advantages both structurally and financially with classifying it as habitable attic space.

Chair Fernandez inquired whether Mr. Ward would be interested in pursuing landmark designation and a potential Mills Act contract for the property. Mr. Ward stated that he would be open to the possibility in the future, but is concerned with the potential for additional project reviews that could affect operation of the agricultural property. Board members noted that the review process experienced at the hearing would be representative of future project reviews.

Board Member Schafer made a motion to approve the Certificate of Review and find that the scope of work is consistent with the Secretary's Standards. Board Member Winters seconded the motion. Motion passed 6-0.

Board Member Schafer made a motion to recommend that the property owner explore and, when possible, pursue designation of the subject property as a Ventura County Landmark pursuant to CHO §1366. Board Member Cline seconded the motion. Motion passed 6-0.

4. ELECTION OF OFFICERS

Board Member Cline made a motion to nominate Miguel Fernandez and Gary Blum to another term as Chair and Vice-Chair, respectively. Board Member Schafer seconded the motion. Motion passed 6-0.

8. REPORTS

8a. Board Member Reports

Board Member Schafer reported that he recently attended the California Preservation Foundation (CPF) conference in San Francisco and moderated a session.

Board Member Blum reported that he received additional information on plans for the former J.C. Penney building in Oxnard from the District Attorney's office. Board Member Blum inquired whether there was any progress with the residential property on G Street in Oxnard. Dillan Murray, staff, noted that he spoke with Joe Pearson, Planning Manager for the City of Oxnard, who said that he would look into the status of any plan check. In

addition, Mr. Murray noted that the city has been made aware of potentially inappropriate alterations to the McColm Manor Apartments in Oxnard, a Mills Act contract property, and that it would be at the direction of the city how to proceed on that case. Last, Board Member Blum reported that the City of Oxnard will be developing an architectural lighting plan for the Oxnard pagoda bandstand, and hoped that city staff would present the item to the CHB in the future.

Board Member Winters thanked staff for recent information that was communicated to CHB members.

Board Member Gooch provided information on his background before joining the CHB.

Board Member Cline reported that he is involved with a project related to the Santa Paula High School gym rebuild that was recently damaged in a fire. Board Member Cline requested any historical information on the property be sent his way.

Chair Fernandez reported that he has been working with staff on several property screening requests to assess potential historic significance.

8b. CHB Program Updates from Staff

Dillan Murray, staff, reported that May is Historic Preservation Month. The Planning Division has installed a display and banner outside in the Hall of Administration and RMA Reception area on the 3rd Floor. Both link viewers to our website, which hosts a variety of information, including new content.

Next, Mr. Murray reported that this year is the 150th anniversary of the County of Ventura. Staff will be looking at what the Museum of Ventura County has planned and how the CHB may be able to get involved.

Board Member Schafer left the meeting at this time.

Next, Mr. Murray reported that the CHB previously requested a briefing or discussion item on General Plan policies related to historical resources. Staff anticipates bringing that item forward at a future meeting.

Next, Mr. Murray reported that the County Fair will be coming up soon in August and inquired whether the previously established ad hoc committee

members would be interested in continuing the effort to redesign the CHB exhibit.

Finally, Mr. Murray reported that the CHB will have an upcoming project review for a Site of Merit near Santa Paula.

Tricia Maier, staff, requested additional direction from the CHB on the Fair display efforts, keeping in mind that Brown Act requirements provide for an ad hoc committee of less than a quorum. Ms. Maier noted that the Planning Division will also have a summer intern who will be able to assist on this project.

Chair Fernandez, Board Member Cline, and Board Member Blum indicated a willingness to continue with the ad hoc committee focused on the Fair exhibits. Committee members will work to provide direction regarding which photos and content to use in any redesigned exhibits. Dillan Murray, staff, noted that he can reach out to committee members to set up a discussion meeting.

9. NEXT MEETING

The next regularly scheduled meeting was reported to be May 22, 2023.

10. ADJOURNMENT

At 2:29 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date