



# Ventura County Cultural Heritage Board October 9, 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](http://www.vcrma.org/divisions/planning)

Notice is hereby given that on **Monday, October 9, 2023**, at **1:15 p.m.** the Ventura County Cultural Heritage Board will convene for a public 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](mailto: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 October 9, 2023 Agenda
  - 3b. Vote to approve the August 28, 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. Speakers wishing to address the Cultural Heritage Board shall be allowed a maximum of three minutes for their comments. The Cultural Heritage Board 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. **Location:** Along North Ventura Avenue, 0.3 mile north of City of Ventura water purification plant (5895 N Ventura Avenue, Ventura, CA 93001) (Caltrans right of way) (unincorporated Ventura County; Supervisorial District 1 – LaVere).

**Action:** A request to downgrade the Santa Gertrudis Asistencia (Chapel) Monument from a Ventura County Landmark to Ventura County Point of Interest No. 13. The site formerly held a chapel constructed for the San Buenaventura Mission on a property currently located on North Ventura Avenue, 0.3 miles north of the City of Ventura water purification plant (5895 N Ventura Avenue, Ventura, CA 93001). (Case No. CH23-0035).

6b. **Location:** 786 and 788 West Matilija Canyon Road, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

**Action:** A request to downgrade the Matilija Hot Springs property from a Ventura County Landmark to Ventura County Point of Interest No. 14. The site address is 786 and 788 West Matilija Canyon Road, Ojai, CA 93023 (unincorporated Ventura County) and Assessor's Parcel Numbers (APNs) 010-0-180-420, 010-0-180-430, 010-0-180-440, 010-0-180-450, and 010-0-180-510. (Case No. CH23-0036).

6c. **Location:** 1101 Peppertree Lane, Simi Valley, CA 93064 (unincorporated Ventura County; Supervisorial District 4 – Parvin).

**Action:** A request to downgrade the Maier House property from a Ventura County Landmark to Ventura County Point of Interest No. 15. The site address is 1101 Peppertree Lane, Simi Valley, CA 93064 and Assessor's Parcel Number 685-0-051-040. (Case No. CH23-0037).

6d. **Action:** Review and provide direction on the draft Ventura County Landmark and Point of Interest plaque template.

7. **REPORTS**

7a. Board Member Reports

7b. CHB Program Updates from Staff

8. **NEXT MEETING**

The next regularly scheduled meeting is October 23, 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](mailto: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

August 28, 2023 **Draft Meeting Minutes**

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 Cultural Heritage Board (CHB) at their public hearing and not a verbatim transcription.**

1. **1:16 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

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

**CHB Members Present:**

Miguel Fernandez (Chair), Tyson Cline, Herbert Gooch, John Kulwicz, Mike Winters, Gary Blum, and Anthony Angelini

**CHB Members Absent:**

None

**Staff Present:**

Dillan Murray, Associate Planner, Ventura County Planning Division

Natalie Venable, Intern, Ventura County Planning Division

Daniel Houck, Associate Planner, City of Oxnard

Tricia Maier, Planning Programs Manager, Ventura County Planning Division

3. **APPROVAL OF AGENDA**

3a. Vote to approve the August 28, 2023 Agenda

Board Member Gooch made a motion to approve the August 28, 2023 Agenda. Board Member Winters seconded the motion. Motion passed 7-0.

3b. Vote to approve the June 12, 2023 Meeting Minutes

Board Member Blum made a motion to approve the June 12, 2023 Meeting Minutes. Board Member Gooch seconded the motion. Motion passed 7-0.

4. **PUBLIC COMMENTS**

None

5. **CONTINUED ITEMS**

None

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

**CONVENED AS THE OXNARD CULTURAL HERITAGE BOARD**

6. **NEW BUSINESS**

6a. **Location:** 115 S G Street, Oxnard, CA 93030 (Ventura County Landmark #161: Henry T. Oxnard Historic District; Supervisorial District 5 – Lopez).

**Action:** A request for a Certificate of Appropriateness (COA) (Ordinance §1371) from the CHB for the construction of a 71-square-foot wood pergola over the existing concrete porch of a residence located at 115 S G Street, Oxnard, CA 93030 (Case No. CH23-0031).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance (Ordinance) 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. **FIND** whether the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4(a); and
3. If the requisite finding can be made based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Cultural Heritage Ordinance [Ordinance] §1371) with any Cultural Heritage Board or staff recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

**Public Comment:**

Stephen Schafer provided comment on this item to recommend the pergola not be attached to the existing residence.

**Discussion and Deliberation:**

Board Member Cline noted his view that, due to the pergola's small size, it was unnecessary to condition the pergola to be designed with four pillars to avoid being attached to the existing residence.

Board Member Blum inquired whether the windows on the primary façade had been replaced. Dillan Murray, staff, confirmed that they had been installed within the last couple years and are more period-appropriate than what was there previously.

Board Member Blum made a motion to approve the Certificate of Appropriateness as presented. Board Member Winters seconded the motion. Motion passed 7-0.

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

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

**6c. Location:** 1580 Garst Lane, Ojai, CA 93023 (Supervisory District 1 – LaVerde).

**Action:** A request for a Certificate of Review (Ordinance §1372) for the replacement of a composition shingle roof with a metal roof at a residence located at 1580 Garst Lane, Ojai, CA 93023 (Site of Merit). The proposed roof area to be replaced for the residence and detached garage is 3,500 square feet and no changes in roof pitch or height are proposed. (Case No. CH23-0033).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance (Ordinance) 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 Ordinance §1372 based on the preceding evidence and analysis.

**Public Comments:**

None.

**Discussion and Deliberation:**

Board Member Cline inquired as to what the original roof material was. Staff and the applicant team were not aware. Board Member Cline noted his view that the proposed metal roof would better protect the resource than the existing roof.

Chair Fernandez wondered whether a metal shingle would be more appropriate, and inquired whether the material would fade with time. The applicant stated that the material would not fade with time. Chair Fernandez noted the roof as proposed was acceptable.

Board Member Kulwicz made a motion to approve the Certificate of Review as presented. Board Member Cline seconded the motion. Motion passed 7-0.

## **7. REPORTS**

### **7a. Board Member Reports**

Board Member Kulwicz reported that the Santa Paula homeless shelter had its grand reopening and provided background on his involvement.

Board Member Angelini reported that he had been appointed to the City of Thousand Oaks Arts and Culture Roundtable and encouraged Board Members to attend.

Chair Fernandez reported on the success of the CHB Fair ad hoc committee in completing new display boards.

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

Dillon Murray, staff, introduced Daniel Houck, the City of Oxnard Planning Division's new staff liaison for cultural heritage board reviews. Mr. Houck spoke on his new role and areas of responsibility.

Next, Mr. Murray introduced Planning Intern Natalie Venable. Ms. Venable is a city and regional planning student at Cal Poly, San Luis Obispo and has been helping with both the Mobile Home Park Rent Control Program and Cultural Heritage Program this summer across a wide variety of tasks, including the Fair display posters and landmark web content.

Next, Mr. Murray reported on a new flyer the Planning Division developed, which is a Cultural Heritage Review Process Flowchart. This is useful for other County staff, members of the public, and your Board to reference and understand what types of properties and projects are screened for review, and how the cultural heritage review process plays out in a simple, step-by-step format. This is part of our effort to increase and improve available resources for the public.

Next, Mr. Murray reported on the success of the Ventura County Fair CHB exhibit. The County of Ventura won \$400 for being awarded 3<sup>rd</sup> place.

Next, Mr. Murray reported that new content has been added to the County's interactive landmarks map, including National and State register properties in the county and non-point resources, such as a stagecoach route or railway, which have been added as line features to the map.

Next, Mr. Murray reported that Mills Act self inspections are coming in and the new annual process is working well. There are 18 properties under Mills Act contract and each year the property owner submits evidence that they are in compliance with their contract.

Next, Mr. Murray reported that an ongoing CHB annual priority is to identify Landmarks eligible for downgrading to a Site of Merit or Point of Interest. CHB staff identified three such properties: Landmark No. 11, Santa Gertrudis Asistencia (Chapel) Monument; Landmark No. 25, Matilija Hot Springs; and Landmark No. 68, Brandeis-Bardin Institute, Main House (aka Maier House). Staff will be bringing those forward in the months ahead.

Board Member Cline and Board Member Gooch inquired about the downgrade process. Dillan Murray, staff, provided background on the intent of this process to align properties with the appropriate criteria for designation. Mr. Murray noted that the three eligible properties were identified after staff evaluated the full current list of Landmarks, but that there is no ongoing or annual process for evaluating Landmarks for eligibility for downgrading. Instead, recommendations are based on information as it is made available.

Next, Mr. Murray reported that the County and the Museum of Ventura County have developed a 150th Anniversary Event Calendar: <https://venturacounty150.com/events/list/>. This will continue to be updated



with more details as they are available. Some noteworthy planned events include the Oxnard Historic Farm Park 150th Ventura County Celebration on September 9<sup>th</sup> and 10<sup>th</sup> and the 150th Anniversary Exhibit at the Agriculture Museum in Santa Paula on October 19<sup>th</sup>.

Tricia Maier, staff, reported that on August 14<sup>th</sup>, Dr. Lily Anne Welty Tamai spoke on the history of the Oxnard Japanese cemetery. The interesting and informative session was filmed and will be shared when available.

Next, Ms. Maier reported that CHB staff received a two-hour training offered by the California Preservation Foundation on historic tax credits. The state historic tax credit is under development and more information will likely be available next year. Staff anticipates notifying property owners of this new tax credit opportunity in the future.

**Public Comment:**

Stephen Schafer recommended the Ventura County Fair prize money be spent on improving the exhibit as soon as possible.

**8. NEXT MEETING**

The next regularly scheduled meeting was reported to be September 11, 2023, in addition to a site tour planned that morning for a property in Bardsdale.

**9. ADJOURNMENT**

At 1:56 p.m., the Cultural Heritage Board was adjourned.

---

Chair  
Cultural Heritage Board

ATTEST:

---

Dillan Murray  
Cultural Heritage Program Planner

---

Date