



July 28, 2023

AJU BBI HOLDINGS LLC
15600 Mulholland Dr
Los Angeles, CA 90077-1519

SUBJECT: Notification of Proposed Downgrade of Ventura County Landmark to Point of Interest

Location: 1101 Peppertree Lane, Simi Valley, CA 93064
Common Name: Ventura County Landmark #68 - Maier House
Assessor's Parcel Number (APN): 685-0-051-040

Dear Property Owner:

The property referenced above is currently designated as a Ventura County Landmark. Please be advised that Ventura County Planning Division staff identified this Landmark as potentially eligible to be downgraded to a Ventura County Point of Interest. Please review this notice for important information on the County of Ventura's proposed action regarding this designation.

Pursuant to Section 1368 of Ventura County Cultural Heritage Ordinance No. 4604, a Ventura County Landmark may be downgraded where there is evidence that the property has been defaced, demolished, added to, altered, or moved, or damaged by natural disaster, including but not limited to, earthquake, fire, or flood, and the Cultural Heritage Board determines that the site's integrity has been impacted, through no fault or neglect of the property owner, to the extent that it no longer meets the criteria for a Cultural Heritage Site. For your reference, Section 1367 of the Cultural Heritage Ordinance establishes that Points of Interest satisfy one of the following criteria:

- (1) The site of a building, structure or object that no longer exists, but was associated with historic events, important persons, or embodied a distinctive character or architectural style; or
- (2) A site that has historical significance, but has been altered to the extent that the integrity of the original workmanship, materials, or style has been substantially compromised; or
- (3) The site of a historic event which has no distinguishable characteristics other than that a historic event occurred at that site, and the site is not of sufficient historical significance to justify the establishment of a Landmark.

The subject Landmark is described as follows:

County of Ventura
October 9, 2023
Cultural Heritage Board Meeting
Item 6c
Exhibit 1 – Property Owner Notification
Letter

HALL OF ADMINISTRATION #1740

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- Eddie Maier of the Los Angeles-based Maier Brewing Co. built the country house on beautiful ranch grounds. The two-story building was fashioned around an open atrium with a glass roof. A huge stone fireplace with curving stairs on each side led to the upstairs rooms. Since 1947 the house has been owned by the Brandeis-Bardin Institute, a distinguished center of learning. The residence was severely damaged in the January 1994 Northridge earthquake and subsequently demolished.

The County of Ventura's proposed action regarding this designation is intended to align the property with the criteria for a Point of Interest. While your consent is not required for the Cultural Heritage Board's future anticipated action regarding this designation, it is helpful in fully informing the Cultural Heritage Board. Removal or downgrade actions shall take place following a public hearing preceded by a 15-day notice to the property owner. At this time, a hearing on this item has not yet been scheduled.

Please complete the section on the following page and return this form to the Planning Division by electronic mail or U.S. mail within 15 days. If you have any questions, please do not hesitate to contact me at (805) 654-5042 or by email at Dillan.Murray@ventura.org.

Sincerely,



Dillan Murray, Associate Planner
Planning Programs Section
Ventura County Planning Division

Proposed Downgrade of a Ventura County Landmark to a Ventura County Point of Interest Consent/Rejection:

I am the owner/authorized representative of the owner(s) of the property described below.

I/We: DO DO NOT

Consent to the downgrade of the subject property from a Ventura County Landmark to a Ventura County Point of Interest:

Property Address: _____ Date: _____

Assessor Parcel Number: _____

Name: _____ Signature: _____

Mailing Address: _____

**Email: _____ **Phone: _____

**Your contact information is requested so that we may provide you with ongoing information and communication related to this specific item only.