



Ventura County Cultural Heritage Board July 22, 2024, 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, July 22, 2024, 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, Multi-Purpose Conference Room. Members of the public are welcome to attend.

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 the Agenda Item Number on which you are commenting in the Subject Line of your email. Your comment will be provided 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 July 22, 2024, Agenda
 - 3b. Vote to approve the June 24, 2024, 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 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. **Location:** Billiwhack Ranch, 2275 Aliso Canyon Road, Santa Paula, CA 93060 (Supervisory District #1—Lavere)

Action: A request for a Certificate of Review for the reconstruction of Building H2 at Billiwhack Ranch, located at 2275 Aliso Canyon Road, Santa Paula, CA 93060 (Site of Merit). The scope of work is intended to partially abate violation case no. CV22-0472 and involves the reconstruction of a five-bedroom, two-kitchen historic caretaker dwelling (Building H2) back to its original size and footprint of 2,646 SF and an attached carport of approximately 450 SF. (Case No. CH24-0003).

7. **REPORTS**

7a. Board Member Reports

7b. CHB Program Updates from Staff

8. **NEXT MEETING**

The next regularly scheduled meeting will be held August 26, 2024.

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. 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

June 24, 2024, **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

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 taken out of order

1. **1:17 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 (Acting Chair), Tyson Cline, Herbert Gooch, and Anthony Angelini

CHB Members Absent:

Mike Winters, Gary Blum, and John Kulwicz

Staff Present:

Dillan Murray, Associate Planner, Ventura County Planning Division
Tricia Maier, Planning Programs Manager, Ventura County Planning Division
Daniel Houck, Associate Planner, City of Oxnard Planning Division

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

3a. Vote to approve the June 24, 2024, Agenda

Board Member Angelini made a motion to approve the June 24, 2024, Agenda with the following revision: take Item 6b before Item 6a in order to allow more time for the applicant team to arrive. Board Member Cline seconded the motion. Motion passed 4-0.

3b. Vote to approve the May 28, 2024, Meeting Minutes

Board Member Cline made a motion to approve the May 28, 2024, Meeting Minutes. Board Member Gooch seconded the motion. Motion passed 4-0.

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

6b. **Action:** Discuss and determine whether to form an ad hoc committee to develop the Cultural Heritage Board's 2024 Ventura County Fair Exhibit.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background. 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. Based on the preceding evidence and analysis, **DISCUSS** and **DETERMINE** whether to form an ad hoc committee to develop a 2024 CHB Fair display.

Discussion and Deliberation:

Acting Chair Fernandez stated that some previous boards would need to be modified to address the new Fair theme.

Board Member Cline inquired as to whether the CHB booth could be done jointly with other groups such as the San Buenaventura Conservancy? Dillan Murray, staff, noted that other preservation groups will have their own booths, including Heritage Square and the San Buenaventura Conservancy.

Acting Chair Fernandez stated that the CHB was assigned a display space in the corner of the Agricultural Building. Next to Heritage Square's space is a storage space. Acting Chair Fernandez noted his desire to switch spaces with the storage space, if possible, to be near a space with a similar theme.

Board Member Angelini made a motion to form an ad hoc committee to develop a 2024 CHB Fair display comprised of Board Members Fernandez and Blum. Board Member Cline seconded the motion. Motion passed 4-0.

ADJOURNED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

CONVENED AS THE CITY OF OXNARD CULTURAL HERITAGE BOARD

- 6a. Location:** 152 S G Street, Oxnard, CA 93030 (Henry T. Oxnard Historic District and Landmark Area #161) (Supervisory District #5—Lopez)

Action: A request for a Certificate of Appropriateness from the Cultural Heritage Board (CHB) (Ventura County Cultural Heritage Ordinance

Section 1371) for a two-story addition of 1,120 square feet to an existing one-story, single-family residence located at 152 G Street, Oxnard, CA 93030 (Case No. CH24-0025).

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background, project scope, Cultural Heritage Ordinance analysis, and 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 proposed project, with any project modifications determined necessary, meets the requirements of the *Secretary of the Interior's Standards*;
3. **FIND** that the proposed project will not reduce the integrity of the site, in accordance with Ventura County Cultural Heritage Ordinance Section 1371-4(b); and
4. Based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (Ordinance Section 1371) with any project modifications determined necessary to conform to the *Secretary of the Interior's Standards* and Ordinance Section 1371-4(b).

Disclosures: Acting Chair Fernandez disclosed that in the past he had privately hired the applicant, Anthony Salas (Mr. Salas is a mechanic and handyman). However, Chair Fernandez was certain that he could remain impartial in regard to the action before the Board today and his review of the proposed project.

Discussion and Deliberation:

Board Member Angelini requested clarification on staff's recommendation on the scope of work. Dillan Murray, staff, noted that the recommendation was intended to apply to the entirety of the proposed new construction, not solely the rear portion of the addition.

Board Member Cline requested clarification on the cultural heritage review procedures. Dillan Murray, staff, stated that Certificates of Appropriateness issued by the Cultural Heritage Board may be approved for a project as

proposed, approved with applicant modifications, or denied by the Cultural Heritage Board. In the case of denial of a Certificate of Appropriateness, the Cultural Heritage Ordinance mandates a 180-day waiting period. After the 180-day waiting period, the applicant may move forward with their project. Tricia Maier, staff, clarified that the cultural heritage review process emphasizes education and the provision of guidance to applicants on how to better preserve historic resources, which does often result in more favorable projects. In addition, staff schedules project reviews before the CHB as soon as possible; therefore, there is typically no iterative plan revision process between staff and the applicant prior to a CHB hearing.

Mike Sanchez, applicant, and Anthony and Edna Salas, property owners, were present. Mr. Sanchez spoke to his design approach to the addition and efforts to potential overshadowing of the existing residence while simultaneously addressing existing code issues. Mr. and Mrs. Salas spoke to their intent to accommodate their growing family with the proposed project. Mr. Sanchez noted that he could further differentiate the proposed new construction as necessary.

Board Member Cline inquired whether the Henry T. Oxnard Historic District was designated historic with the subject property as a contributor? Dillan Murray, staff, replied in the affirmative. Board Member Cline stated that a residence with this bungalow style would not have an addition of this type.

Board Member Cline noted his view that open space requirements could be met through alternative means, such as through side yards or the driveway, as opposed to primarily the rear yard. Accordingly, the proposed addition could be shifted further back into the rear yard to reduce impacts to the existing residence and the property owners could still live in the home during construction. Mike Sanchez noted the applicant team's desire to maintain as much rear yard space as possible for recreational space for the children.

Board Member Angelini questioned the value of maintaining the single-story form of the existing residence. Acting Chair Fernandez noted that there are other two-story residences in the vicinity, however, Colonial Revival bungalows would typically be defined by their single-story form. Acting Chair Fernandez noted his concern with the addition as proposed due to a lack of differentiation with the existing structure.

Daniel Houck, Oxnard city staff, inquired as to the process of implementing the CHB's recommendations? Dillan Murray, staff, noted his understanding that CHB recommendations should be incorporated in order to proceed with plan review. Tricia Maier, staff, clarified that the cultural heritage review process completed on behalf of the City of Oxnard could result in approval for a project as proposed, approval with applicant modifications, or denial by the CHB. It would be incumbent on the City of Oxnard to implement their Cultural Heritage Ordinance.

Acting Chair Fernandez made a motion to approve the Certificate of Appropriateness with the following recommendations determined necessary to conform to the *Secretary of the Interior's Standards* and Ordinance Section 1371-4(b):

- **Recommendation #1: Revise the elevation plan to make the proposed second story window pop-outs flush with the wall.**
- **Recommendation #2: Utilize a different siding material, such as bargeboard, on the second-floor addition to further differentiate the new and old construction.**

Board Member Gooch seconded the motion. Motion passed 3-1 (Board Member Cline opposed).

ADJOURNED AS THE CITY OF OXNARD CULTURAL HERITAGE BOARD

RECONVENED AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

4. PUBLIC COMMENTS

None

7. REPORTS

7a. Board Member Reports

None

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that the July 8th hearing will be cancelled. The next hearing will be July 22nd and will involve a project at the historic Billiwhack Dairy property near Santa Paula.

Next, Mr. Murray reported that, as a Certified Local Government, the CHB is required to take part in historic preservation training each year. Staff will be targeting a training in July or August, in conjunction with a regular meeting. Lunch will be provided, and the CHB's attendance is encouraged so that the CLG certification remains in good standing. Some potential meeting dates will be communicated out in a poll.

Tricia Maier, staff, reported that she recently attended a screening of *The Legends of Hobson Heights: The Untold Tales of 100 Years of Architecture, Triumph and Tragedy*, a documentary on the Ventura neighborhood premiered by the Museum of Ventura County.

8. NEXT MEETING

The next regularly CHB meeting on July 8, 2024, will be canceled. The next scheduled hearing will be held on July 22, 2024.

9. ADJOURNMENT

At 2:30 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date