



Planning Director Staff Report Hearing on May 30, 2024

County of Ventura • Resource Management Agency

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

DRANGE REMODEL AND ACCESSORY DWELLING UNIT (ADU) COASTAL PLANNED DEVELOPMENT (PD) PERMIT, CASE NO. PL23-0115

A. PROJECT INFORMATION

1. **Request:** The applicant requests approval of a Coastal Planned Development (PD) permit for an interior remodel of a one-story single-family dwelling (SFD) and construction of an attached accessory dwelling unit (ADU), (Case No. PL23-0115).
2. **Applicant:** David Ferrin, 275 San Clemente Street, Ventura, CA 93001
3. **Property Owner:** Susan Drange, 136 Los Angeles Avenue, Oxnard, CA 93035
4. **Decision-Making Authority:** Pursuant to the Ventura County Coastal Zoning Ordinance (CZO) (Section 8174-5 and Section 8181-3 et seq.), the Planning Director is the decision-maker for the requested Coastal PD Permit.
5. **Project Site Size, Location, and Parcel Number:** The 0.05-acre property/project site is located at 136 Los Angeles Avenue, between Ocean Drive and Island View Avenue in the community Silverstrand Beach, in the unincorporated area of Ventura County. The Tax Assessor's parcel number for the parcel that constitutes the project site is 206-0-145-070 (Exhibit 2).
6. **Project Site Land Use and Zoning Designations (Exhibit 2):**
 - a. Countywide General Plan Land Use Map Designation: Residential Beach
 - b. Coastal Area Plan Area Plan Land Use Map Designation: Residential High 6.1-36 Dwelling Units/Acre.
 - c. Zoning Designation: RBH (Residential Beach Harbor)
7. **Adjacent Zoning and Land Uses/Development (Exhibit 2):**

Location in Relation to the Project Site	Zoning	Land Uses/Development
North	RBH (Residential Beach Harbor)	Single family dwelling
East	RBH (Residential Beach Harbor)	Single family dwelling
South	RBH (Residential Beach Harbor)	Single family dwelling
West	RBH (Residential Beach Harbor)	Single family dwelling

8. **History:** The subject lot is developed with an existing SFD and attached garage (926 sq. ft.). The vernacular wood framed house was constructed in 1927 prior to Ventura County requiring building permits in 1947. The existing SFD is considered to be a nonconforming structure, because it was built prior to the requirement of building permits and the establishment of the CZO.

9. **Project Description:** The applicant requests a Coastal Planned Development Permit be granted to authorize the interior remodel of an existing one-story single-family dwelling (785 square foot (sq. ft.)). The remodel includes the installation of new windows and doors, a new front entry stoop (15 sq. ft.), a new roof, interior remodel of the existing garage (141 sq. ft.) with a parking lift for two cars, and the demolition of a porch roof (21 sq. ft.). Other onsite improvements include a new 200-amp electrical service, new plumbing, and a Heating Ventilation, and Air Conditioning (HVAC) system. A one-story attached accessory dwelling unit (ADU) (357 sq. ft.) with a front entry stoop (10 sq. ft.) is also proposed. Entry to the ADU is from the western side yard.

Domestic water and wastewater service will be provided by the Channel Islands Beach Community Service District (Exhibit 3).

B. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE

Pursuant to CEQA (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (Title 14, California Code of Regulations, Division 6, Chapter 3, Section 15000 et seq.), the proposed project is subject to environmental review.

The State Legislature through the Secretary for Resources has found that certain classes of projects are exempt from CEQA environmental impact review because they do not have a significant effect on the environment. These projects are declared to be categorically exempt from the requirement for the preparation of environmental impact documents.

The proposal is a Coastal PD Permit to allow interior renovations to an existing SFD and the development of an ADU. The interior remodel of the existing SFD and the construction of the ADU, which is in an urbanized area, fits within the parameters CEQA Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures), respectively.

CEQA Section 15300.2 indicates that a categorical exemption may not be used for a project on a historic property. The existing SFD is over 50 years old. This Historic Resources Report dated March 3, 2024, prepared by Post/Hazeltine Associates, indicates that site is not eligible for listing as a Ventura County Landmark, Site of Merit, or Point of Interest or for listing in the National Register of Historic Places or the California Register of Historic Places. Therefore, the exception to the exemption does not apply and no further environmental review is required.

Therefore, this project is determined not to have a significant effect on the environment and is categorically exempt pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures).

C. CONSISTENCY WITH THE GENERAL PLAN / COASTAL AREA PLAN

The proposed project has been analyzed and determined to be consistent with all applicable General Plan and Coastal Area Plan policies. A consistency analysis which evaluates the project’s consistency with the policies of the General Plan is included as Exhibit 5 of this Staff Report.

D. ZONING ORDINANCE COMPLIANCE

The proposed project is subject to the requirements of the Ventura County CZO.

Pursuant to the Ventura County CZO (Section 8174-4), the proposed use is allowed in the RBH zone district with the granting of a Coastal PD Permit. Upon the granting of the Coastal PD Permit, the proposed project will comply with this requirement.

The proposed project includes the construction of structures that are subject to the development standards of the Ventura County CZO (Sections 8175-2 and 8176-3.5). Table 1 lists the applicable development standards and a description of whether the proposed project complies with the development standards.

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Minimum Lot Area (Gross)	1,750 sq. ft. per single-family dwelling; 3,000 sq. ft. per two-family dwelling.	Yes, the existing SFD is 926 sq. ft. and the addition of an attached ADU (357 sq. ft.) and covered porches (272 sq. ft.) results in a maximum building coverage of 1,555 sq. ft.
Maximum Percentage of Building Coverage	65%	Yes, 63% building coverage
Front Setback	20 feet	No. SFD: Five-foot front setback ¹ Yes. ADU:32 feet front setback

¹ The SFD is considered a non-conforming structure that was lawfully erected and maintained, but that no longer conforms with development standards, including standards for setbacks and parking.

² Pursuant to CZO Sec. 8182-4.1, the expansion of a use requires conformance with current parking requirements which would require two parking spaces for the SFD. In this case the existing single-family dwelling unit is not being expanded, therefore an additional parking space is not required to meet the current parking standards outlined in CZO sec. 8176-3.7. The additional parking space will serve the proposed ADU and meets the one required parking space outlined in CZO Sec. 8176-3.7

Table 1 – Development Standards Consistency Analysis

Type of Requirement	Zoning Ordinance Requirement	Complies?
Side Setback	3 feet	Yes. SFD: Three-foot side setback Yes. ADU: Three-foot side setback
Rear Setback	6 feet	Yes. SFD: Six-foot rear setback Yes. ADU: Six-foot rear setback
Maximum Building Height	15 feet tall	Yes. SFD: 10.6 feet tall Yes. ADU: 10.6 feet tall
Parking Requirement	One covered parking space for the SFD and one covered parking space for the ADU ² .	Yes. SFD: one covered space within the garage. Yes. ADU: One covered parking space within the garage.

E. PD PERMIT FINDINGS AND SUPPORTING EVIDENCE

The Planning Director must make certain findings in order to determine that the proposed project is consistent with the permit approval standards of the Ventura County CZO (Section 8181-3.5 et seq.). The proposed findings and supporting evidence are as follows:

1. The proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program [Section 8181-3.5.a].

Based on the information and analysis presented in Sections C and D of this staff report, the finding that the proposed development is consistent with the intent and provisions of the County's Certified Local Coastal Program can be made.

2. The proposed development is compatible with the character of surrounding development [Section 8181-3.5.b].

The proposed project is in the existing community of Silver Strand Beach, an urbanized unincorporated area comprised primarily of single-family dwellings on small (less than 3,000 sq. ft.) lots. The proposed ADU will be attached to the rear of the existing single-family dwelling and will not be seen from Los Angeles Avenue. The proposed ADU will be designed to blend with the existing structure, by installing the same exterior paneling and color. The ADU will be 10.6 feet in height and matches the existing height of the SFD. The existing carriage style garage door will change to a rollup garage door to accommodate the additional parking spot and parking lift.

Based on the discussion above, this finding can be made.

3. The proposed development, if a conditionally permitted use, is compatible with planned land uses in the general area where the development is to be located [Section 8181-3.5.c].

The proposed ADU and renovations to the SFD is a land use that is not conditionally permitted; and therefore, the requirement of this finding does not apply to the proposed project.

Based on the discussion above, this finding can be made.

4. The proposed development would not be obnoxious or harmful, or impair the utility of neighboring property or uses [Section 8181-3.5.d].

The proposed project would involve the construction of ADU and renovations to the existing SFD. The site is in the RBH zone. Surrounding land uses include single-family dwellings to the north, south, east and west.

The physical features of the development are not expected to impact the use of the surrounding properties. As discussed in Section D of this staff report, above, new development (the ADU and covered porch) will comply with the maximum building height standard and minimum structural setback standards for the RBH zone. Renovations to the SFD will be within the existing development footprint.

Currently the SFD is served by one covered parking space. With the proposed project, two covered parking spaces will be provided via a parking lift. Exterior lighting will be appropriate to the development and not result in off-site glare. Existing public services are adequate to serve the project. The ADU will require an extension of utilities which will be required to be undergrounded (Exhibit 4, Condition No. 13). Additionally, the ADU will be required to comply with building energy efficiency standards of the California energy Code (Title 24).

The residential use of the property is not considered a noise generator that will adversely affect any nearby noise sensitive use (e.g., existing residences). However, the proposed project will involve noise-generating construction activities that have the potential to adversely affect surrounding residential uses. Therefore, pursuant to the requirements of the Ventura County Construction Noise Threshold Criteria and Control Plan, the proposed project will be subject to a condition of approval to limit noise-generating activities to the days and times when construction-generated noise is least likely to adversely affect surrounding residential uses (Exhibit 4, Condition No. 15).

Based on the discussion above, this finding can be made.

5. The proposed development would not be detrimental to the public interest, health, safety, convenience, or welfare [Section 8181-3.5.e].

As discussed in Section C, Section A (Public Utilities, Facilities, and Services) of this staff report, adequate public resources and infrastructure exist to serve the proposed project. CIBCSD will provide water and sewer service. Fire flow, access, and fire response times are all adequate to serve the proposed development. Ventura County Fire Station 53 addressed as 304 N. 2nd Street in Port Hueneme and Oxnard Fire Station No. 6 addressed as 2601 Peninsula Road in Oxnard are within five miles of the project site. The surrounding public road network is adequate to serve traffic generated by the project. The proposed project will not result in a significant change in traffic generation.

Based on the discussion above, this finding can be made.

F. PLANNING DIRECTOR HEARING NOTICE, PUBLIC COMMENTS, AND JURISDICTIONAL COMMENTS

The Planning Division provided public notice regarding the Planning Director hearing in accordance with the Government Code (Section 65091), CZO (Section 8181-6.2 et seq.) On May 17, 2024, the Planning Division mailed notice to owners of property within 300 feet and residents within 100 feet of the property on which the project site is located. On May 17, 2024, the Planning Division placed a legal ad in the *Ventura County Star*.

The project site is located within the City of Oxnard's Area of Interest. Therefore, on October 13, 2024 the Planning Division notified the City of Oxnard of the proposed project and requested the City of Oxnard to submit any comments that the City might have on the proposed project. The City of Oxnard reviewed the project and had no comment.

G. RECOMMENDED ACTIONS

Based upon the analysis and information provided above, Planning Division Staff recommends that the Planning Director take the following actions:


1. **CERTIFY** that the Planning Director has reviewed and considered this staff report and all exhibits thereto, and has considered all comments received during the public comment process;
2. **FIND** that this project is categorically exempt from CEQA pursuant to Sections 15301 (Existing Facilities) and 15303 (New Construction) of the CEQA Guidelines;
3. **MAKE** the required findings to grant a Coastal PD Permit pursuant to Section 8181-3.5 of the Ventura County CZO, based on the substantial evidence presented in Section E of this staff report and the entire record;

4. **GRANT** Coastal PD Permit Case No. PL23-0115, subject to the conditions of approval (Exhibit 4);
5. **SPECIFY** that the Clerk of the Planning Division is the custodian, and 800 S. Victoria Avenue, Ventura, CA 93009 is the location of the documents and materials that constitute the record of proceedings upon which this decision is based.

The decision of the Planning Director is final unless appealed to the Planning Commission within 10 calendar days after the permit has been approved, conditionally approved, or denied (or on the following workday if the 10th day falls on a weekend or holiday). Any aggrieved person may file an appeal of the decision with the Planning Division. The Planning Division shall then set a hearing date before the Planning to review the matter at the earliest convenient date.

If you have any questions concerning the information presented above, please contact Aubrie Richardson at (805) 654-5097 or Aubrie.Richardson@ventura.org.

Prepared by:


Aubrie Richardson, Case Planner
Residential Permit Section
Ventura County Planning Division

Reviewed by:


Jennifer Trunk, Manager
Residential Permit Section
Ventura County Planning Division

EXHIBITS

- | | |
|-----------|-----------------------------------|
| Exhibit 2 | Maps |
| Exhibit 3 | Plans |
| Exhibit 4 | Conditions of Approval |
| Exhibit 5 | General Plan Consistency Analysis |
| Exhibit 6 | Historic Resources Report |



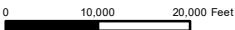
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
Map created on 05-06-2024



County of Ventura
Planning Director Hearing
Case No. PL23-0115
Exhibit 2- Maps



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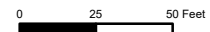
Legend
 PL23-0099
 APN: 206-0-145-07
 General Plan
 Zone Designation
 Area Plans



Ventura County, California
 Resource Management Agency
 GIS Development & Mapping Services
 Map Created on 05-06-2024
 This aerial imagery is under the
 Source: Vexcel 2022



County of Ventura
Planning Director Hearing
APN: 206-0-145-07
PL23-0115
General Plan & Zoning Map



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LOS ANGELES AV

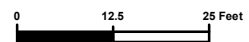
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Ventura County, California
Resource Management Agency
GIS Development & Mapping Services
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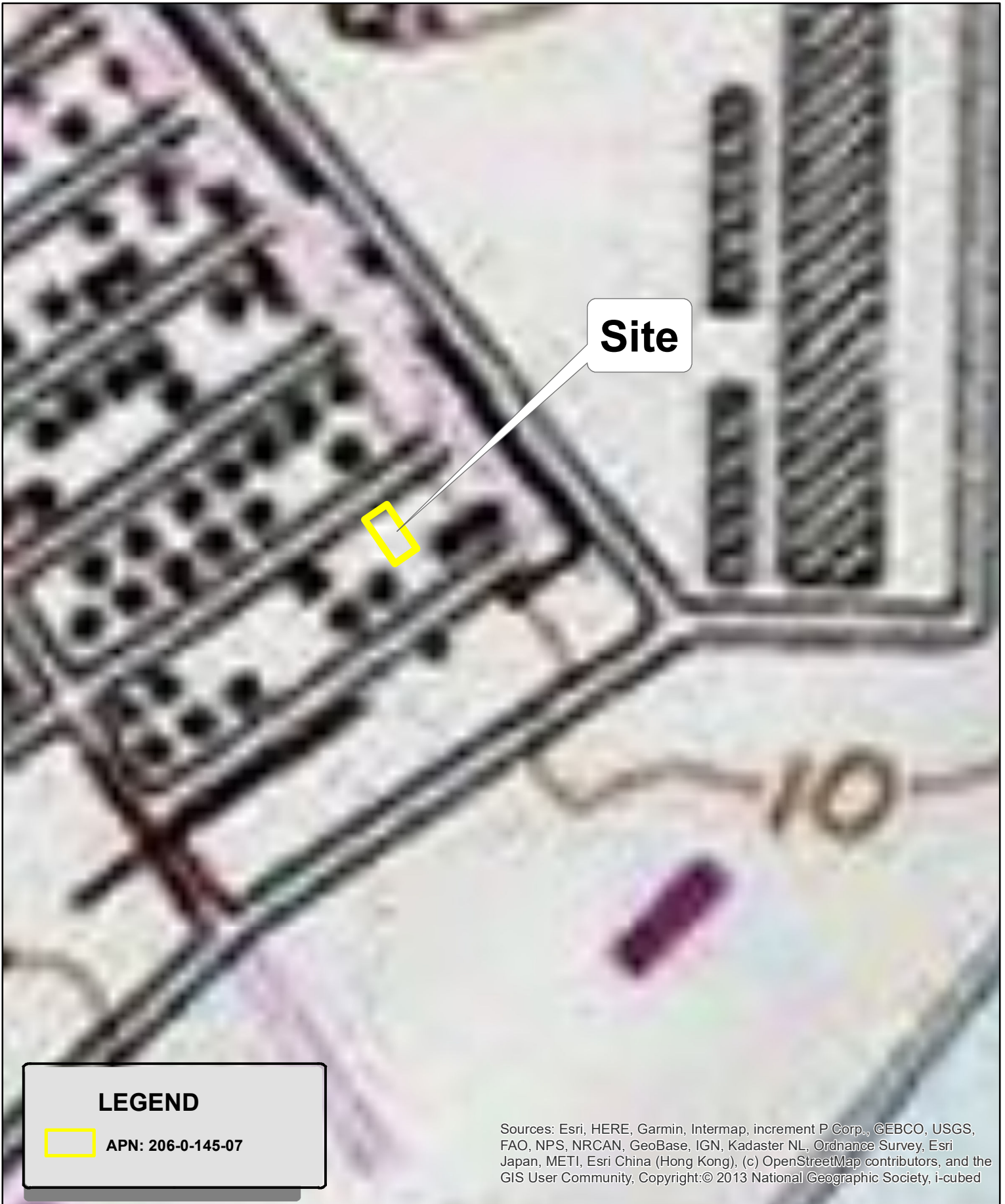


County of Ventura
Planning Director Hearing
PL23-0115
Aerial Photography




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Site

LEGEND

 **APN: 206-0-145-07**

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., ©EBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Copyright:© 2013 National Geographic Society, i-cubed




County of Ventura
Resource Management Agency
Development & Mapping Services
Map created on 05-06-2024
Source: Oxnard U.S.G.S.
7.5 Minutes Quadrangle
Contour Interval = 20 ft



**County of Ventura
Planning Director Hearing
PL23-0115
Topo Map**

0 50 100 Feet



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DRANGE RESIDENCE REMODEL and NEW ATTACHED ADU

136 LOS ANGELES AVENUE OXNARD, CA 93035

Administration

Owner
Susan Drange
136 Los Angeles Avenue
Oxnard, CA 93035
c. 310.365.2367

Architect
arketype architects inc
David Ferrin, Lic C28599
275 San Clemente Street
Ventura, CA 93001
805.653.5088

Scope Of Work

Add a new 357 square foot one-story attached ADU; Remodel existing 785 square foot one story residence; Remodel existing 141 square foot garage; New windows and doors; New roofing; Demolish 21 square foot entry porch roof; New 15 square foot entry stoop and 10 square foot ADU stoop; Add a 247 square foot near-grade patio; New 200 amp electrical service and rewire; New plumbing and HVAC.

Statistics

Property Data:
A.P.N.: 206-0-145-070
Zone: RBH
Use of Building: Single Family Residence; R-3/U
Building Type: V-B
Number of Stories: 1

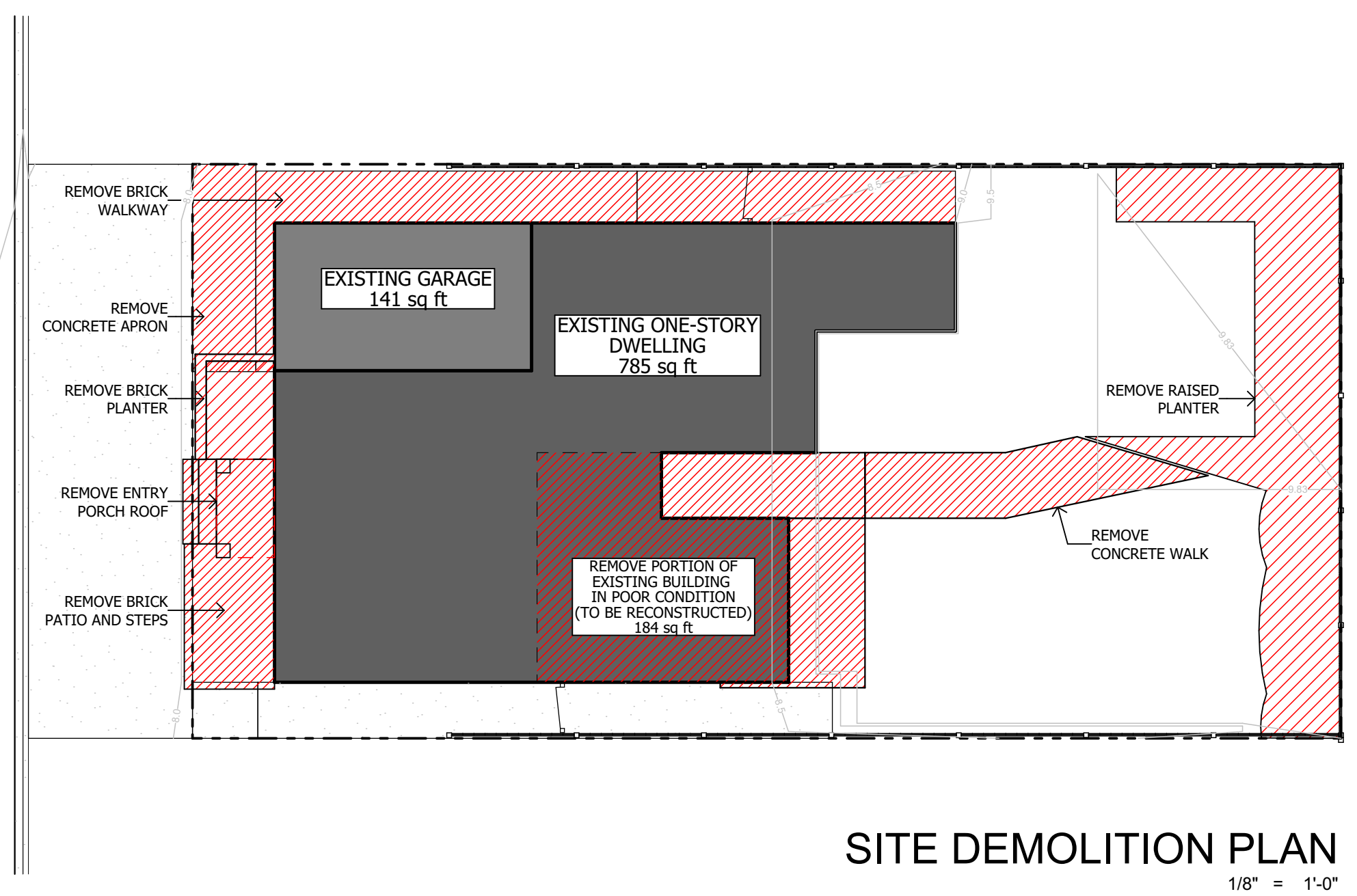
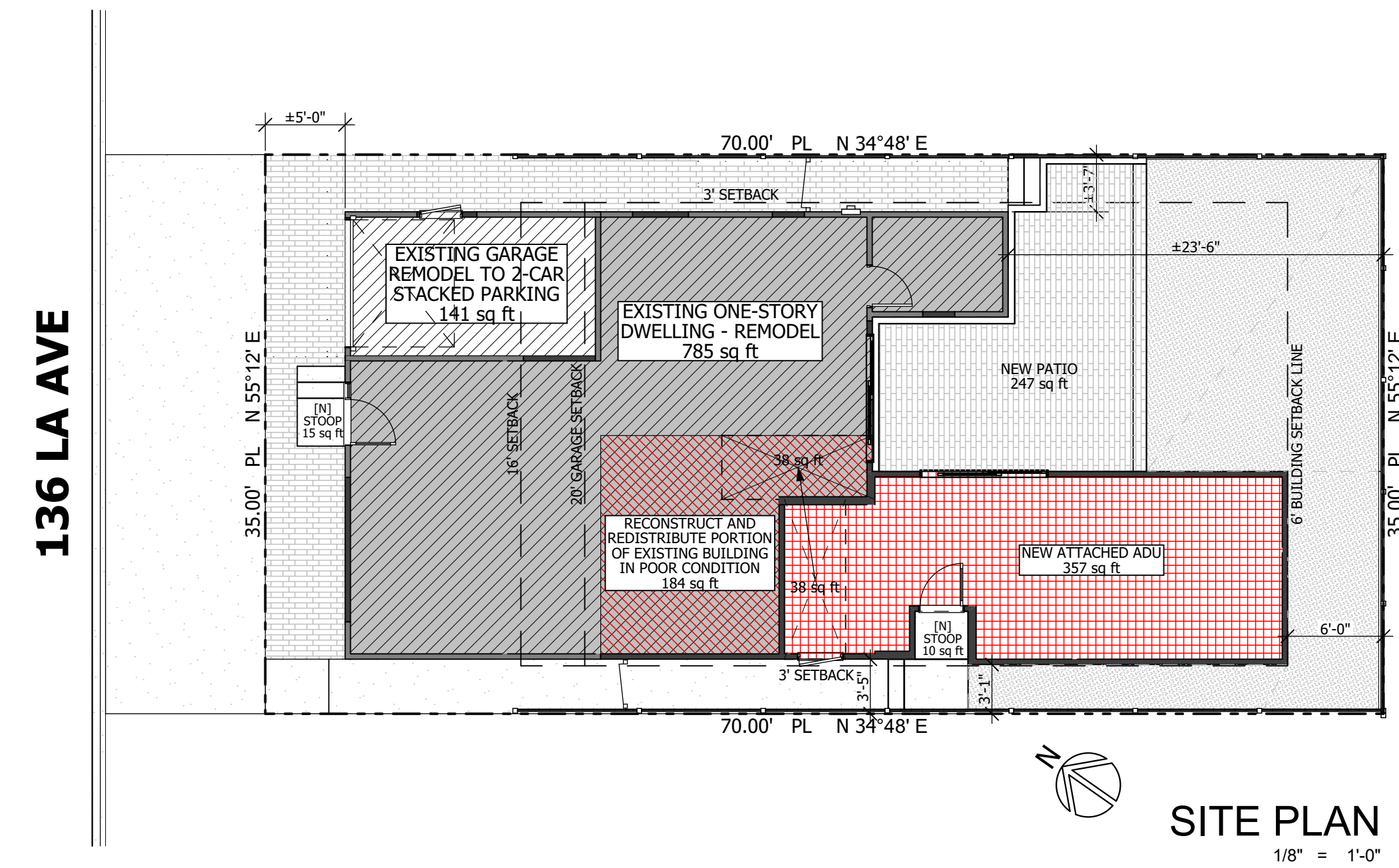
Site Data:	Existing:		Proposed:	
Site [gross]:	2,450 Sf	100%	2,450 Sf	100%
Footprint:	947 Sf	38.6%	1,291 Sf	52.7%
Drive Surfaces:	62 Sf	2.5%	62 Sf	2.5%
Landscape/Terrace:	1,441 Sf	58.9%	1,097 Sf	44.8%

Building Data:	Existing:	Demo:	New:	Proposed:
Dwelling Living Space:	785 Sf	0 Sf	0 Sf	785 Sf
New ADU Living Space:	0 Sf	0 Sf	357 Sf	357 Sf
Garage (attached):	141 Sf	0 Sf	0 Sf	141 Sf
Patio/Porch:	21 Sf	-21 Sf	272 Sf	272 Sf

Parking:
Existing: 1 Garaged
Proposed: 2 Garaged with Stacked Parking Lift

Sheet Index

a0 Project Data, Vicinity Map, Site Plan, Site Demolition Plan
a0a Drainage and Utilities Plan
a0b Survey
a1 Proposed Exterior Elevations, Existing Exterior Elevations
a2 Proposed Floor Plan, Existing Floor Plan
a2a Proposed Roof Plan, Existing Roof Plan



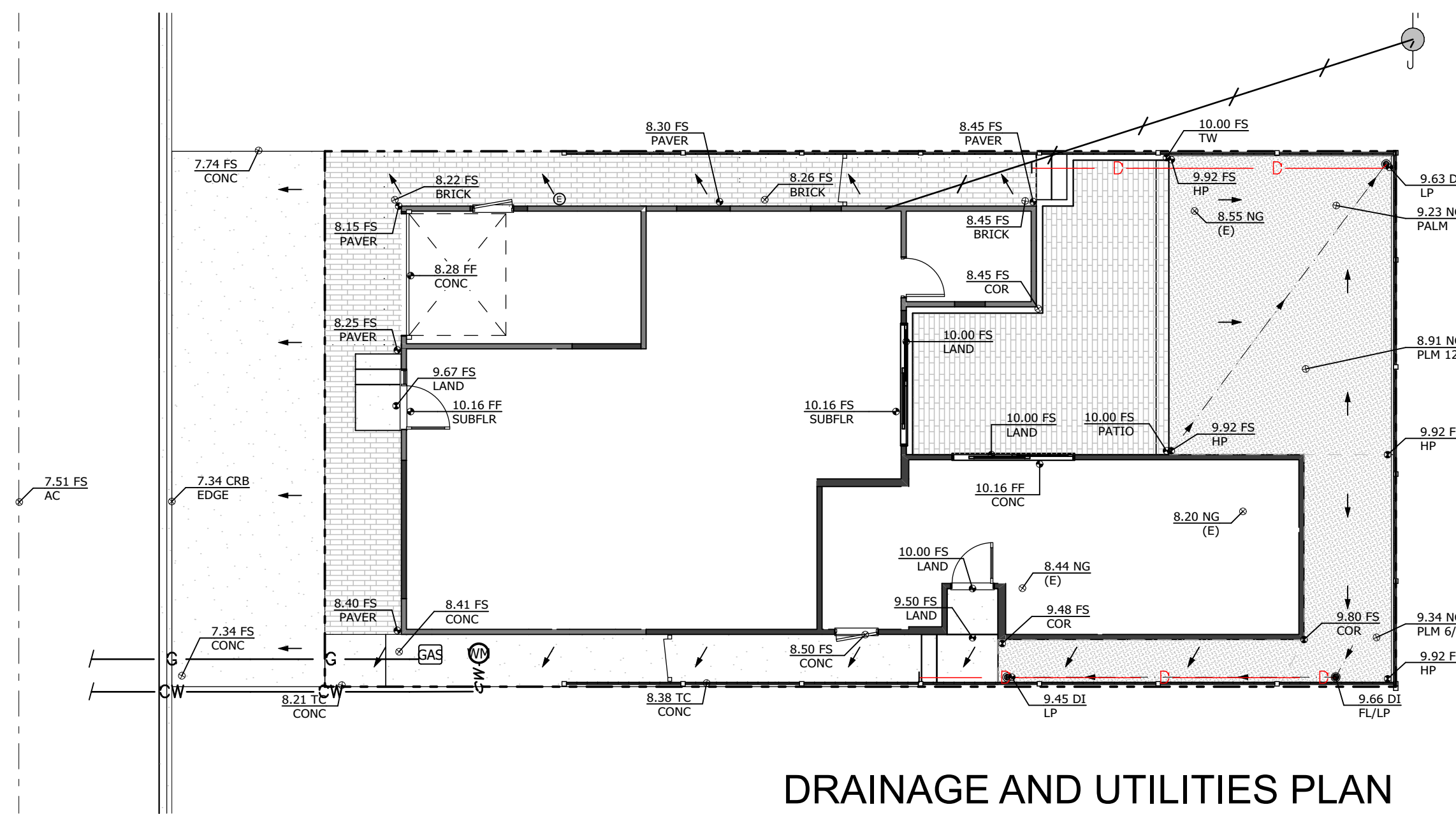
County of Ventura
Planning Director Hearing
Case No. PL23-0115
Exhibit 3- Plans

GRADING AND UTILITIES SYMBOLS

---	PROPERTY LINE
---	UNDERGROUND ELECTRICAL / SIGNAL LINE
---	OVERHEAD SIGNAL LINE
---	UNDERGROUND WATER LINE
---	UNDERGROUND SEWER LINE
---	UNDERGROUND GAS LINE
---	SCHEDULE 40 UNDERGROUND DRAIN PIPE. USE 4" DIAMETER UNLESS OTHERWISE NOTED
---	SCHEDULE 40 UNDERGROUND DRAIN PIPE. USE 4" DIAMETER PERFORATED UNLESS OTHERWISE NOTED
---	INDICATES DIRECTION OF DRAINAGE. DRAIN GRADES MIN 2% AWAY FROM BUILDING FOR 5 FEET, 1% AT PAVED AREAS
○	DROP INLET, 6" Ø MIN. UNO
⊕	POP-UP DRAIN, 4" DIAMETER UNO
○ ^{DS}	DOWNSPOUT OR RAIN CHAIN
XX.XX FS	NEW GRADE ELEVATION
XX.XX TC	BENCH MARK ELEVATION
XX.XX NG	EXISTING GRADE ELEVATION

GRADING ABBREVIATIONS

APR	APRON
B	BOTTOM
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
C	CUT
CB	CATCH BASIN
CO	CLEAN OUT
COR	CORNER
CONC	CONCRETE
CRB	CURB
DI	DROP INLET
DO	DRAIN OUTLET (DRAIN)
(E)	EXISTING
ET	EXPANSION INDEX
EXC	EXCAVATE
F	FILL
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISH SURFACE
FNC	FENCE
G	GAS
HP	HIGH POINT
INV	INVERT
LN	LINE
MAX	MAXIMUM
MIN	MINIMUM
NG	NATURAL OR EXISTING GRADE
(N)	NEW
PAD	TOP OF BUILDING PAD
PERF	PERFORATED
PP	POWER POLE
T	TOP
TB	TOP OF BERM
TC	TOP OF CURB
TG	TOP OF GRATE
TH	THRESHOLD
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
UG	UNDERGROUND
W	WATER



DRAINAGE AND UTILITIES PLAN
1/8" = 1'-0"

AIR POLLUTION CONTROL

- I. THE AREA DISTURBED BY CLEARING, GRADING, EARTH MOVING, OR EXCAVATION OPERATIONS SHALL BE MINIMIZED TO PREVENT EXCESSIVE AMOUNTS OF DUST;
- II. PRE-GRADING/EXCAVATION ACTIVITIES SHALL INCLUDE WATERING THE AREA TO BE GRADED OR EXCAVATED BEFORE COMMENCEMENT OF GRADING OR EXCAVATION OPERATIONS. APPLICATION OF WATER SHOULD PENETRATE SUFFICIENTLY TO MINIMIZE FUGITIVE DUST DURING GRADING ACTIVITIES. RECLAIMED WATER SHOULD BE USED, IF AVAILABLE.
- III. ALL TRUCKS SHALL COVER THEIR LOADS AS REQUIRED BY CALIFORNIA VEHICLE CODE §23114.
- IV. FUGITIVE DUST THROUGHOUT THE CONSTRUCTION SITE SHALL BE CONTROLLED BY THE USE OF A WATERING TRUCK OR EQUIVALENT MEANS (EXCEPT DURING AND IMMEDIATELY AFTER RAINFALL). WATER SHALL BE APPLIED TO ALL UNPAVED ROADS, UNPAVED PARKING AREAS OR STAGING AREAS, AND ACTIVE PORTIONS OF THE CONSTRUCTION SITE. ENVIRONMENTALLY-SAFE DUST CONTROL AGENTS MAY BE USED IN LIEU OF WATERING.
- V. GRADED AND/OR EXCAVATED INACTIVE AREAS OF THE CONSTRUCTION SITE SHALL BE MONITORED AT LEAST WEEKLY FOR DUST STABILIZATION.
- VI. SIGNS SHALL BE POSTED ONSITE LIMITING TRAFFIC TO 15 MILES PER HOUR OR LESS.
- VII. ALL CLEARING, GRADING, EARTH MOVING, OR EXCAVATION ACTIVITIES SHALL CEASE DURING PERIODS OF HIGH WINDS (I.E., WIND SPEED SUFFICIENT TO CAUSE FUGITIVE DUST TO BE A NUISANCE OR HAZARD TO ADJACENT PROPERTIES). DURING PERIODS OF HIGH WINDS, ALL CLEARING, GRADING, EARTH MOVING, AND EXCAVATION OPERATIONS SHALL BE CURTAILED TO THE DEGREE NECESSARY TO PREVENT FUGITIVE DUST CREATED BY ONSITE ACTIVITIES AND OPERATIONS FROM BEING A NUISANCE OR HAZARD, EITHER OFFSITE OR ONSITE.

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Exhibit 3- Plans

LEGEND	
AC	ASPHALT
AP HUB	AERIAL PANEL HUB
AP	ANGLE POINT
BCOR	BUILDING CORNER
BCOR	BEGIN CURVE
BM	BENCHMARK
BOL	BOLLARD
BRSDSK	BRASS DISK
BW	BACK WALK
CB	CATCH BASIN
CONC	CONCRETE
EC	END CURVE
EP/EPC	EDGE PAVEMENT
FD	FOUND
FL	FLOWLINE
FNC	FENCE
GM	GAS METER
GND	GROUND
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
LSB	IRRIGATION BOX
LSV	IRRIGATION VALVE
MG	MAGNETIC NAIL
PMH	POWER MANHOLE
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SMH	SEWER MANHOLE
TC	TOP OF CURB
TD	TRENCH DRAIN
WM	WATER METER
WV	WATER VALVE
WVF	WOVEN WIRE FENCE
YD	YARD DRAIN

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133 Los Angeles Ave
RIDGE= 34.04'

THIS IS NOT A BOUNDARY SURVEY. BOUNDARIES SHOWN HEREON ARE CALCULATED FROM RECORD INFORMATION OBTAINED FROM GOVERNMENTAL AGENCIES. A FORMAL BOUNDARY SURVEY AND RECORD OF SURVEY FILED WITH THE COUNTY SURVEYOR IS REQUIRED TO DETERMINE THE EXACT BOUNDARY LOCATION.

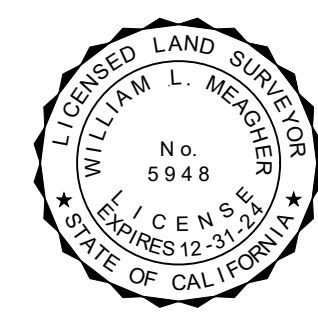
UNDERGROUND UTILITIES (IF ANY) ARE NOT SHOWN.

LANDSCAPING AND LANDSCAPE IRRIGATION DEVICES EXIST WITHIN THE PROPERTY AND ARE NOT SHOWN.

TREELINE CANOPIES ARE NOT ACCURATE

IF RETAINING WALLS OR SIMILAR STRUCTURES ARE TO BE DESIGNED FROM TOPOGRAPHY SHOWN HEREON, THE ELEVATIONS OF CRITICAL POINTS CONTROLLING THE DESIGN MUST BE VERIFIED PRIOR TO ADOPTION OF FINAL DESIGN.

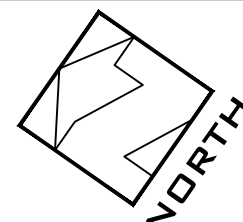
NO EASEMENTS WERE PROVIDED. NO EASEMENTS WERE PLOTTED.



WM SURVEYS INC.
WILLIAM L. MEAGHER, LS 5948
2747 SHERWIN AVE. #12
VENTURA, CA. 93003 (805)
677-4850

SURVEYOR: WM SURVEYS, INC.
DATE OF SURVEY: 07-18-2023
CONTOUR INTERVAL = 1 FOOT
DRAWN BY: NS

HORIZONTAL DATUM: NAD 83
VERTICAL DATUM: NAVD 88
BENCHMARK: 32-26 1989
ELEVATION = 8.32'



SCALE: 1" = 5'

136 Los Angeles Ave
Oxnard CA, 93035
TOPOGRAPHIC MAP

County of Ventura
Planning Director Hearing
Case No. PL23-0115
Exhibit 3- Plans

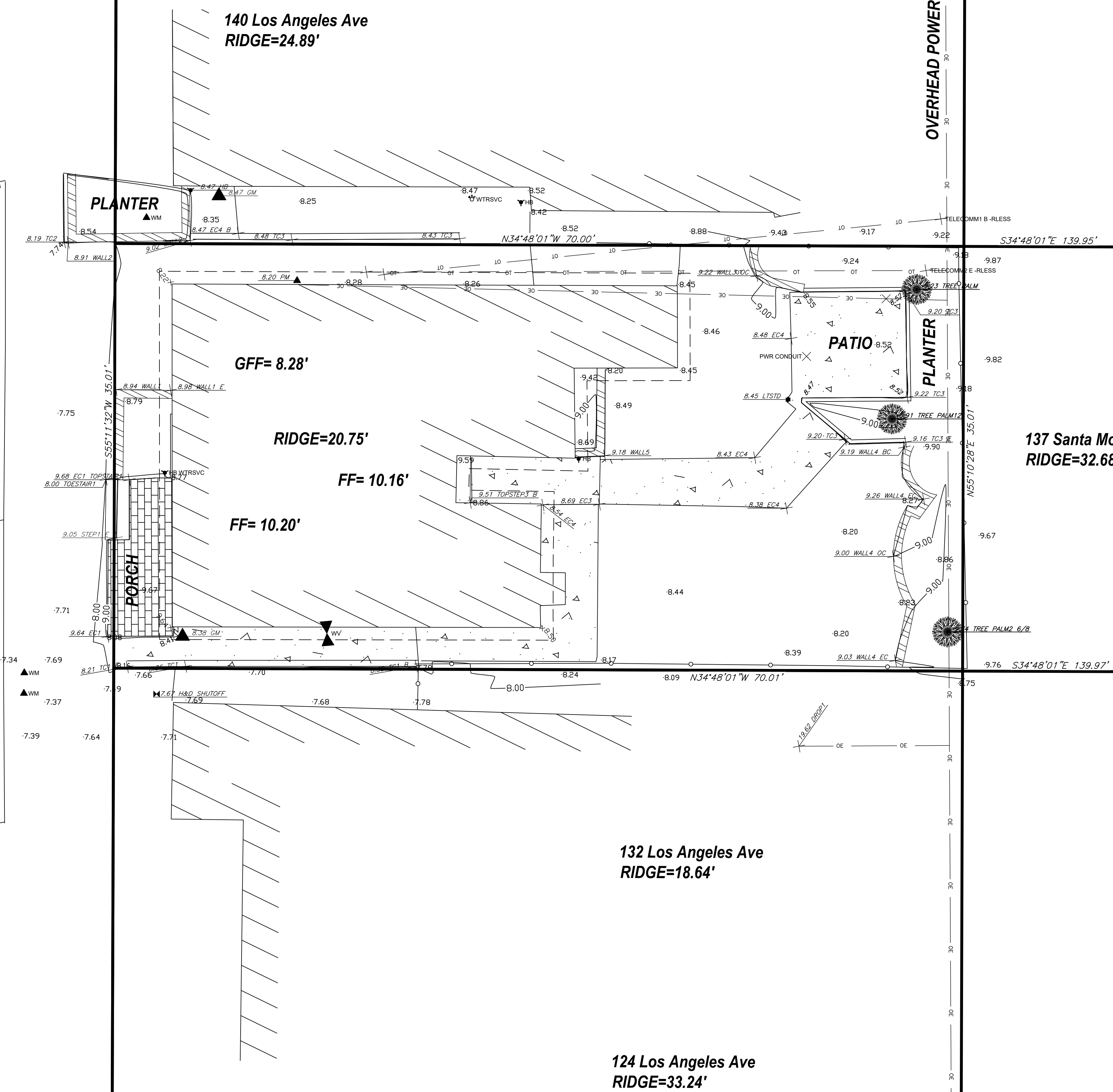
Survey a0b

arketype architects inc

275 san clemente street ventura, ca 93001 p 805.653.5088 www.arketypearchitects.com

SCHEMATIC DESIGN

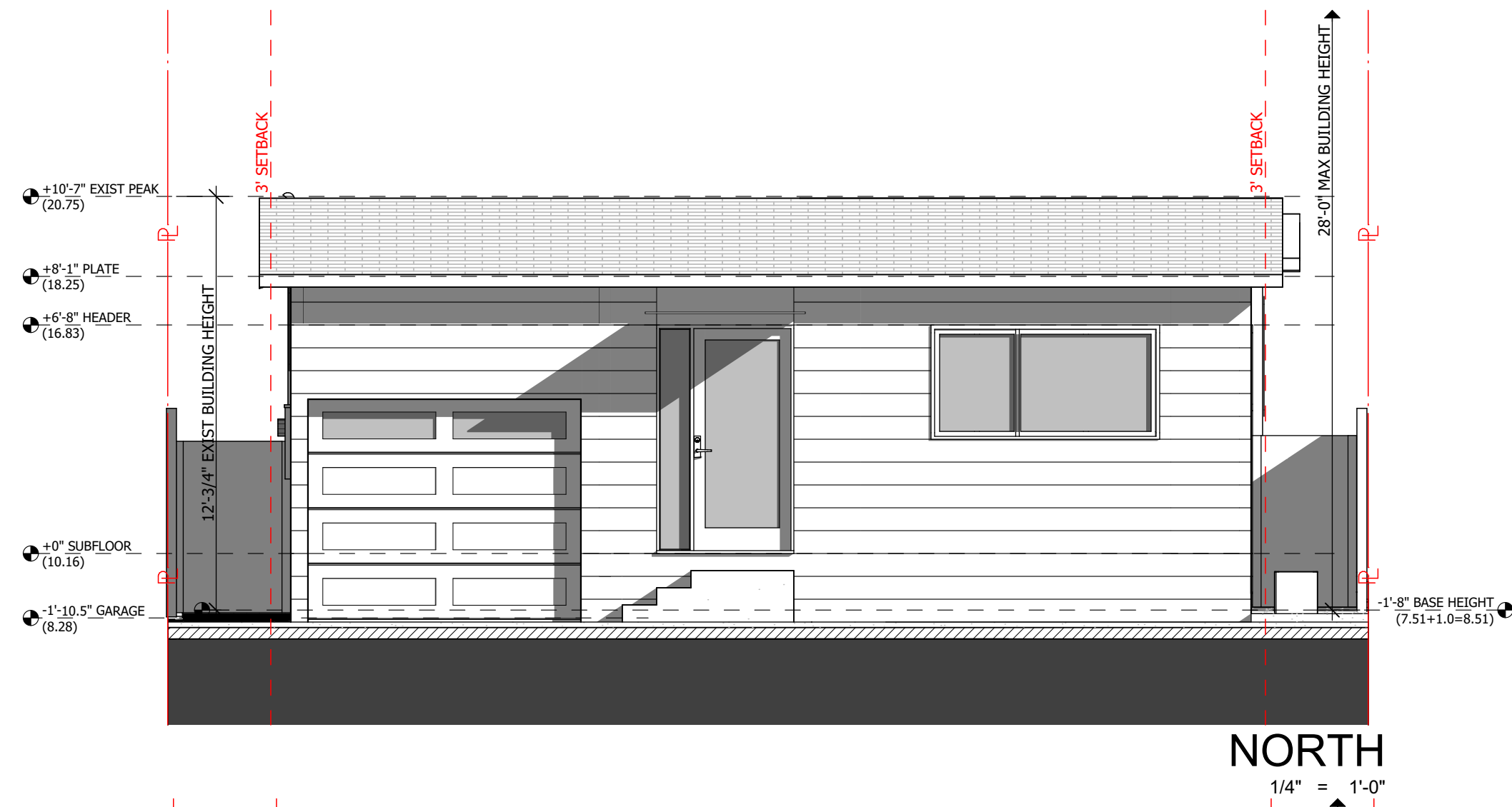
LOS ANGELES AVE.



DRANGE RESIDENCE REMODEL and NEW ATTACHED ADU 136 LOS ANGELES AVENUE, OXNARD, CA 93035 3/5/2024



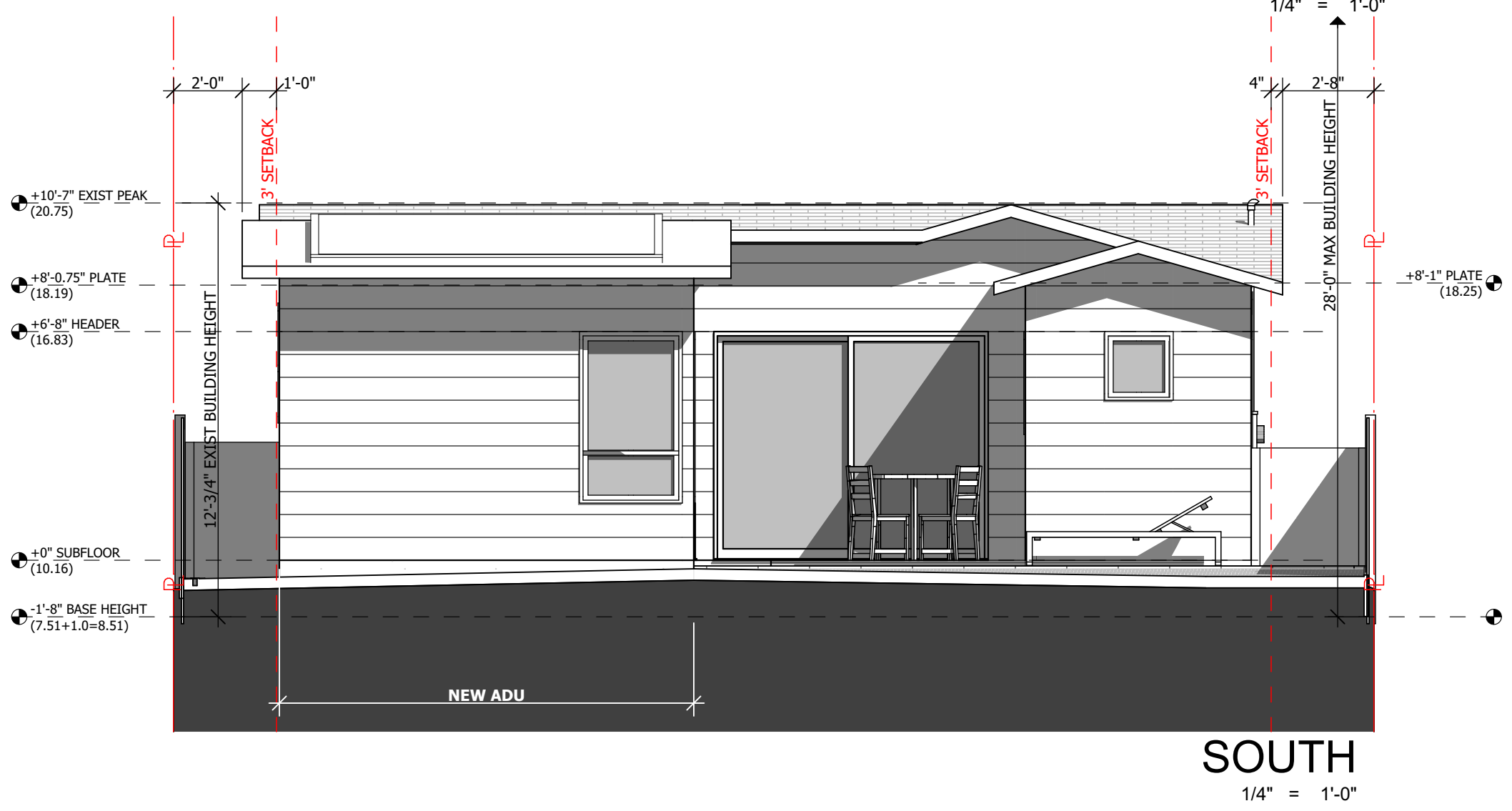
NORTH EXISTING
 1/4" = 1'-0"



NORTH
 1/4" = 1'-0"



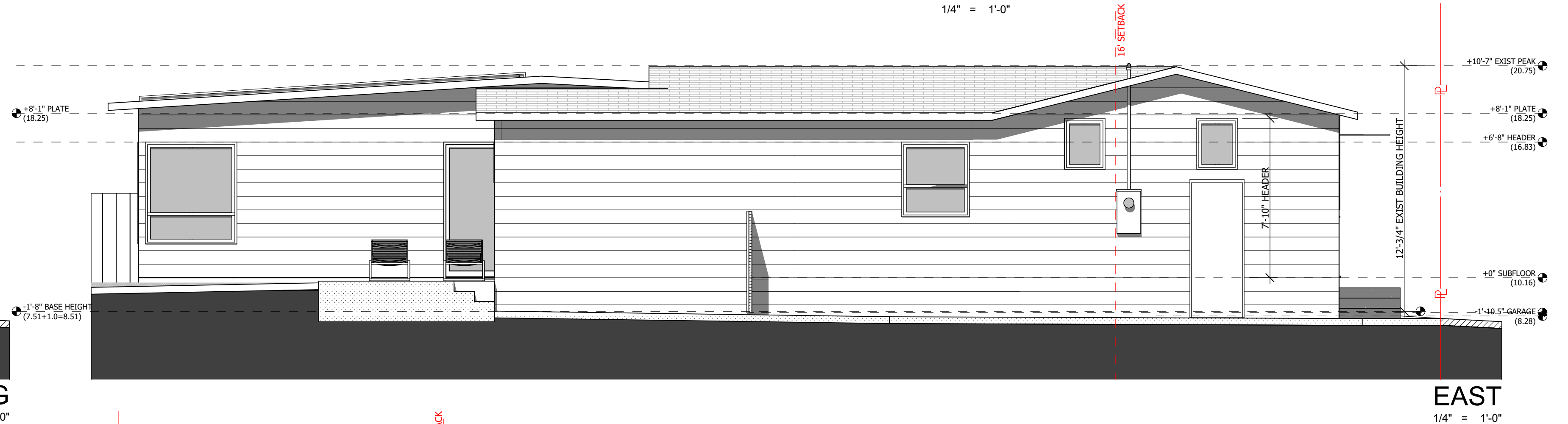
SOUTH EXISTING
 1/4" = 1'-0"



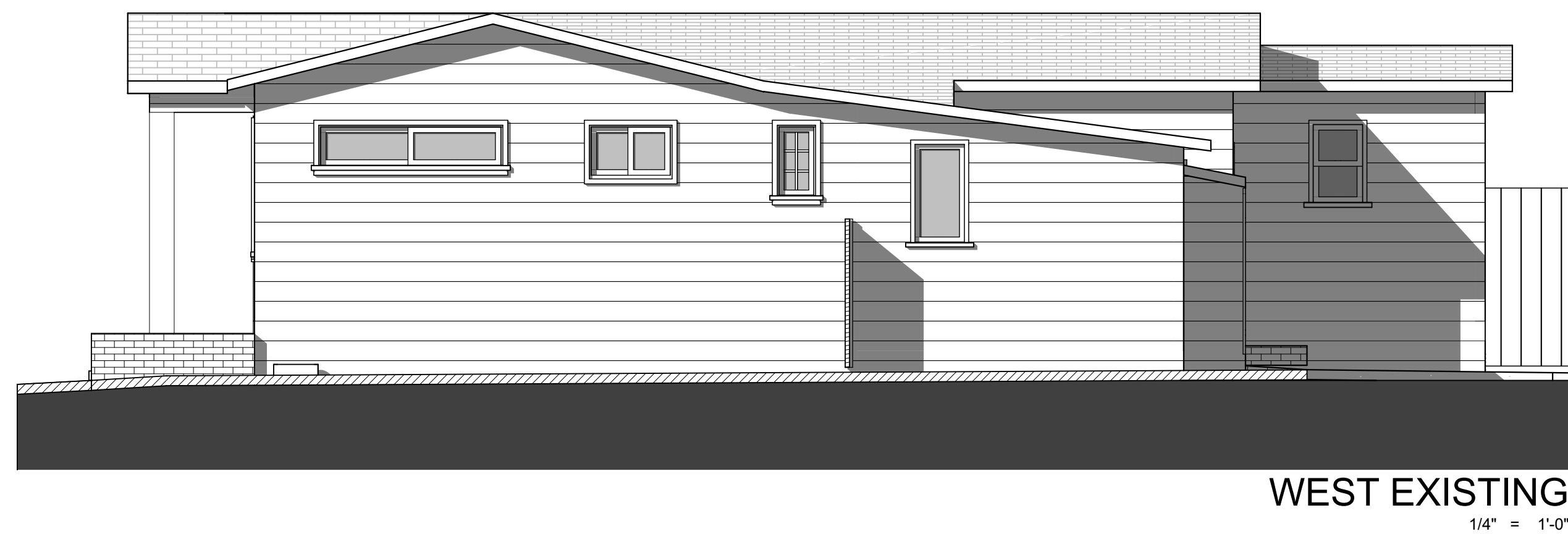
SOUTH
 1/4" = 1'-0"



EAST EXISTING
 1/4" = 1'-0"



EAST
 1/4" = 1'-0"

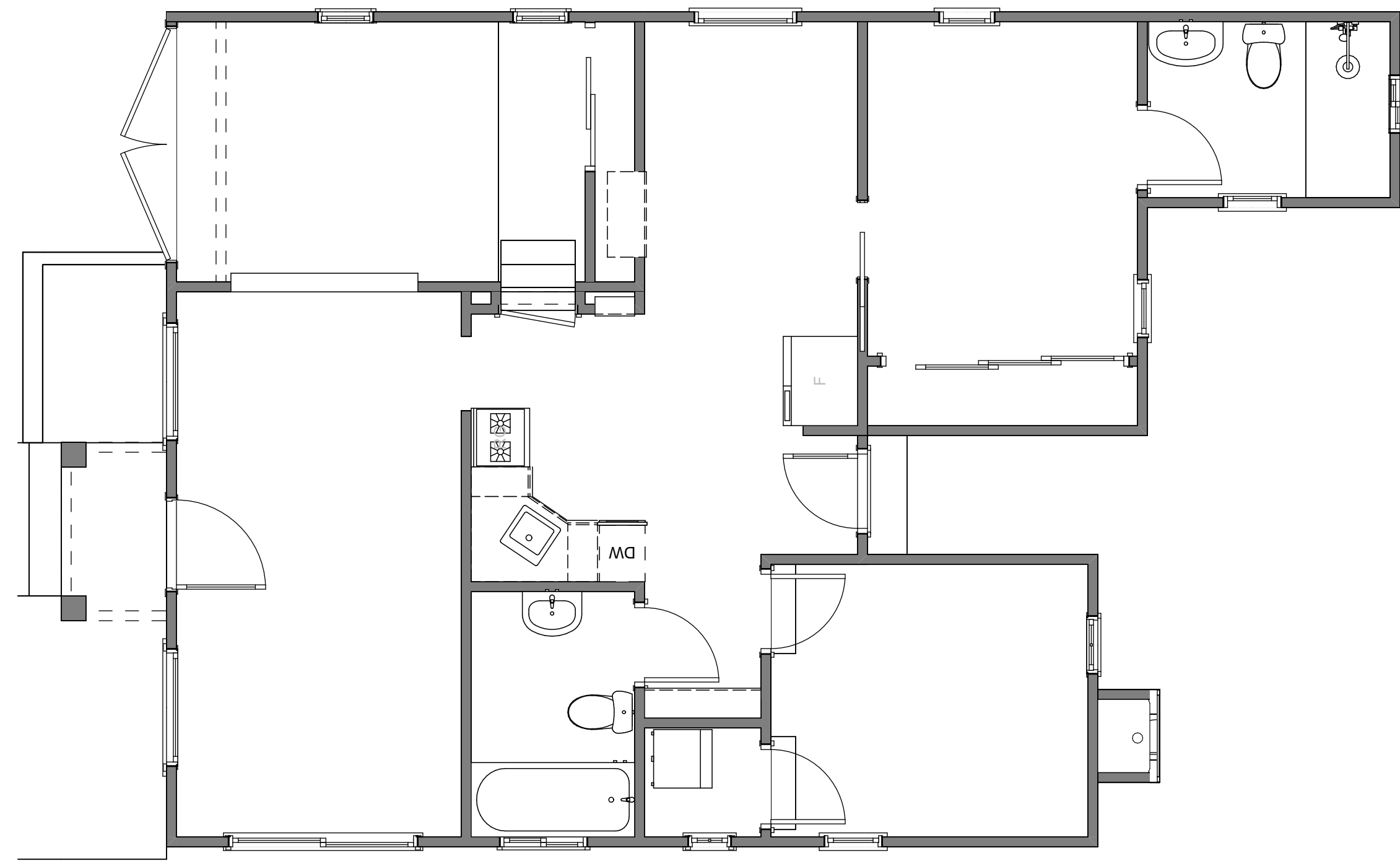


WEST EXISTING
 1/4" = 1'-0"



WEST
 1/4" = 1'-0"

Proposed Exterior Elevations, Existing Exterior Elevations

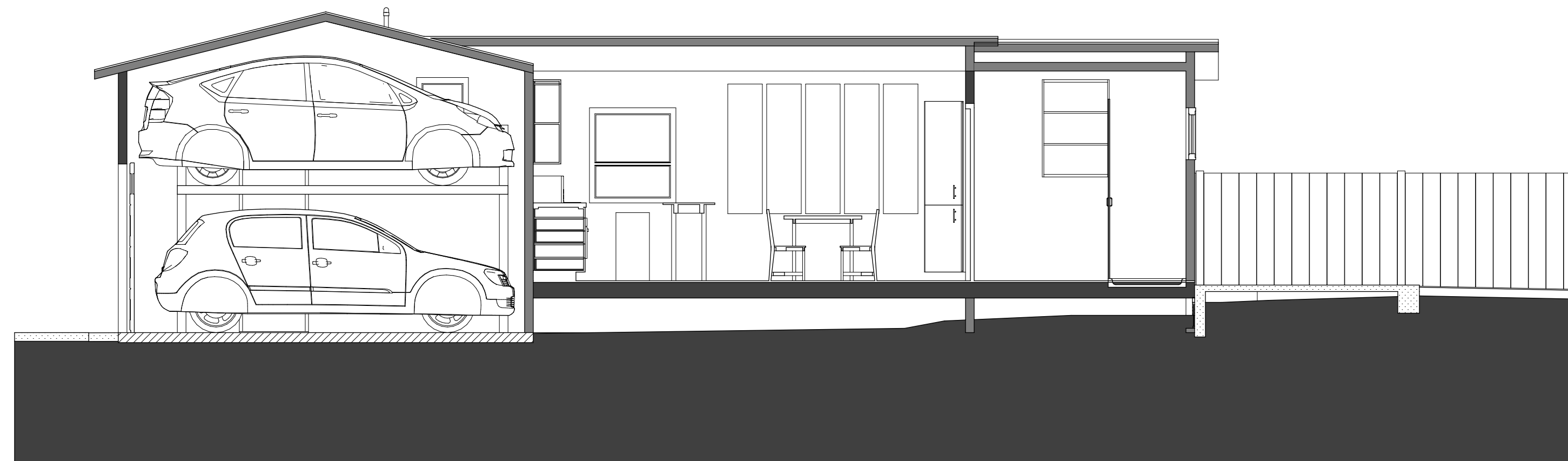


EXISTING FLOOR PLAN
1/4" = 1'-0"








FLOOR PLAN WITH ATTACHED ADU
1/4" = 1'-0"

785 SF CFA REMODEL DWELLING INCLUDING REBUILD 184 SF GUEST BEDROOM
141 SF REMODEL GARAGE | 357 SF NEW ATTACHED ADU | 272 SF PATIOS

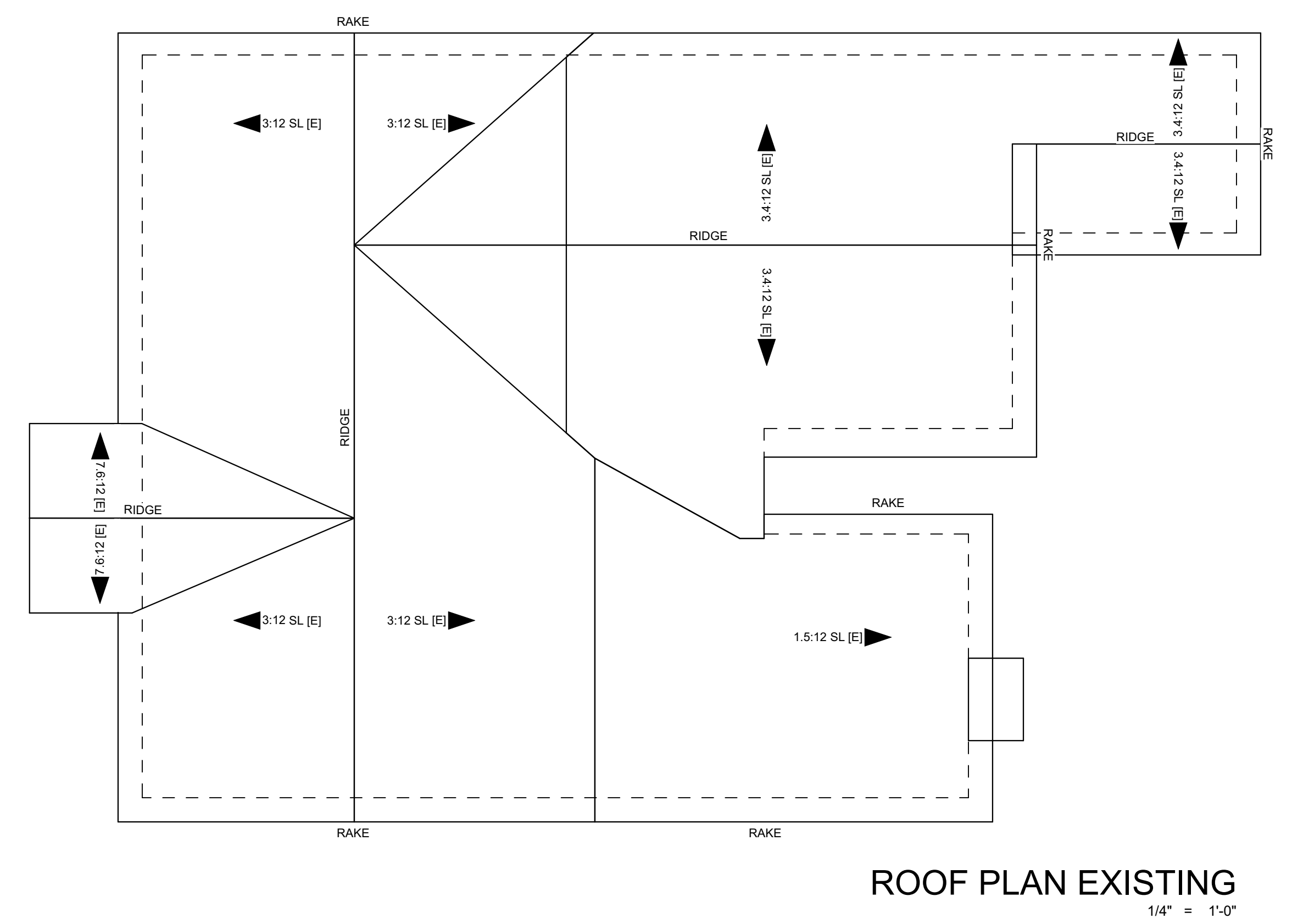
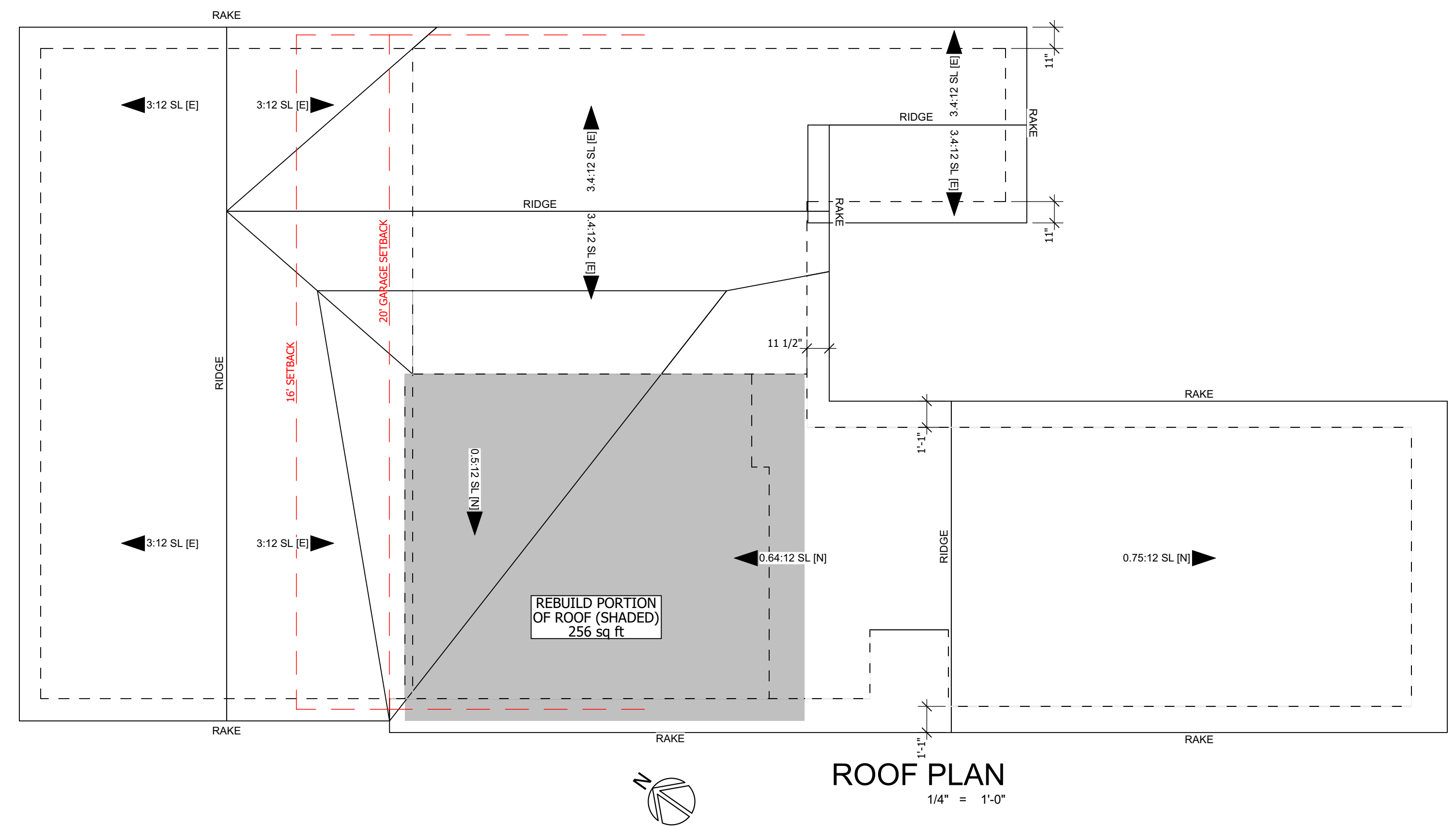


PROPOSED SECTION THROUGH GARAGE
1/4" = 1'-0"

BUILDING ELEMENT KEY

-  NEW 2x4 @ 16" O.C. STUD WALLS, PARTITION AND PLUMBING WALLS
-  EXISTING 2x4 @ 16" O.C. STUD WALLS, PARTITION AND PLUMBING WALLS.
-  STRUCTURAL MEMBER
-  NEW REINFORCED CONCRETE SLAB AND/OR FOOTING
-  EXISTING CONCRETE SLAB & FOOTINGS

County of Ventura
Planning Director Hearing
Case No. PL23-0115
Exhibit 3- Plans



**DRAFT CONDITIONS OF APPROVAL FOR COASTAL PLANNED DEVELOPMENT
(PD) PERMIT CASE NO. PL23-0115**

RESOURCE MANAGEMENT AGENCY (RMA) CONDITIONS

I. Planning Division (PL) Conditions

1. Project Description

This Coastal Planned Development Permit is based on and limited to compliance with the project description stated in this condition below, Exhibit 3 of the Planning Director hearing on May 30, 2024 and conditions of approval set forth below. Together, these conditions and documents describe the "Project." Any deviations from the Project must first be reviewed and approved by the County in order to determine if the Project deviations conform to the Project as approved. Project deviations may require Planning Director approval for changes to the permit or further California Environmental Quality Act (CEQA) environmental review, or both. Any Project deviation that is implemented without requisite County review and approval(s) may constitute a violation of the conditions of this permit and applicable law.

The Project description is as follows:

The applicant requests a Coastal Planned Development Permit be granted to authorize the interior remodel of an existing one-story single-family dwelling (785 square foot (sq. ft.)). The remodel includes the installation of new windows and doors, a new front entry stoop (15 sq. ft.), a new roof, interior remodel of the existing garage (141 sq. ft.) with a parking lift for two cars, and the demolition of a porch roof (21 sq. ft.). Other onsite improvements include a new 200-amp electrical service, new plumbing, and a Heating Ventilation, and Air Conditioning (HVAC) system. A one-story attached accessory dwelling unit (ADU) (357 sq. ft.) with a front entry stoop (10 sq. ft.) is also proposed. Entry to the ADU is from the western side yard.

Domestic water and wastewater service will be provided by the Channel Islands Beach Community Service District (Exhibit 3).

2. Required Improvements for Coastal PD

Purpose: To ensure the project site conforms to the plans approved at Planning Director hearing in support of the project.

Requirement: The Permittee shall ensure that all required off-site and on-site improvements for the Project are completed in conformance with the approved plans stamped as hearing Exhibit 3. The Permittee shall prepare and submit all final building and site plans for the County's review and approval in accordance with the approved plans.

County of Ventura
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Case No. PL23-0115
Exhibit 4- Conditions of Approval

Documentation: The Permittee shall obtain Planning Division staff's stamped approval on the project plans and submit them to the County for inclusion in the Project file. The Permittee shall submit additional plans to the Planning Division for review and stamped approval (e.g., tree protection and landscape plans) for inclusion in the Project file, as necessary.

Timing: Prior to the issuance of a Zoning Clearance for Construction the Permittee shall submit all final development plans to the Planning Division for review and approval. Unless the Planning Director and/or Public Works Agency Director allow the Permittee to provide financial security and a final executed agreement, approved as to form by the County Counsel, that ensures completion of such improvements, the Permittee shall complete all required improvements prior to occupancy. The Permittee shall maintain the required improvements for the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

3. Site Maintenance

Purpose: To ensure that the Project site is maintained in a neat and orderly manner so as not to create any hazardous conditions or unsightly conditions which are visible from outside of the Project site.

Requirement: The Permittee shall maintain the Project site in a neat and orderly manner, and in compliance with the Project description set forth in Condition No. 1. Only equipment and/or materials which the Planning Director determines to substantially comply with the Project description shall be stored within the Project site during the life of the Project.

Documentation: The Permittee shall maintain the Project site in compliance with Condition No. 1 and the approved plans for the Project.

Timing: The Permittee shall maintain the Project site in a neat and orderly manner and in compliance with Condition No. 1 throughout the life of the Project.

Monitoring and Reporting: The County Building Inspector, Public Works Agency Grading Inspector, Fire Marshall, and/or Planning Division staff has the authority to conduct periodic site inspections to ensure the Permittee's ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

4. Coastal PD Modification

Prior to undertaking any operational or construction-related activity which is not expressly described in these conditions, the Permittee shall first contact the Planning Director to determine if the proposed activity requires a modification of this PD. The Planning Director may, at the Planning Director's sole discretion, require the Permittee to file a written and/or mapped description of the proposed activity in order to determine if a PD modification is required. If a PD modification is required, the modification shall be subject to:

- a. The modification approval standards of the Ventura County Ordinance Code in effect at the time the modification application is acted on by the Planning Director; and
- b. Environmental review, as required pursuant to the California Environmental Quality Act (CEQA; California Public Resources Code, §§ 21000-21178) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, §§ 15000-15387), as amended from time to time. (PL-5)

5. Construction Activities

Prior to any construction, the Permittee shall obtain a Zoning Clearance for construction from the Planning Division, and a Building Permit from the Building and Safety Division. Prior to any grading, the Permittee shall obtain a Grading Permit from the Public Works Agency.

6. Acceptance of Conditions and Schedule of Enforcement Responses

The Permittee's acceptance of this PD and/or commencement of construction and/or operations under this PD shall constitute the Permittee's formal agreement to comply with all conditions of this PD. Failure to abide by and comply with any condition of this PD shall constitute grounds for enforcement action provided in the Ventura County Coastal Zoning Ordinance (Article 13), which shall include, but is not limited to, the following:

- Public reporting of violations to the Planning Commission and/or Board of Supervisors;
- Suspension of the permitted land uses (Condition No. 1);
- Modification of the PD conditions listed herein;
- Recordation of a "Notice of Noncompliance" on the deed to the subject property;
- The imposition of civil administrative penalties; and/or
- Revocation of this PD.

The Permittee is responsible for being aware of and complying with the PD conditions and all applicable federal, state, and local laws and regulations.

7. Documentation Verifying Compliance with Other Agencies' Requirements Related to this Coastal PD.

Purpose: To ensure compliance with, and notification of, federal, state, and/or local government regulatory agencies that have requirements that pertain to the Project (Condition No. 1, above) that is the subject of this PD.

Requirement: Upon the request of the Planning Director, the Permittee shall provide the Planning Division with documentation (e.g., copies of permits or agreements from other agencies, which are required pursuant to a condition of this PD) to verify that the Permittee has obtained or satisfied all applicable federal, state, and local entitlements and conditions that pertain to the Project.

Documentation: The Permittee shall provide this documentation to Planning Division staff in the form that is acceptable to the agency issuing the entitlement or clearance, to be included in the Planning Division Project file.

Timing: The documentation shall be submitted to the Planning Division prior to the issuance of the Zoning Clearance for construction.

Monitoring and Reporting: The Planning Division maintains the documentation provided by the Permittee in the respective Project file. In the event that the federal, state, or local government regulatory agency prepares new documentation due to changes in the Project or the other agency's requirements, the Permittee shall submit the new documentation within 30 days of receipt of the documentation from the other agency.

8. Notice of Coastal PD Requirements and Retention of PD Conditions On-Site

Purpose: To ensure full and proper notice of these PD conditions affecting the use of the subject property.

Requirement: Unless otherwise required by the Planning Director, the Permittee shall notify, in writing, the Property Owner(s) of record, contractors, and all other parties and vendors who regularly conduct activities associated with the Project, of the pertinent conditions of this PD.

Documentation: The Permittee shall present to the Planning Division staff copies of the conditions, upon Planning Division staff's request.

Timing: Prior to issuance of a Zoning Clearance for construction and throughout the life of the Project.

Monitoring and Reporting: The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

9. Recorded Notice of Land Use Entitlement

Purpose: The Permittee shall record a “Notice of Land Use Entitlement” form and the conditions of this PD with the deed for the subject property that notifies the current and future Property Owner(s) of the conditions of this PD.

Requirement: The Permittee shall sign, have notarized, and record with the Office of the County Recorder, a “Notice of Land Use Entitlement” form furnished by the Planning Division and the conditions of this PD, with the deed of the property that is subject to this PD.

Documentation: Recorded “Notice of Land Use Entitlement” form and conditions of this PD.

Timing: The Permittee shall record the “Notice of Land use Entitlement” form and conditions of this PD, prior to issuance of a Zoning Clearance for construction.

Monitoring and Reporting: The Permittee shall return a copy of the recorded “Notice of Land Use Entitlement” form and conditions of this PD to Planning Division staff to be included in the Project file. (PL-11)

10. Defense and Indemnification

- a. The Permittee shall defend, at the Permittee's sole expense with legal counsel acceptable to the County, against any and all claims, actions, or proceedings against the County, any other public agency with a governing body consisting of the members of the County Board of Supervisors, or any of their respective board members, officials, employees and agents (collectively, “Indemnified Parties”) arising out of or in any way related to the County’s issuance, administration, or enforcement of this PD. The County shall promptly notify the Permittee of any such claim, action or proceeding and shall cooperate fully in the defense.
- b. The Permittee shall also indemnify and hold harmless the Indemnified Parties from and against any and all losses, damages, awards, fines, expenses, penalties, judgments, settlements, or liabilities of whatever nature, including but not limited to court costs and attorney fees (collectively, “Liabilities”), arising out of or in any way related to any claim, action or proceeding subject to subpart (a) above, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties.
- c. Except with respect to claims, actions, proceedings, and Liabilities resulting from an Indemnified Party’s sole active negligence or intentional misconduct, the Permittee shall also indemnify, defend (at Permittee’s sole expense with legal counsel acceptable to County), and hold harmless the Indemnified Parties from and against any and all claims, actions, proceedings, and Liabilities arising out of, or in any way related to, the construction, maintenance, land use, or operations

conducted pursuant to this PD, regardless of how a court apportions any such Liabilities as between the Permittee, the County, and/or third parties. The County shall promptly notify the Permittee of any such claim, action, or proceeding and shall cooperate fully in the defense.

- d. Neither the issuance of this PD, nor compliance with the conditions hereof, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of this PD serve to impose any liability upon the Indemnified Parties for injury or damage to persons or property.

11. Relationship of Coastal PD Conditions, Laws, and Other Entitlements

The Permittee shall implement the Project in compliance with all applicable requirements and enactments of federal, state, and local authorities. In the event of conflict between various requirements, the more restrictive requirements shall apply. In the event the Planning Director determines that any PD condition contained herein is in conflict with any other PD condition contained herein, when principles of law do not provide to the contrary, the PD condition most protective of public health and safety and environmental resources shall prevail to the extent feasible.

No condition of this PD for uses allowed by the Ventura County Ordinance Code shall be interpreted as permitting or requiring any violation of law, lawful rules, or regulations, or orders of an authorized governmental agency. Neither the approval of this CUP, nor compliance with the conditions of this PD, shall relieve the Permittee from any responsibility otherwise imposed by law for damage to persons or property.

12. Contact Person

Purpose: To designate a person responsible for responding to complaints.

Requirement: The Permittee shall designate a contact person(s) to respond to complaints from citizens and the County which are related to the permitted uses of this PD.

Documentation: The Permittee shall provide the Planning Director with the contact information (e.g., name and/or position title, address, business and cell phone numbers, and email addresses) of the Permittee's field agent who receives all orders, notices, and communications regarding matters of condition and code compliance at the Project site.

Timing: Prior to the issuance of a Zoning Clearance construction, the Permittee shall provide the Planning Division the contact information of the Permittee's field agent(s) for the Project file. If the address or phone number of the Permittee's field agent(s) should change, or the responsibility is assigned to another person, the Permittee shall provide Planning Division staff with the new information in writing within three calendar days of the change in the Permittee's field agent.

Monitoring and Reporting: The Planning Division maintains the contact information provided by the Permittee in the Project file. The Planning Division has the authority to periodically confirm the contact information consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

13. Undergrounding of All Electric, Cable, Phone, Internet, and Gas Lines

Purpose: To provide adequate utility services to the site in keeping with the County's scenic qualities.

Requirement: Pursuant to General Plan Policy PFS-7.4, the undergrounding of all electric, cable, phone, and gas lines shall be required. The Permittee shall submit proposed grading and building plans denoting utility service lines to the Planning Division for review and approval.

Documentation: Project plans submitted for the Zoning Clearance shall include an exhibit depicting the location of utility service lines, points of connection, and alignment to the structures. These plans shall also depict tree protection zones. Utility lines shall be routed to avoid tree protection zones to the extent feasible. The Permittee shall obtain the Planning Division's stamped approval on the project plans and submit them to the County for inclusion in the project file.

Timing: Prior to the issuance of a Zoning Clearance for construction, the Permittee shall submit to the Planning Division for review and approval final development plans showing that all electric, cable, phone, and gas lines to be undergrounded. Prior to the issuance of a Zoning Clearance for construction, the location of utility service lines shall be noted on all building and grading plans for review and approval by the Planning Division. Prior to final inspection by RMA Building and Safety Division, the project site shall be inspected by the Planning Division to ensure all electric, cable, phone, and gas lines have been undergrounded.

Monitoring and Reporting: The Planning Division has the authority to ensure that all electric, cable, phone, and gas lines have been undergrounded. The Planning Division has the authority to conduct periodic site inspections to ensure ongoing compliance with this condition consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

14. Archaeological Resources Discovered During Grading

Purpose: In order to mitigate potential impacts to archaeological resources discovered during ground disturbance.

Requirement: The Permittee shall implement the following procedures:

- a. If any archaeological or historical artifacts are uncovered during ground disturbance or construction activities, the Permittee shall:

- (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Notify the Planning Director in writing, within three days of the discovery;
 - (3) Obtain the services of a County-approved archaeologist who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development; and
 - (5) Implement the agreed upon recommendations.
- b. If any human burial remains are encountered during ground disturbance or construction activities, the Permittee shall:
- (1) Cease operations and assure the preservation of the area in which the discovery was made;
 - (2) Immediately notify the County Coroner and the Planning Director;
 - (3) Obtain the services of a County-approved archaeologist and, if necessary, Native American Monitor(s), who shall assess the find and provide recommendations on the proper disposition of the site in a written report format;
 - (4) Obtain the Planning Director's written concurrence of the recommended disposition of the site before resuming development on-site; and
 - (5) Implement the agreed upon recommendations.

Documentation: If archaeological remains are encountered, the Permittee shall submit a report prepared by a County-approved archaeologist including recommendations for the proper disposition of the site. Additional documentation may be required to demonstrate that the Permittee has implemented any recommendations made by the archaeologist's report.

Timing: If any archaeological remains are uncovered during ground disturbance or construction activities, the Permittee shall provide the written notification to the Planning Director within three days of the discovery. The Permittee shall submit the archaeological report to the Planning Division immediately upon completion of the report.

Monitoring and Reporting: The Permittee shall provide the archaeological report to the Planning Division to be made part of the Project file. The Permittee shall implement any recommendations made in the archaeological report to the satisfaction of the Planning Director. The archaeologist shall monitor all ground disturbance activities within the area in which the discovery was made, in order to ensure the successful implementation of the recommendations made in the archaeological report. The Planning Division has the authority to conduct site inspections to ensure that the Permittee implements the recommendations set forth in the archaeological report,

consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

15. Construction Noise

Purpose: In order for this project to comply with the Ventura County General Plan *Goals, Policies and Programs* Noise Policy 2.16.2-1(5) and the County of Ventura Construction Noise Threshold Criteria and Control Plan (Amended 2010).

Requirement: The Permittee shall limit construction activity for site preparation and development to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and from 9:00 a.m. to 7:00 p.m. Saturday, Sunday, and State holidays. Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.

Documentation: The Permittee shall post a sign stating these restrictions in a conspicuous location on the Project site, in order so that the sign is visible to the general public. The Permittee shall provide photo documentation showing posting of the required signage to the Planning Division, prior to the commencement of grading and construction activities. The sign must provide a telephone number of the site foreman, or other person who controls activities on the jobsite, for use for complaints from the public. The Permittee shall maintain a "Complaint Log," noting the date, time, complainant's name, complaint, and any corrective action taken, in the event that the Permittee receives noise complaints. The Permittee must submit the "Complaint Log" to the Planning Division upon the Planning Director's request.

Timing: The Permittee shall install the sign prior to the issuance of a building permit and throughout all grading and construction activities. The Permittee shall maintain the signage on-site until all grading and construction activities are complete. If the Planning Director requests the Permittee to submit the "Complaint Log" to the Planning Division, the Permittee shall submit the "Complaint Log" within one day of receiving the Planning Director's request.

Monitoring and Reporting: The Planning Division reviews, and maintains in the Project file, the photo documentation of the sign and the "Complaint Log." The Planning Division has the authority to conduct site inspections and take enforcement actions to ensure that the Permittee conducts grading and construction activities in compliance with this condition, consistent with the requirements of § 8183-5 of the Ventura County Coastal Zoning Ordinance.

PUBLIC WORKS AGENCY (PWA)

Watershed Protection District (WPD) Conditions

Advanced Planning Section

16. Zone Clearance

Purpose: To comply with the Ventura County Floodplain Management Ordinance and Ventura County General Plan policies HAZ-2.1, HAZ-2.2, HAZ-2.3 and HAZ-2.5.

Requirement: The Applicant shall obtain a Flood Zone Clearance from the Ventura County Public Works Agency Floodplain Manager.

Documentation: A Flood Zone Clearance issued by the Public Works Agency Floodplain Manager.

Timing: The Flood Zone Clearance shall be obtained by the Applicant prior to obtaining a building permit.

Monitoring and Reporting: A copy of the approved Flood Zone Clearance shall be provided to the Building and Safety Department as well as maintained in the case file by the Public Works Agency.

Water Quality Section

17. Compliance with Stormwater Development Construction Program

Purpose: To ensure compliance with the Los Angeles Regional Water Quality Control Board NPDES Municipal Stormwater Permit, No. CAS004002 (Permit), the proposed project will be subject to the construction requirements for surface water quality and storm water runoff, in accordance with Part 4.F., "Development Construction Program", of the Permit.

Requirement: The construction of the proposed project shall meet requirements contained in Part 4.F., "Development Construction Program", of the Permit through the inclusion of an effective combination of construction best management practices (BMPs) during all ground disturbing activities.

Documentation: The Permittee shall submit a completed and signed SW-1 form (Best Management Practices for Construction Less Than One Acre) to the Public Works Agency - County Stormwater Program (CSP) for review and approval, a template for which can be found at <https://www.onestoppermits.vcrma.org/departments/stormwater-program>.

Timing: The above-listed item shall be submitted to the CSP for review and approval prior to issuance of a zoning clearance for construction.

Monitoring and Reporting: The CSP will review the submitted materials for consistency with the Permit. Building permit inspectors will conduct inspections during construction

to ensure effective installation of the required BMPs. (CSP-3)

Integrated Waste management Section

18. Construction & Demolition Debris Reporting

Purpose: Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code, Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must upload recycling receipts to their Recycling Plan to Ventura County Citizen Access. Applicants will receive a Final Approval email once the receipts are reviewed and approved. For more information and instructions on how to complete submit recycling receipts, please visit vcpublicworks.org/cdrecycling.

Documentation: Recycling receipts and/or documentation of reuse to verify minimum landfill diversion requirements are met.

Timing: Required recycling receipts and/or documentation of reuse, must be submitted to Ventura County Citizen Access at the time of Building and Safety Division's issuance of final permit.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan and recycling receipts and/or documentation of reuse until Building and Safety Division's issuance of final permit.
(IWMD-3).

19. Construction & Demolition Debris Recycling Plan

Purpose: To ensure the project complies with Division 4, Chapter 7, Article 3 of the Ventura County Ordinance Code (VCOC). Section 4773 aligns with the California Green Building Standards Code which requires the Permittee to divert recyclable construction and demolition (C&D) materials generated by their project (e.g., wood, metal, green waste, soil, concrete, asphalt, paper, cardboard, etc.) from local landfills through recycling, reuse, or salvage.

Requirement: The Permittee must submit a comprehensive recycling plan to Ventura County Public Works Agency, Water & Sanitation Department, Integrated Waste Management Division (Water & Sanitation) for any Covered Project as defined in Division 4, Chapter 7, Article 3, Section 4741-24 of the VCOC, meaning all proposed construction and/or demolition projects that require a building permit, except certain

exempted projects as defined in Section 4773-4.

Documentation: A Recycling Plan must be submitted online at Ventura County Citizen Access. For more information and instructions on how to complete the Recycling Plan, please visit vcpublicworks.org/cdrecycling.

Timing: Upon Building and Safety Division's issuance of a building permit for the project, the Permittee must submit a Recycling Plan online through Ventura County Citizen Access for approval.

Monitoring & Reporting: The Permittee is required to keep a copy of their approved Recycling Plan until Building and Safety Division's issuance of final permit. (IWMD-2).

OTHER VENTURA COUNTY AGENCIES

Ventura County Fire Protection District (VCFPD) Conditions

20. Fire Department Clearance

Purpose: To provide the Permittee a list of all applicable fire department requirements for their project.

Requirement: The Permittee shall obtain VCFPD Form #610B "Requirements for Construction" for any new structures or additions to existing structures before issuance of building permits.

Documentation: A signed copy of the Ventura County Fire Protection District's Form #610B "Requirements for Construction."

Timing: The Permittee shall submit VCFPD Form #610B Application to the VCFPD for approval before issuance of building permits.

Monitoring and Reporting: A copy of the completed VCFPD Form #126 shall be kept on file with the VCFPD. The VCFPD will conduct a final on-site inspection of the project to ensure compliance with all conditions and applicable codes / ordinances.

Ventura County Air Pollution Control District

21. Fugitive Dust Control

Purpose: To ensure that fugitive dust and particulate matter that may result from site preparation and construction activities are minimized to the greatest extent feasible.

Requirement: The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), and Rule 55 (Fugitive Dust).

Documentation: The project applicant shall ensure compliance with the following provisions:

- I. The area disturbed by clearing, grading, earth moving, or excavation operations shall be minimized to prevent excessive amounts of dust;
- II. Pre-grading/excavation activities shall include watering the area to be graded or excavated before commencement of grading or excavation operations. Application of water should penetrate sufficiently to minimize fugitive dust during grading activities. Reclaimed water should be used, if available.
- III. All trucks shall cover their loads as required by California Vehicle Code §23114.
- IV. Fugitive dust throughout the construction site shall be controlled by the use of a watering truck or equivalent means (except during and immediately after rainfall). Water shall be applied to all unpaved roads, unpaved parking areas or staging areas, and active portions of the construction site. Environmentally safe dust control agents may be used in lieu of watering.
- V. V.Graded and/or excavated inactive areas of the construction site shall be monitored at least weekly for dust stabilization.
- VI. Signs shall be posted onsite limiting traffic to 15 miles per hour or less.
- VII. All clearing, grading, earth moving, or excavation activities shall cease during periods of high winds (i.e., wind speed sufficient to cause fugitive dust to be a nuisance or hazard to adjacent properties). During periods of high winds, all clearing, grading, earth moving, and excavation operations shall be curtailed to the degree necessary to prevent fugitive dust created by onsite activities and operations from being a nuisance or hazard, either offsite or onsite.

Timing: Throughout the construction phases of the project.

Reporting and Monitoring: Dust control is a standard condition on all Grading Permits issued by Publics Works Agency and grading inspector shall perform periodic site inspections throughout the grading period. Monitoring and Enforcement of dust-related provisions for grading operation shall also be conducted by APCD staff on a complaint-driven basis.

22. Demolition for Asbestos

Purpose: To ensure that the owner or operator of a facility shall remove all asbestos-containing material from a facility being demolished.

Requirement: Project demolition activities shall be operated in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 62.7, Asbestos – Demolition and Renovation.

Documentation: The project applicant shall ensure compliance with the following provision:

- I. The applicant shall submit an AB3205 Form to APCD for approval. In addition, the contractor shall notify APCD 10 business days prior to the abatement commencement, if applicable, by submitting a Notification of Demolition or Renovation Form. Demolition and/or renovation activities shall be conducted in compliance with APCD Rule 62.7, Asbestos – Demolition and Renovation.

Timing: Prior to issuance of a demolition permit(s) by Building & Safety or the applicable jurisdiction agency.

Reporting and Monitoring: An AB3205 form must be submitted to and approved by APCD. Building & Safety Compliance Checklist includes AB3205 requirement prior to issuance of a demolition permit. The Notification of Demolition or Renovation Form must be submitted to APCD. Enforcement of notification requirements for both forms and compliance with the APCD Asbestos Rule will be enforced by APCD Asbestos Inspectors or on a complaint-driven basis.

23. Complaint-Driven For Discharge Of Air Pollutants

Purpose: To ensure that discharge of air contaminants (odor, dust, etc.) that may result from site operations are minimized to the greatest extent feasible.

Requirement: Permittee shall operate in accordance with the Rules and Regulations of the Ventura County Air Pollution Control District, with emphasis on Rule 51, Nuisance, stated below:

- I. A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endangers the comfort, repose, health or safety of any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.

Documentation: No documentation is required for the purposes of this condition.

Timing: Throughout the life of the permit.

Reporting and Monitoring: Monitoring and enforcement of nuisance provision is enforceable by APCD on a complaint-driven basis.



Exhibit 5 – General Plan Consistency Analysis

County of Ventura • Resource Management Agency • Planning Division

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

CONSISTENCY WITH THE GENERAL PLAN AND COASTAL AREA PLAN FOR DRANGE REMODEL AND ADU, CASE NO. PL23-0115

The Ventura County General Plan *Goals, Policies and Programs* (2020, page 1-1) states:

All area plans, specific plans subdivision, public works projects, and zoning decisions must be consistent with the direction provided in the County's General Plan.

Furthermore, the Ventura County Coastal Zoning Ordinance (CZO) (Section 8181-3.5. a) states that in order to be approved, a project must be found consistent with all applicable policies of the Ventura County Coastal Area Plan.

The proposed project would result in the remodel of an existing single-family dwelling (SFD) and the construction of an accessory dwelling unit (ADU).

Evaluated below is the consistency of the proposed project with the applicable policies of the General Plan *Goals, Policies and Programs*, as well as the Coastal Area Plan *Goals and Policies*.

1. Land Use and Community Character

General Plan Policy LU-16.1 (Community Character and Quality of Life): *The County shall encourage discretionary development to be designed to maintain the distinctive character of unincorporated communities, to ensure adequate provision of public facilities and services, and to be compatible with neighboring uses*

General Plan Policy LU-16.9 (Building Orientation and Landscaping): *The County shall encourage discretionary development to be oriented and landscaped to enhance natural lighting, solar access, and passive heating or cooling opportunities to maximize energy efficiency.*

Coastal Area Plan Visual Resource Policy 7: *New development shall be sited and designed to protect public views to and from the shoreline and public recreational areas. Where feasible, development on sloped terrain shall be set below road grade.*

Coastal Act § 30250(a) (Location; Existing Developed Area): *New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition,*

land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

Coastal Act § 30251 (Scenic and Visual Qualities): *The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural landforms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New developments in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.*

Coastal Act § 30253(e) (Minimization of Adverse Impacts): *New development shall... [w]here appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

Staff Analysis: The Silver Strand Beach community consists of an eclectic mix of building sizes, design styles, and exterior materials. The majority of Silver Strand Beach is zoned RBH, which is a dense residential zone that allows for narrow setbacks (i.e., 3 ft. side and 6 ft. rear) and up to 65 percent building coverage. A 28-ft. height limit applies to the RBH zone. Historically, Silver Strand Beach was comprised of small single-story vacation homes. Over time, these older homes have been replaced with larger multi-story homes that maximize the lot's full development potential. These homes often extend to the minimum setback lines and reach the maximum standard for height and building coverage. Many structures in Silver Strand Beach also have non-conforming setbacks and parking. This pattern, coupled with the narrow side streets, gives the community a dense, urban appearance.

The proposed project consists of renovating the existing SFD and garage and construction of a new attached ADU. The design of the ADU will match the existing SFD. The existing SFD and proposed ADU are oriented to the north and south with most of the windows placed on the east and west portions of the buildings. The location of the windows provides cross ventilation for passive cooling. The height, size, and configuration of the existing SFD and attached ADU are similar to surrounding development, and aesthetically compatible with the Silver Strand Beach community.

The subject lot is on the inland side of Ocean Drive approximately 575 feet east of the beach. However, the beach and ocean are largely blocked from view by the two- and three-story homes on the west side of Ocean Drive north and south of Los Angeles Avenue. As a result, the proposed ADU would not obscure public views of the coast.

Based on the discussion above, the proposed project is consistent with General Plan Policies LU-16.1 and LU-16.9, Coastal Area Plan Policy 7, and Coastal Act Sections 30250(a), 30251 and 30253.

2. Circulation, Transportation, and Mobility

General Plan Policy CTM-1.1 (Vehicle Miles Traveled (VMT) Standards and CEQA): *The County shall require evaluation of County General Plan land use designation changes, zone changes, and discretionary development for their individual (i.e., project-specific) and cumulative transportation impacts based on Vehicle Miles Traveled (VMT) under the California Environmental Quality Act (CEQA) pursuant to the methodology and thresholds of significance criteria set forth in the County Initial Study Assessment Guidelines.*

General Plan Policy CTM-1.4 (Level of Service (LOS) Evaluation): *County General Plan land use designation changes and zone changes shall be evaluated for their individual (i.e., project-specific) and cumulative effects, and discretionary developments shall be evaluated for their individual effects, on Level of Service (LOS) on existing and future roads, to determine whether the project:*

- a. *Would cause existing roads within the Regional Road Network or County-maintained roadways that are currently functioning at an acceptable LOS to function below an acceptable LOS.*
- b. *Would add traffic to existing roads within the Regional Road Network or County-maintained roadways that are currently functioning below an acceptable LOS; and*
- c. *Could cause future roads planned for addition to the Regional Road Network or County-maintained roadways to function below an acceptable LOS.*
- d. *The Level of Service (LOS) evaluation shall be conducted based on methods established by the County.*

Staff Analysis: In reviewing the transportation effects of discretionary projects, the County of Ventura considers two primary metrics: Level of Service (LOS) and Vehicle Miles Travelled (VMT). LOS measures traffic-related delays on specific road segments and intersections. VMT is a product of trip generation and average distance travelled. As required by California's Senate Bill (SB) 743 (2013), LOS is no longer used as a metric when determining whether a project would result in a significant transportation-related impact as part of the California Environmental Quality Act (CEQA) analysis. LOS generation is, however, still considered as part of the General Plan consistency analysis.

The Public Works Agency's Roads and Transportation Department (PWA-RT) reviewed the proposed project and determined that the project's trip generation would

fall below the Office of Planning Research (OPR)-recommended threshold of 110 average daily trips. The proposed project was reviewed by the City of Oxnard, and they had no objection to the project or concerns regarding traffic.

Based on the discussion above, the proposed project is consistent with General Plan Policies CTM-1.1 and CTM-1.4.

3. Parking and Coastal Access

General Plan Policy COS-2.6 (Public Access): *The County shall continue to plan for the preservation, conservation, efficient use of, enjoyment of, and access to resources, as appropriate, within Ventura County for present and future generations.*

Coastal Area Plan Central Coast Access Policy 13: *New development, and intensifications in use, shall be designed to include the number of off-street parking spaces necessary to satisfy any new parking demand.*

Coastal Area Plan Policy 14: *In order to support the preservation of existing, neighborhood-serving commercial areas within the coastal zone, exceptions to off-street parking requirements may be allowed, provided that the project applicant contribute to a program aimed at increasing coastal access parking. The following factors must be considered in determining whether a requested exception to off-street parking requirements should be granted:*

- *No additions or expansion to the structure are proposed and all existing on-site parking is retained;*
- *Business hours of operation are in the evening when beach recreational uses are low or non-existent;*
- *The primary customer base is nearby residents or beachgoers that do not generate additional parking demand;*
- *Shared parking, pursuant to Sec. 8176-4.6, is not available to meet parking requirements; and*
- *Other transportation incentives programs listed in Sec. 8176-4.8.1(b), are not feasible, or will not lessen the number of parking spaces required.*

Coastal Act § 30211: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Staff Analysis: Silver Strand Beach is a coastal community that affords access to a broad, sandy beach managed by the County of Ventura. The County provides public parking lots for the beach at the north and south ends of Ocean Drive. Street parking is also commonly used by beachgoers.

Existing coastal access will not be hindered by the proposed ADU. The project site is approximately 373 feet from Coastal Trail Segment C-2, a 3.1-mile-long multi-modal trail that runs parallel to the ocean on the sandy beach.

Pursuant to CZO Section 8176-3.7, an SFD with one to four bedrooms requires two covered parking spaces. Currently the SFD is served by one covered parking space. However, CZO Section 8182-4.1 explains the expansion of use requires conformance with current parking standards. The proposed project is not expanding space within the Existing SFD; therefore the dwelling can continue to utilize one parking for the SFD. CZO Section 8176-3.7 requires one covered or uncovered parking for the proposed ADU, an additional parking space will be provided for the ADU via the parking lift within the garage.

Based on the discussion above, the proposed project is consistent with General Plan Policy COS-2.6, Coastal area Plan Policies 13 and 14, and Coastal Act Sections 30211.

4. Public Facilities, Services, and Infrastructure

General Plan Policy PFS-1.7 (Public Facilities, Services, and Infrastructure Availability): *The County shall only approve discretionary development in locations where adequate public facilities, services, and infrastructure are available and functional, under physical construction, or will be available prior to occupancy.*

General Plan Policy PFS-4.1 (Wastewater Connections Requirement): *The County shall require development to connect to an existing wastewater collection and treatment facility if such facilities are available to serve the development. An onsite wastewater treatment system shall only be approved in areas where connection to a wastewater collection and treatment facility is deemed unavailable.*

General Plan Policy PFS-7.4 (Discretionary Development Utility Service Line Placement): *The County shall require discretionary development to place new utility service lines underground if feasible. If undergrounding is determined by the County to be infeasible, then new utility service lines shall be placed in parallel to existing utility rights-of-way, if they exist, or sited to minimize their visual impact.*

General Plan Policy PFS-12.3 (Adequate Water Supply, Access, and Response Times for Firefighting Purposes): *The County shall prohibit discretionary development in areas that lack and cannot provide adequate water supplies, access, and response times for firefighting purposes.*

General Plan Policy PFS-12.4 (Consistent Fire Protection Standards for New Development): *The County, in coordination with local water agencies and the Fire*

Protection District, shall require new discretionary development to comply with applicable standards for fire flows and fire protection.

General Plan Policy WR-1.11 (Adequate Water for Discretionary Development): *The County shall require all discretionary development to demonstrate an adequate long-term supply of water.*

Staff Analysis: County General Plan policies promote focusing urban development in areas where adequate public facilities and utilities already exist. The project site is in the Silver Strand Beach area, a designated Existing Community. Adequate utilities and facilities are available to serve the project site.

The ADU will require an extension of utilities to provide services, which will be placed underground (Exhibit 4, Condition No. 13).

The project will continue to receive water and sewer service from CIBCSD. The Ventura County Fire Protection District (VCFPD) reviewed the project for consistency with fire safety standards. Based on this review, VCFPD conditioned the project to require the applicant file Form No. 610B with the Fire Department to document compliance with fire safety standards (Exhibit 4, Condition No. 20). With implementation of this condition of approval, the project will comply with applicable fire safety standards. Ventura County Public Works Agency reviewed the likelihood of the proposed project causing point source pollution, and has conditioned the project to require the Permittee to follow all best management practices during construction (Exhibit 4, Condition No. 17).

Based on the discussion above, the proposed project is consistent with General Plan Policies PFS-1.7, PFS-4.1, PFS-7.4, PFS-12.3, PFS-12.4, and WR-1.11.

5. Stormwater, Drainage, and Flood Control

General Plan Policy HAZ-4.5 (Soil Erosion and Pollution Prevention): *The County shall require discretionary development be designed to prevent soil erosion and downstream sedimentation and pollution.*

General Plan Policy WR-2.2 (Water Quality Protection for Discretionary Development): *The County shall evaluate the potential for discretionary development to cause deposition and discharge of sediment, debris, waste and other pollutants into surface runoff, drainage systems, surface water bodies, and groundwater. The County shall require discretionary development to minimize potential deposition and discharge through point source controls, storm water treatment, runoff reduction measures, best management practices, and low impact development.*

General Plan Policy WR-3.3 (Low-Impact Development): *The County shall require discretionary development to incorporate low impact development design features and best management practices, including integration of stormwater capture facilities, consistent with County's Stormwater Permit.*

Staff Analysis: The project site gently slopes towards the northwest, which is where the natural drainage would be directed. From there, drainage will be conveyed through the gutters along Los Angeles Avenue to the Silver Strand Beach storm drain system, which discharges to the ocean. As no drainage would be conveyed to a stream, the project would not have the potential to result in sedimentation or pollution of a stream.

The Watershed Protection District's (WPD's) Stormwater Program is charged for ensuring the County's compliance with the National Pollutant Discharge Elimination System (NPDES). NPDES implements the Federal Clean Water Act by requiring that stormwater discharges not pollute downstream waters. Projects involving ground disturbance can cause soils to be carried away in stormwater runoff, causing pollution. To avoid this issue, the County Stormwater Program requires that applicants implement Best Management Practices (BMPs) during the construction phase of a project. The applicant will be required to submit the required forms to WPD to demonstrate that appropriate BMPs will be incorporated into the project (Exhibit 4, Condition No. 17). Examples of common BMPs include silt fences, straw wattles, and check dams, which are designed to capture loose soil before it enters the storm drain system. As the project will incorporate construction-phase BMPs and will employ LID strategies, the project is consistent with the County's stormwater, erosion and sedimentation objectives.

The Federal Emergency Management Agency (FEMA) maintains Flood Insurance Rate Maps (FIRMs) to assess flood risk. The FIRM for the project site¹ indicates that it is in Zone X (Shaded). Zone X applies to locations that are subject to a 0.2 to 1.0 percent annual chance of flood hazard. The Ventura County PWA's Land Development Services Department reviewed the proposed project and noted that the project does not require a Floodplain Development Permit, as the site is outside of the 100-year floodplain.

The WPD has conditioned the project to require the Permittee obtain a Flood Zone Clearance prior to issuance of a building. According to the Federal Emergency Management agency DFIRMs the subject property is located within an area that has 0.2% annual chance of flood hazard, therefore the applicant is required to get a flood zone clearance from the public works agency.

Based on the discussion above, the proposed project is consistent with General Plan Policies General Plan Policy Haz 4.5, WR-2.2, and WR-2.2.

¹ Panel No. 06111C0914F, updated January 29, 2021

6. Solid Waste

General Plan Policy PFS-5.9 (Waste Reduction for Discretionary Development): *The County shall encourage applicants for discretionary development to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.*

Staff Analysis: The proposed ADU will utilize the same garbage and recycling containers the single-family dwelling currently uses. The addition of the ADU will not increase the frequency of service for the disposal company and will maintain the current recycling practices, that are practiced by the existing community. Ventura County Integrated Waste Management has conditioned the project to ensure construction related waste and debris are properly recycled and disposed of (Exhibit 4, Condition Nos. 18 and 19).

Based on the discussion above, the proposed project is consistent with General Plan Policy PFS-5.9.

7. Hazards and Safety

General Plan Policy HAZ-10.3 (Air Pollution Control District Rule and Permit Compliance): *The County shall ensure that discretionary development subject to Ventura County Air Pollution Control District (VCAPCD) permit authority complies with all applicable APCD rules and permit requirements, including the use of Best Available Control Technology (BACT) as determined by the VCAPCD.*

General Plan Policy HAZ-10.14 (Fugitive Dust Best Management Practices): *The County shall ensure that discretionary development which will generate fugitive dust emissions during construction activities will, to the extent feasible, incorporate appropriate BMPs to reduce emissions to be less than applicable thresholds.*

Coastal Area Plan Hazard Policy 4.3.4(3): *New development shall be sited and designed to minimize risks to life and property in areas of high geologic, flood, and fire hazards.*

Coastal Area Plan Hazard Policy 4.3.4(4): *All new development will be evaluated for its impacts to, and from, geologic hazards (including seismic safety, landslides, expansive soils, subsidence, etc.), flood hazards, and fire hazards. Feasible mitigation measures shall be required where necessary.*

Coastal Act § 30253: *New development shall do all of the following:*

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*

- (b) *Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- (c) *Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*
- (d) *Minimize energy consumption and vehicle miles traveled.*
- (e) *Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses*

Staff Analysis: The Ventura County Fire Protection District reviewed the project and determined that access, water supply, and response time for firefighting purposes is adequate. As stated above, water and sewer service is provided by the Channel Islands Community Services District. Fire Station No. 53 Ventura County Fire Station 53 addressed as 304 N. 2nd Street in Port Hueneme and Oxnard Fire Station No. 6 addressed as 2601 Peninsula Road in Oxnard are within five miles of the project site.

The Air Pollution Control District has conditioned the project to require the Permittee to comply with fugitive dust practices (Exhibit 4, Condition No. 18). The project was also evaluated by the Public Works Agency for risk of flood and geologic hazards, and a geotechnical report will be required prior to issuance of permits from Building and Safety. Additionally, a Flood Zone Clearance will be required from the Public Works Agency for development within a flood zone (Condition of Approval 16, Exhibit 4).

Based on the discussion above, the proposed project is consistent with General Plan Policies HAZ-10.3, HAZ-10.14, Coastal Area Plan Policies 4.3.4(3), 4.3.4(4), and Coastal Act Section 30253.

8. Cultural Resources

General Plan Policy COS-4.2(a) Cooperation for Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall cooperate with cities, special districts, appropriate organizations and private landowners to identify known cultural, archaeological, historical, and paleontological resources to preserve identified resources within the county.*

General Plan Policy COS-4.2(b) Cooperation for Tribal Cultural Resource Preservation: *For discretionary projects, the County shall request local tribes contact information from Native American Heritage Commission, to identify known tribal cultural resources. If requested by one or more of the identified local tribes, the County shall engage in consultation with each local tribe to preserve, and determine appropriate handling of, identified resources within the county.*

General Plan Policy COS-4.4 Discretionary Development and Tribal, Cultural, Historical, Paleontological, and Archaeological Resource Preservation: *The County shall require that all discretionary development projects be assessed for potential tribal, cultural, historical, paleontological, and archaeological resources by a qualified professional and shall be designed to protect existing resources. Whenever possible, significant impacts shall be reduced to a less-than-significant level through the application of mitigation and/or extraction of maximum recoverable data. Priority shall be given to measures that avoid resources.*

General Plan Policy COS-4.7 Cultural Heritage Board Review: *Prior to environmental review of discretionary development projects, the County shall initiate a records search request with the South-Central Coastal Information Center and coordinate with the Cultural Heritage Board to identify sites of potential archaeological, historical, tribal cultural and paleontological significance, to ensure that all known resources have been properly identified. Should a site of archaeological, tribal, architectural, or historical significance be identified, the County shall provide an opportunity for the Cultural Heritage Board to include recommendations specific to the discretionary project and identified resource(s). If it is determined during the review that a site has potential archaeological, tribal, architectural, or historical significance, information shall be provided to the County Cultural Heritage Board for evaluation. Recommendations identified by the Cultural Heritage Board shall be provided to the appropriate decision-making body.*

Coastal Area Plan Archaeological Resources Policy 4.1.1-1: *Discretionary development shall be reviewed to identify potential locations for sensitive archaeological resources.*

Coastal Area Plan Paleontological Resources Policy 4.1.2-1: *Discretionary development shall be reviewed to determine the geologic unit(s) to be impacted and paleontological significance of the geologic rock units containing them.*

Coastal Area Plan Paleontological Resources Policy 4.1.2-2: *New development shall be sited and designed to avoid adverse impacts to paleontological resources to the maximum extent feasible. If there is no feasible alternative that can eliminate all impacts to paleontological resources, then the alternative that would result in the fewest or least significant impacts to resources shall be selected. Impacts to paleontological resources that cannot be avoided through siting and design alternatives shall be mitigated. When impacts to paleontological resources cannot be avoided, mitigation shall be required that includes procedures for monitoring grading and handling fossil discoveries that may occur during development.*

Coastal Area Plan Paleontological Resources Policy 4.1.2-3: *Protect and preserve paleontological resources from destruction, and avoid impacts to such resources where feasible.*

Coastal Act § 30244: *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Staff Analysis: To assess the potential for presence of archaeological resources, the Ventura County Resource Management Agency contacts the South-Central Coastal Information Center (SCCIC), which is the local information repository for the California Historical Resources Information System (CHRIS). On November 5, 2024, by written correspondence, SCCIC determined an Archaeological Phase I Report was not required.

The existing dwelling is over 50-years old. A Historic Resources Report (Post Hazeltine, 2004) was reviewed by the Cultural Heritage Board who concurred with the report that the subject property does not qualify as a landmark, site of merit, or point of interest; further the subject property is not eligible to be listed on the California register of historical resources or the national register of historic places (Exhibit 6).

According to the California Geologic Survey, the underlying geology at the subject property is active coastal eolian (sand dune) deposits (Qe) with a paleontological importance of none, deposits have been displaced or disrupted.

In an effort of precaution, the project has been conditioned to include the inadvertent discovery protocol of cultural resources (Exhibit 4, Condition 14).

Based on the discussion above, the proposed project is consistent with General Plan Policies COS-4.1, COS-4.2(a), COS-4.2(b), COS-4.4, COS-4.7, California Coastal Act Section 30244, Coastal Area Plan Policies 4.1.1-1, 4.1.2-1, 4.1.2-2, 4.1.2-3.

Historic Resources Report

**for the Property at
136 Los Angeles Avenue**

APN 206-0-145-070

Silver Strand Beach, County of Ventura, California

Prepared by

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March 4, 2024

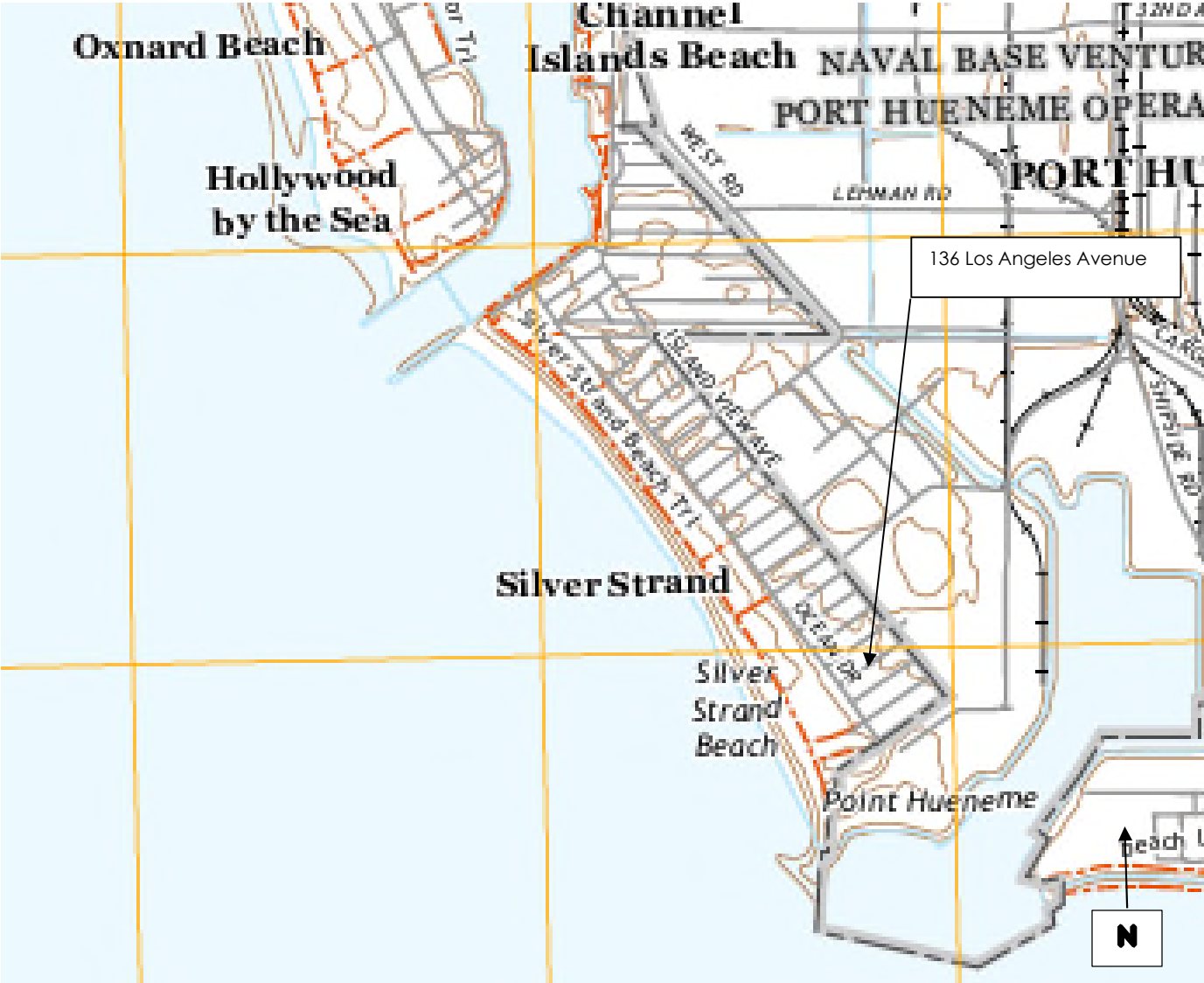
**County of Ventura
Planning Director Hearing
Case No. PL23-0115
Exhibit 6- Historic Resources
Report**

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1.0 INTRODUCTION AND REGULATORY SETTING

This Historic Resources Report was prepared for the property at 136 Los Angeles Avenue (APN 206-0-145-070), developed with a single-family residence built in 1927. The parcel is located on Silver Strand Beach, an unincorporated neighborhood in Ventura County, California (Maps 1 & 2). The report was prepared by Pamela Post, Ph.D., senior author, and Timothy Hazeltine of Post/Hazeltine Associates, Architectural Historians. This report evaluates the property for the presence of significant historic resources. This report follows the guidelines for Cultural Resource studies outlined in the County of Ventura for Initial Study Assessment Guidelines (ISAG).



Map 1, Location Map (USGS, Oxnard Quadrangle, 7.5 Minute Series, 2022)



Map 2, Assessor Parcel Map

2.0 REGULATORY SETTING

Ventura County Preservation Ordinance

For the purposes of the Ordinance, an improvement, natural feature, or site may become a designated Cultural Heritage Site if it meets the following applicable criteria:

a) Landmarks – Satisfy one of the following criteria:

- (1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history;
- (2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States;

Post/Hazeltine Associates
 Historic Resources Report
 136 Los Angeles Avenue
 Silver Strand Beach, Ventura County, CA
 March 3, 2024

- (3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history;
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California, or the nation
- (5) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values
- (6) Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.

b) Sites of Merit satisfy the following criteria:

- (1) Sites of historical, architectural, community, or aesthetic merit which have not been designated as landmarks or points of interest but which are deserving of special recognition; and
- (2) County-approved surveyed sites with a National Register status code of 5 or above.

c) Points of Interest. Satisfy the following criteria:

- 1) That is a site of a building, structure, or object that no longer exists but was associated with historic events or important persons or embodied a distinctive character or architectural style, or
- (2) That it 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) That the site of a historic event which has no distinguishable characteristics other than that a historic event occurred at the site, and the site is not, is not of sufficient historical significance to justify the establishment of a landmark.

d) District. Meets the criteria below:

- (1) Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- (2) Has precisely mapped and defined exterior boundaries, which requires a description of what lies immediately on the edge of the district to allow rational exclusion of adjoining areas.
- (3) Has at least one of the criteria for significance of Section 1365-5a.1-8.
- (4) Complies with the criteria for integrity contained in Section 1365-5a.6.

The historic significance of 136 Los Angeles Avenue has not been previously evaluated, nor has a historic resource survey been conducted for the surrounding neighborhood of Hollywood Beach.

California Register of Historical Resources and the National Register of Historic Places

California Register of Historical Resources

Section 5020.1 (j) of the California Public Resources Code defined a historical resource as "any object, building, structure, site, area place, record, or manuscript which is historically or archaeologically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or social annals of California." Section 5024.1 (c) (1-4) of the California Public Resources Code defines a historically significant resource a resource is considered significant if it possesses substantial integrity and meets one or more of the following criteria:

1. *Is associated with events that made a significant contribution to the broad patterns of California's history and cultural heritage;*
2. *Is associated with the lives of persons important in our past;*
3. *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;*
4. *Has yielded, or may be likely to yield, information important in prehistory or history.*

National Register of Historic Places

- A) *are associated with events that have made significant contributions to the broad patterns of our history;*
- B) *are associated with the lives of persons significant in our past;*
- C) *embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;*
- D) *have yielded, or may be likely to yield, information important in prehistory or history.*

California Environmental Quality Act

CEQA Section 15064.5 defines historical resources as follows:

- (1) A resource listed in or determined to be eligible by the State Historical Resources Commission for listing in the California Register of Historical Resources Commission (State CEQA Guidelines Section 5024.1, Title 14 CCR, Section 4850 et seq.).

There are several ways a resource can be listed in the California Register, codified under Title 14 CCR, Section 4851.

A resource can be listed in the California Register by the State Historical Resources Commission.

If a resource is listed in or determined eligible for listing in the National Register of Historic Places (National Register), it is automatically listed in the California Register.

If a resource is a California State Historical Landmark, from No. 770 onward, it is automatically listed in the California Register.

- (2) *A resource included in a local register of historical resources, as defined in section 5020.1 (k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

The requirements outlined in PRC 5024.1(g) for historical resources surveys are: A resource identified as significant in a historical resource survey may be listed in the California Register if the survey meets all of the following criteria.

The survey has been or will be included in the State Historic Resources Inventory. The survey and the survey documentation were prepared in accordance with the Office of Historic Preservation] procedures and requirements.

The resource is evaluated and determined by the office [of Historic Preservation] to have a significance rating of Category 1 to 5 on DPR Form 523.

If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources, which

have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

- (3) *Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.*

Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of

Historical Resources (Pub. Res. Code §§5024.1, Title 14 CCR, Section 4852). The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources is not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or is identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1 (j) or 5024.1.

CEQA regulations identify the Secretary of the Interior's Standards as a measure to determine whether or not a project of new development or rehabilitation adversely impacts a "historical resource." Section 15064.5(b)(3) states:

"Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource."

Section 15064.5(a)(4) of the CEQA Guidelines states:

"The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1 (j) or 5024.1."

The California Environmental Quality Act (CEQA) requires analysis of impacts that may result from project development. These include impacts on listed or potential historic resources. The California Environmental Quality Act (CEQA) mandates that a proposed project's impacts on historic resources be assessed. Historic resources are defined in the Public Resource Code as follows:

§5020.1: "Properties listed in or determined eligible for listing in the California Register of Historical Resources." To be eligible for listing, a resource must meet one or more of the following criteria: A) It is associated with events that have made a significant contribution to the

broad patterns of California's History and Cultural Heritage. B) Is associated with the lives of persons important in our past; C) Embodies the distinctive characteristics of type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; and D) Has yielded, or may be likely to yield information important to history or prehistory."

§5021.1(k): Properties included in "local registers of historic resources." According to Section 5021. k local registers include "a list of properties officially designated or recognized historically significant by a local government pursuant to a local ordinance or resolution. Generally, local registers can be defined as properties designated as landmarks per local ordinances (or resolutions) or properties included in a survey of historical resources that meets the Office of Historic Preservation (SHPO) standards for such studies.

The property must meet one or more of the following California Register of Historical Resources Criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2. Is associated with the lives of persons important in our past; 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4. Has yielded, or may be likely to yield, information important in prehistory or history(PCR §5024.1 (c)).

By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places" and certain specified State Historical Landmarks.

The register also includes properties that have formally been listed in the National Register of Historic Resources or determined eligible for listing in the National Register of Historic Places. Properties eligible for listing in the National Register must meet one of the following criteria to be eligible for listing:

A) are associated with events that have made significant contributions to the broad patterns of our history;

B) are associated with the lives of persons significant in our past;

C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess

high artistic values, or that represent a significant and distinguished entity whose components may lack individual distinction;
D) have yielded or may be likely to yield information important in prehistory or history.

3.0 PREVIOUS ASSESSMENTS AND DESIGNATIONS

The historic significance of the parcel at 136 Los Angeles Avenue has not been previously assessed. The property is not included on the County of Ventura's official list of Cultural Heritage Sites at the Landmark, Sites of Merit, or Point of Interest levels. The surrounding Silver Strand Beach has not been the focus of a previous historic resource survey.

4.0 DOCUMENTS REVIEW

The following resources and information sources were consulted during the preparation of this report (a complete list of resources can be found in Section 12 of this report):

County of Ventura, Building and Safety Division

Street File for 136 Los Angeles Avenue.

Museum of Ventura County

Research files on Silver Strand, Hollywood Beach, Hollywood-by-the-Sea, and Channel Islands Harbor.

Map files for Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand.

Photograph Files for Silver Strand.

Oxnard Public Library Local History Collection

Directories for Ventura County 1927 -1980.

Indexed files for Hollywood Beach, Hollywood-by-the-Sea, and Silver Strand.

5.0 NEIGHBORHOOD SETTING AND ENVIRONMENTAL SETTING

Silver Strand neighborhood is a beachfront enclave in an unincorporated area of Ventura County. The subdivision created in 1925 is delineated on its west by the Pacific Ocean, on its east by Port Hueneme Military Base, on its north by the entrance to Channel Islands Harbor, and on its south by the entrance to Port Hueneme Harbor.

Silver Strand is accessed from Victoria Avenue, which opens onto San Nicolas Avenue and Ocean Drive, the neighborhood's main thoroughfare. Secondary streets named after the Channel Islands and communities in Southern California extend from Ocean Drive to Island View Avenue (see Map 1). Development mainly comprises single-family

houses on narrow 35-foot by 70-foot lots (Figures 5-6). Setbacks are generally shallow, with garages opening directly onto the street and landscaping confined to sideyards and rear yards. Commercial development is confined to several properties near San Nicolas Avenue and Roosevelt Avenue.

The neighborhood's houses were built between 1925 and the present (2024). The majority of the existing residential units date from after World War II. An undetermined number of older housing units built before 1945 survive in the subdivision; one is the house at 136 Los Angeles Avenue (Figures 7 - 9).

6.0 HISTORICAL CONTEXT

6.1 History of Silver Strand (1769 – 1920)

The first European chronicles describing the coastal area of Ventura County were written by the Gaspar de Portola expedition as it traveled along the California Coast in 1769. Diaries by expedition members noted that the Chumash populated the area. This Native American group inhabited the coastal and inland area between present-day Malibu and San Luis Obispo County. Thirteen years after the Portola expedition, the Spanish established Mission San Buenaventura, near the mouth of the Ventura River, to Christianize the Chumash. Over the succeeding decades, the Indigenous settlements were gradually abandoned, and their occupants were incorporated into the mission system. Spanish control of California passed to Mexico in 1821. Mexico had secularized the Franciscan-run missions within thirteen years of independence, including Mission San Buenaventura.

The Mexican government soon began granting ex-mission lands and other tracts to Mexican citizens in California. One of these grants, the 448,000-acre *Rancho El Rio de Santa Clara y La Colonia*, was granted in 1837 to Valentine Cota, Leonardo Gonzales, Rafael Gonzalez, Salvador Valenzuela, Jose Maria Valenzuela, Vincente Pico, Rafael Valdez, Vincente Feliz, with the intention that the grantees establish a settlement on the lower reaches of the Santa Clara River (the ranch later became known as *La Colonia*). Only one of the eight grantees, Rafael Gonzales, settled the land grant that encompassed the future location of the two project parcels. Beyond constructing an adobe house, Gonzales made a few improvements to his rancho, which was used primarily for stock raising. In 1848, eleven years after the creation of the *La Colonia* rancho, California passed to the United States because of the Mexican-American War. The rancho remained intact until 1864, when an approximately 32,000-acre section was sold to Thomas Scott. Scott, President Lincoln's acting Assistant Secretary of War, had made his fortune through his railroad and petroleum investments in Pennsylvania, where the country's first oil drilling industry was established (Triem 1990: 50-51). Subsequently, Scott saw the potential for establishing the petroleum industry in the Ventura area, which had been the focus of several enthusiastic geologist reports. Acting on the report's findings, Scott purchased several other ranches, including *Rancho Ojai* and

Rancho Cañada Larga, which comprised over 200,000 acres in Ventura County (Triem 1990: 51-52).

Shortly after he purchased the acreage, Scott sent Thomas Bard to oversee his acquisitions. Bard, who later became a noted landowner and politician in his own right, was responsible for the eventual subdivision and sale of much of Scott's holdings beginning in the late 1860s. No beachfront development occurred at Silvers Strand between the 1860s and the early 1920s.

6.2 History of Silver Strand (1920-1924)

Until the early decades of the twentieth century, the beachfront area surrounding the project parcel remained largely undeveloped. By 1920, however, the large expanses of open beaches and dunes located near the City of Oxnard had attracted the attention of several fledgling Hollywood studios, one of whom was Paramount, which was looking for a location to film its silent epic, *The Sheik* starring Rudolf Valentino. Location scouts saw the undeveloped beach area just 60 miles north of the studio as an ideal locale for the film's desert scenes. Replete with several hundred artificial palm trees installed by the studio, the beach, and its dunes became the perfect setting for *The Sheik* (Smalley: 1976: 6). Following its release in 1921, the film became so popular that people by the thousands began to make pilgrimages to the Ventura County beachfront where it was filmed. Residential development soon ensued, the first subdivision being Hollywood Beach, which was soon followed by nearby beach developments, including Hollywood-by-the-Sea and Silver Strand in 1925 (Figure 4). By the early 1920s, a shipping pier had been built just two miles from Hollywood-by-the-Sea to accommodate the yachts of wealthy film personalities and millionaire businessmen. Filming in the area continued for a time, including the shooting, among others, of another desert epic, *The Queen of Sheba*, and Metro-Goldwyn-Mayer's, *The Crowd* (Smalley: 1976: 19).

6.3 History of Silver Strand (1925-2024)

On September 11, 1925, the Silvers Strand Tract comprised of "Part of Parcels "A & C of Lot 1, Subdivision 87 of Rancho Colonia, was recorded (Ventura County Surveyor's Office, Miscellaneous Records Book 15, Page 14). The oceanfront subdivision, owned by Pacific Trust & Savings Bank, featured 35-foot by 70-foot lots on the dunes between Port Hueneme and the Hollywood by the Sea tract (Figure 3). The subdivision was preceded by Hollywood by the Sea, which opened a year earlier in 1925.

Like the other 1920s beachfront developments in Ventura County, including Hollywood Beach, Hollywood by the Sea, and Pierpont Beach, the developers envisioned Silver Strand Beach as an enclave of beach cottages on small, narrow lots close to the ocean. The subdivision comprised several hundred small parcels selling for approximately \$200 per lot. Infrastructure improvements included paved roads and utilities.

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A year after the opening of Hollywood Beach, the nearby subdivision of Silver Strand opened in 1925, followed a year later in 1926 by the adjacent subdivision of Hollywood-by-the-Sea. All three subdivisions featured streets named to identify with Southern California locales, such as Hollywood Boulevard, Sunset Drive, Santa Monica Drive, and Highland Drive. Both Hollywood Beach and Hollywood-by-the-Sea attracted a contingent of vacationing film stars during the 1920s, including Charlie Chaplin, Clara Bow, Lillian Gish, Mary Pickford, Douglas Fairbanks, John Gilbert, and Greta Garbo, and later, in the 1930s, others, such as Clark Gable and Carole Lombard (Smalley: 1976: 19). In contrast, the Silver Strand Tract does not appear to have attracted members of the entertainment industry.

The initial development period for Silver Strand, Hollywood Beach, and the nearby Hollywood-by-the-Sea tracts falls within the Regional Culture period (1913-1945) identified in the County of Ventura Historic Preservation Plan (pg.12 -13). The Regional Culture period is defined as "the establishment of a well-defined regional image in economic, social and cultural terms." The growth of the petroleum industry and agriculture largely drove economic prosperity. Expanding local and regional networks of paved roads and highways allowed for efficient travel between Los Angeles and surrounding areas; this played a critical role in popularizing beachside residential development in Ventura County. With the United States' entry into World War II in late 1941, the defense industry became a prime driver, expanding the local economy and Ventura County's population growth.

The popularity of Ventura County's beachfront subdivisions with Hollywood diminished after 1929 when the construction of the Pacific Coast Highway through Malibu and the eventual subdivision of the Malibu Ranch. The new roadway led to oceanfront subdivisions between Santa Monica and the Ventura County line, much closer to Los Angeles. The onset of the Great Depression in late 1929 also reduced interest in speculative housing developments such as Hollywood Beach.

At the end of 1929, the Great Depression struck the nation, dramatically affecting the economics of beach communities such as Silver Strand. During the decade-long Depression, "lots were sold or abandoned, businesses moved elsewhere, and the shifting sands began to cover over the streets on Ocean Drive, the coastal road linking the three communities" (*Los Angeles Times*, October 1994).

With the onset of World War II, Port Hueneme Harbor was converted from a commercial harbor into a staging area and training facility for Seabees; about six months later, in May of 1942, the facility was officially renamed the Advance Base Depot. 1945, the Advance Base Depot was renamed the Naval Construction Battalion Center (http://www.cnic.navy.mil/regions/cnrsw/installations/navbase_ventura_county.html). The beach communities' revival came with World War II's onset. Military families whose spouses were stationed at Port Hueneme rented the beach cottages of Silver Strand and Hollywood-by-the-Sea, grateful to find nearby housing at a time when vacancies were at a premium. In 1945, after the end of World War II, some of the military families, or those who had left the service, remained

in Ventura County and purchased beach houses, either living in them permanently or using them as vacation houses. In the 1940s and 1950s, a strip of bars with names such as Sea Shell, Hop Inn, and Ei's Dunes opened.

Wanda Pirkle, who married a sailor and moved to Silver Strand in 1946, talked about the beer bars located along Ocean Drive. She noted, "You would start at one end and make your way across to the other and make your way back. It was a lot of fun" (*Los Angeles Times*, October 1994). Another postwar resident, Ruth Johnson, who moved to Silver Strand with her husband in 1948, recalled how it "was a live and let live kind of place" (*Los Angeles Times*, October 1994). From the 1940s, "when military families settled along the oceanfront in Quonset huts, through the 1970s, when Los Angeles area residents realized it was one of the last stretches of affordable beachfront property in Southern California," the community continued to maintain its "strong eclectic identity" (*Los Angeles Times*, October 1994).

The most dramatic change to the area during the post-World War II period was the construction of Channel Islands Harbor in 1960. Designed to enhance shore protection and provide a small craft harbor, the development scheme for the new Harbor encompassed boat slips, commercial boating facilities, and residential and commercial development. Construction of the Harbor required the destruction of a portion of the Hollywood-by-the-Sea and Silver Strand tracts, which was removed to create the channel linking the new Harbor to the ocean (please see Figure 4 for a map of the subdivision before its partial destruction). As a result of the Harbor's construction, Hollywood by the Sea and Silver Strand, located on either side of the channel linking the Harbor to the Pacific Ocean, were no longer linked to each other by Ocean Drive.

By the end of the 1970s, the three beach communities had reached a residential population of approximately 5,900 (*Los Angeles Times*, October 1994). During this period, beach residents continued to resist annexation attempts from the Cities of Oxnard and Port Hueneme. Beginning in the late 1970s, the value of properties in Silver Strand and other nearby beach communities dramatically increased due to increased demand for beach homes. In less than a decade, houses that once sold for between \$20,000.00 and \$30,000.00 were now selling for \$100,000.00 or more. This sometimes led to conflicts between long-term residents and newly arrived buyers who could afford to expand and remodel their houses. One resident, George Johnson, who had been living in Silver Strand for 36 years, noted, "I've been fighting to keep the beach as it was, but they want to turn it into Newport Beach" (*Los Angeles Times*, October 1994).

In 1979, however, homeowners and renters united when Oxnard proposed the annexation of Hollywood Beach, Silver Strand, and Hollywood-by-the-Sea. Opposed to annexation, the communities' residents, instead, created their own independent community services district, which formed in 1982 as the Channel Islands Beach Community Services District, the first governing body of its type in Ventura County (*Los Angeles Times*, October 1994).

Beginning in the mid-to-late 1970s and accelerating in the 1980s, many of the older, pre-World War II cottages were demolished or remodeled. Many of the new houses were two stories in height. An undetermined number of the pre-1945 prewar houses

remain in the Hollywood Beach subdivision, including several on Los Angeles Avenue. The house on the project parcel at 136 Los Angeles Avenue, built in 1927, is among the original prewar beach cottages.

6.4 History of 136 Los Angeles Avenue (1927-2024)

A review of records, including permit records, maps, phone directories, and City Directories, on file at the County of Ventura Building and Safety Department, the Museum of Ventura County, and the Oxnard Public Library did not reveal the identity of the property's original owners. The earliest documented owner of the property was Calvin T. Allen and his wife, Gladys. Allen was a trainman for the Southern Pacific Railroad. The Allens appear to have lived at 136 Los Angeles Avenue between the mid-to-late 1950s and circa 1968. In December of 1961, the Allens received a permit for electrical repairs (Permit 31396, December 13, 1961). By 1968 the property had been sold to Richard E. Granath, who received permits in November of 1968 for foundation repairs and the installation of a firewall between the garage and the house (Permit issued November 7, 1968) and for an upgrade to the electrical lines (Permit issued November 2, 1968).

By 1970, the property had been sold to Derle H. Drake, who received a permit to rehabilitate the house in 1970 (Building Application dated February 12, 1970). In 1990, Drake abated the unpermitted conversion of the garage to living space (Notice of Violation dated July 12, 1990). By 1999, the property was owned by David and Theresa Davidson, who received a permit to rebuild the front porch (Building Permit dated September 8, 1999). In 2007, James and Cynthia Borden received permits for a 910-square-foot addition to the rear of the house for a new bedroom and alterations to the living room (Building Permit C07-000136), dated February 7, 2001.

7.0 EXISTING CONDITIONS

The property at 136 Los Angeles Avenue is developed with a one-story vernacular type, wood frame house built in 1927. The house is on a 35 x 70 foot (2,178 square feet) lot on the south side of Los Angeles Avenue. Timothy Hazeltine of Post/Hazeltine Associates completed a site visit and photography of the property and setting on December 23, 2023. Photographs depicting existing conditions are found in Section 12 of this report.

7.1 Setting

The 100 block of Los Angeles Avenue is lined on either side with one and two story single family houses in a range of architectural styles including one-story vernacular cottages built between 1925 and the early 1940s, two-story Mediterranean style houses and two-story contemporary style houses built between the 1960s and early 1980s (Photographs 1 – 9). All of the one-story houses on the block have been altered to varying degrees with one and two story additions, and the replacement of fenestration and doors with new units that do not match the original wood window types.

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7.2 The House

The house is a one-story wood frame house set on a raised foundation. The wood-sided building is capped by a moderately pitched, side gable roof with shallow eaves and wood plank fascia. Horizontal wood clapboards sheath the house's exterior. The side gable roof is covered in composition shingles. Fenestration mainly comprises wood, clad double-hung sash windows, and metal sliders of varying dimensions.

North Elevation (Street façade)

The north elevation facing Los Angeles Avenue is linear in configuration (Photographs 10 – 13). It is comprised of the façade of the house flanked on its east by an attached single-bay garage. The house's entry door is sheltered by an elevated porch with a front gable roof supported by wood-clad piers. The porch's open gable is embellished with wood scrollwork. The wood panel front door features a fanlight (Figure XX). The entry porch is flanked on either side by large one-over-one clad, sash windows with wood surrounds. The existing windows, which are clad units, are not original. The east end of the elevation features double doors clad in wood clapboard double doors providing access to the garage.

South Elevation (facing towards the rear of the lot)

The south elevation comprises several additions extending off of the original house (Photographs 14 – 16). At the west end of the elevation is a shed-roofed addition with a four-over-one wood casement window. The window is flanked on its west by a utility closet. This addition is flanked on its east by a deeply recessed door set into the remaining section of the original south elevation. The existing wood door and screen door do not appear to be replacements. The rear door is flanked on its east by additions comprised of a wing capped by a front gable roof, which has a minor addition with a front gable roof sheltering a bathroom. The larger addition's fenestration is comprised of a one-light wood window. The smaller addition's fenestration is comprised of a clad slider window unit.

East Elevation (facing adjacent parcel)

This elevation, which is linear in configuration, comprises the original wing of the house flanked on its south by the two additions (Photographs 17 & 18). The original wing of the house is capped by a side gable roof, while the additions feature side gable roofs. Fenestration comprises two wood one-light windows and two wood one-over-one sash windows of varying dimensions located near the north end of the elevation. The existing wood window units at the north end of the elevation, which provide light to the garage, appear original.

West Elevation (facing adjacent parcel)

The west elevation is comprised of the original wing of the house, which is flanked at its south end by an addition capped by a shallow-pitched shed roof (Photographs 19 & 20). A more minor, slightly recessed addition capped by a shed roof is located at the south end of the elevation. Fenestration on the original wing of the house is comprised of two light wood windows with a horizontal emphasis flanked on the south by two light metal sliders. The addition at the south end of the elevation features two, two-light windows.

Alterations and Modifications to the House

The street façade's (north elevation) existing windows, front door, porch, brick porch stoop, and the eaves' decorative brackets are not original. Three additions, including two bedrooms, a bathroom and a utility shed have been made to the south elevation between the 1960s and the early 2000s. The house's metal frame window units are not original.

8.0 EVALUATION OF SIGNIFICANCE

The County of Ventura uses the following criteria to establish the eligibility of resources for listing as Cultural Heritage Sites:

8.1 Eligibility for Listing as a Ventura County Cultural Heritage Site

a) Landmarks – Satisfy one of the following criteria:

(1) It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history:

When completed in 1927, the vernacular-type house at 136 Los Angeles Avenue featured wood sash windows, wood cladding, and a simple rectangular volume capped by a side gable roof. While the house retains some of its original features, including a garage integrated into the house's footprint and wood siding, extensive alterations, including additions, the insertion of a porch, and new windows on the street façade (north elevation) undertaken after circa 1945 have substantially impaired its ability to convey its original plan and appearance. Moreover, the house is a typical example of the modestly-scaled beach houses built in substantial numbers in Ventura County between the mid-1920s and the early 1940s. Therefore, because it is a typical example of its architectural type, the house at 136 Los Angeles Avenue does not meet Criterion 1.

(2) It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States:

Built in 1927, the house at 136 Los Angeles Avenue is directly associated with Silver Strand's development, the second beachside residential tract between Port Hueneme and the City of Ventura during the 1920s. The development of beachfront communities was a characteristic development pattern in Southern California between the late teens and the 1930s. The popularity of beachside residential tracts was made possible by the economic prosperity of the 1920s, which created a larger pool of people who could afford to purchase vacation homes, the near ubiquity of car ownership, which increased the mobility of the population, and the substantial improvements made to local and regional roads and highways making it possible for residents of Southern California to make short weekend trips to the Ventura County seaside.

This development pattern is associated with the County's social history regarding beachside development in Ventura County before World War II. This development pattern would become an increasingly significant economic driver of Ventura County in the post-World War II period (post-1945) with the development of Channel Islands Harbor and Ventura Harbor and their surrounding commercial and residential developments; therefore, as one of the oldest surviving houses in Silver Strand, the house at 136 Los Angeles Avenue meets Criterion 2 because of its association with regional historic themes.

(3) It is associated with the lives of persons important to Ventura County or its cities, California, or national history:

The occupants of the property before the early 1960s are not well documented due to a lack of occupancy records for the property. The occupants between the early 1960s and the 1970s did not make substantive contributions to the history of Ventura County, California, or the nation. Therefore, the property at 136 Los Angeles Avenue does not meet Criteria 3.

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California, or the nation:

Research and a site survey did not reveal any information that indicates that further study of the property would be relevant to further clarifying the major historical themes or associations important to Ventura County, California, or the nation. Therefore, the property at 136 Los Angeles Avenue does meet Criterion 4. Applying this criterion to archaeological deposits is beyond the purview of this report.

(5) It embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values;

The house has been remodeled several times since its construction in 1927. These alterations, which include the replacement of the street façade's original windows, the insertion of the front porch and brick deck on the street facade, and decorative brackets on the north elevation (street façade) and the south elevation, have impaired the house's ability to convey its original vernacular type architecture. Alterations to the south (rear), east, and west elevations, which include three additions and the replacement of the original back door, have impaired the house's ability to convey its original plan comprised of a single rectangular volume capped by a side gable roof with wood frame windows. Therefore, the property at 136 Los Angeles Avenue, which is in its remodeled state, can no longer convey its original vernacular-type architecture. Therefore, the property does not meet Criterion 5.

(6) Integrity: Establishes the authenticity of the resource's physical identity by evidence of lack of deterioration and significant survival of the characteristics that existed during its period of importance. This shall be evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association:

Lack of Deterioration: The house at 136 Los Angeles Avenue is in good physical condition.

Design: Alterations to the house, including additions and replacing several windows, including those on the street façade, the front door, and a porch on the street façade, have diminished the house's ability to convey its vernacular-type architecture. Therefore, the house at 136 Los Angeles Avenue does not retain its integrity of design.

Setting: The Silver Strand Tract was developed in the late 1920s as a residential subdivision of beachfront vacation homes on small, narrow lots. The most significant change to the tract in the post-1945 era was the construction 1960 of Channel Islands Harbor, which divided Hollywood By The Sea Beach and Silver Strand Tracts by the mouth to the new Harbor. Another notable change has been the gradual replacement of many original one-story houses with larger houses, usually two stories in height, on both Los Angeles Avenue and the surrounding tract. Also, the scale and architecture of the new houses do not emulate the one-story vernacular type that characterized the tract in the pre-1945 era. Therefore the setting of 136 Los Angeles Avenue and the surrounding tract do retain their integrity of setting.

Materials: The house retains some of its original materials, including some of its siding and several windows. However, most of the house's original windows and doors have been replaced, which impairs its ability to convey the character of its original building materials. Therefore, the house at 136 Los Angeles Avenue does not retain its integrity of materials.

Workmanship: The house does not retain enough original materials to convey the character of its original construction methods. Therefore, house 136 Los Angeles Avenue does not retain its design integrity.

Feeling: The 100 block of Los Angeles Avenue and the surrounding neighborhood does not retain enough of its original houses to convey its association with the early history of Silver Strand Beach. Therefore, the 136 Los Angeles Avenue property does not retain its integrity of feeling.

Association: The property at 136 Los Angeles Avenue has no documented links to an individual or individuals who made significant contributions to Ventura County history or California or National history.

8.2 Eligibility for Listing in the National Register of Historic Places and California Register of Historical Resources

Criteria A (National Register of Historic Places) and 1 (California Register of Historical Resources)

They are associated with events that have made a significant contribution to the broad patterns of our history.

A review of records on file at the Ventura County Assessor's Office, the Ventura County Planning Department, and the Ventura County Building Department, onsite inspection, and historic aerial photographs confirms the existing house was built in 1927. The study property is one of several hundred lots developed with single-family residences built between the 1960s and the present (2024). Silver Strand and the nearby Hollywood Beach and Hollywood by the Sea tracts were initially developed between 1927 and the early 1940s. This development type was facilitated by improvements to the coastal highway linking Ventura to Southern California. Today, the construction of new beach houses that are two stories in height and the remodeling have altered the character of the enclave. A review of the above records did not reveal any information linking the study property to events important to local, state, or national history. Also, the beach house's association with broad patterns of local history, including beachfront development, does not achieve a notable level of importance. Therefore, due to a lack of identified significant associations with events important to history, the study property is not eligible under NRHP/CRHR Criterion A/1.

Criteria B (National Register of Historic Places) and 2 (California Register of Historical Resources)

That is associated with the lives of persons significant in our past.

To be eligible under B/2, the study property must directly associate with an important person and be where the events or activities that made the person historically significant occurred. Since its construction, the study property has primarily functioned as a weekend get-away/beach house rather than a full-time residence. None of its

occupants made documented contributions to local, state, or national history. Therefore, the study property is not eligible under HRHP/CRHR Criterion B/2.

Criteria C (National Register of Historic Places) and 3 (California Register of Historical Resources)

That embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The study property was developed with a vernacular-type beach house in 1927. The house underwent substantial alterations between the early 1960s and 2007. These included remodeling the interior, replacing most of the original fenestration, and constructing an entry porch on the south elevation. As a result, the beach house has significantly diminished the integrity of design, materials, and workmanship. It can no longer convey its original design or plan. The design of the original house cannot be attributed to a designer or architect who made significant contributions to the architectural heritage of Ventura County, the State, or the Nation. Also, the beach house does not represent a rare example of its type, as other vernacular-style beach houses survive on Los Angeles Avenue in a better state of preservation. Therefore, the study property is not eligible under HRHP/CRHR Criterion C/3.

Criteria D (National Register of Historic Places) and 4 (California Register of Historical Resources)

That have yielded, or may be likely to yield, information important in prehistory or history.

Research and onsite survey did not reveal evidence that the property is likely to yield information important to Ventura County, State, or National history. Therefore, the study property is not eligible under HRHP/CRHR Criterion D/F.

8.3 Summary Statement of Significance

The parcel at 136 Los Angeles Avenue does not meet the criteria necessary for listing as a Ventura County Landmark, Site of Merit, or Point of Interest or for listing in the National Register of Historic Places or the California Register of Historic Places.

9.0 CONCLUSIONS

The 136 Los Angeles Avenue property is not eligible for listing as a Ventura Landmark, Site of Merit, or Point of Interest. The property is not eligible for listing in the California Register of Historical Resources or the National Register of Historic Places. The property receives a ranking of 6Z, ineligible for listing at the local, State or National levels.

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Historic Resources Report
136 Los Angeles Avenue
Silver Strand Beach, Ventura County, CA
March 3, 2024

Therefore, the study parcel is not a potentially significant historical resource for CEQA Review, and further study of the property is not recommended.

10.0 SOURCES CONSULTED IN THE PREPARATION OF THIS REPORT

Published Sources

Blumenson, John J. G.

1981 *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Revised Edition. W. W. Norton & Company, New York, London.

Gebhard, David, and Robert Winter

1977 *A Guide to Architecture in Los Angeles & Southern California*. Peregrine Smith Inc., Santa Barbara and Salt Lake City.

National Park Service

1983 The Secretary of the Interior's Standards for Archaeology and Historic Preservation. F8 Fed. Reg. (Federal Register) 44716-68.

1990 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Revised 1997)*.

1992 *The Secretary of the Interior's Standards and Guidelines for treating Historic Properties*. Brochure, Preservation Assistance Division, Washington, D.C.

Thompson and West

1883 *History of Santa Barbara and Ventura Counties, California, With Illustrations and Biographical Sketches of its Prominent Men and Pioneers*.

Triem, Judy P.

1985 *Ventura County: Land of Good Fortune, An Illustrated History*. Chatsworth, California: Windsor Publications.

2000 Ventura County Cultural Heritage Ordinance 4225 (Reenacted 11/20/73 Ord. 2737); (Amended 4/30/91 Ord. 3974), (Repealed and Reenacted 12/12/00 Ord. 4225).

2000 County of Ventura Historic Preservation Plan.

Other Sources Consulted

Los Angeles Times as quoted in the text.

Museum of Ventura County:

Post/Hazeltine Associates
Historic Resources Report
136 Los Angeles Avenue
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Microfilm copies of Sanborn Fire Insurance Maps 1930 and 1950.
Photograph files for Silver Strand Beach.
Haines Directories 1970 -1990.
Map for Silver Strand Beach.

11.0 Photographs



**Photograph 1, The 100 block of Los Angeles Avenue, looking west towards Ocean Drive
(December 28, 2023)**

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136 Los Angeles Avenue
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March 3, 2024



**Photograph 2, The south side of the 100 block of Los Angeles Avenue, looking southeast
(December 28, 2023)**



Photograph 3, The south side of the 100 block of Los Angeles Avenue, looking east towards 136 Los Angeles Avenue (December 28, 2023)



**Photograph 4, The north side of the 100 block of Los Angeles Avenue, looking northeast
(December 28, 2023)**



Photograph 5, The northeast end of the north side of the 100 block of Los Angeles Avenue, looking northeast (December 28, 2023)



Photograph 6, Looking east towards the north end of Los Angeles Avenue with the northeast end of the north side of the 100 block of Los Angeles Avenue, looking southeast (December 28, 2023)



Photograph 7, Looking northwest towards the north side of the 100 block of Los Angeles Avenue (December 28, 2023)



Photograph 8, Looking west towards Ocean Drive Avenue (December 28, 2023)

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Photograph 9, Looking southwest towards 144 Los Angeles Avenue (December 28, 2023)



**Photograph 10, Looking south towards the north elevation of 136 Los Angeles Avenue
(December 28, 2023)**



Photograph 11, Looking southeast towards the north elevation of 136 Los Angeles Avenue (December 28, 2023)



Photograph 12, Looking southeast towards the north elevation of 136 Los Angeles Avenue with a detail of the porch and entry door (December 28, 2023)



Photograph 13, Looking southwest towards the garage doors on the north elevation of 136 Los Angeles Avenue (December 28, 2023)



**Photograph 14, Looking towards the south elevation of 136 Los Angeles Avenue
(December 28, 2023)**



**Photograph 15, Looking towards the south elevation of 136 Los Angeles Avenue
(December 28, 2023)**



**Photograph 16, Looking towards the south elevation of 136 Los Angeles Avenue
(December 28, 2023)**



Photograph 17, Looking northwest towards the east elevation of 136 Los Angeles Avenue



Photograph 18, Looking southwest towards the east elevation of 136 Los Angeles Avenue



Photograph 19, Looking southeast towards the west elevation of 136 Los Angeles Avenue



Photograph 20, Looking southeast towards the west elevation of 136 Los Angeles Avenue

Appendix A
DPR 523 Forms

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 136 Los Angeles Avenue

P1. Other Identifier: n.a.

***P2. Location:** Not for Publication Unrestricted

***a. County:** Ventura County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Oxnard **Date:** 2022 **T** ; **R** ; ¼ of ¼ of Sec ; M.D. **B.M.**

San Bernardino

c. Address: 136 Los Angeles Avenue

City: n.a.

Zip: 93001

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Assessor Parcel Number 206-0-145-070 in Ventura County, California

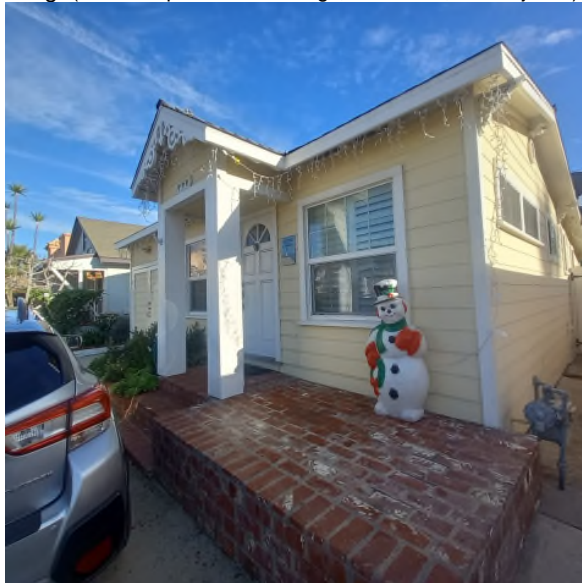
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property with the street address of 136 Los Angeles Avenue, is comprised of a lot located on the south side of Los Angeles Avenue, a public street located in the Silver Strand tract, an enclave of residential and commercial buildings located on the between Channel Islands Harbor and Port Hueneme Harbor in an unincorporated area of Ventura County. The study parcel encompasses Ventura County Assessor Parcel 206-0-145-070. The 30 feet wide by 75 feet long parcel is developed with a single family house and attached garage built in 1927. The south, east, and west sides of the parcel are defined by single-family residential properties and the north side by Los Angeles Avenue. The parcel's one-story, single-family, wood frame residence features vernacular type architecture. Houses on the street range from one-story cottages built between 1927 and circa-1945 and two-story houses built between the 1960s and the early 2000s. **See Continuation pages.**

***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Street façade (north elevation of the house at 136 Los Angeles Avenue. Looking southeast, December 28, 2023

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Ventura County Assessor Records

***P7. Owner and Address:**

Susan Drange, 136 Los Angeles Avenue

***P8. Recorded by:** (Name, affiliation, and address)

Pamela Post, Ph.D.,

Tim Hazeltine

Post/Hazeltine Associates

213 A W. Anapamu Street, Santa

Barbara, CA 93101

***P9. Date Recorded:** December 28, 2023

***P10. Survey Type:** (Describe) Intensive, pedestrian survey of the study parcels

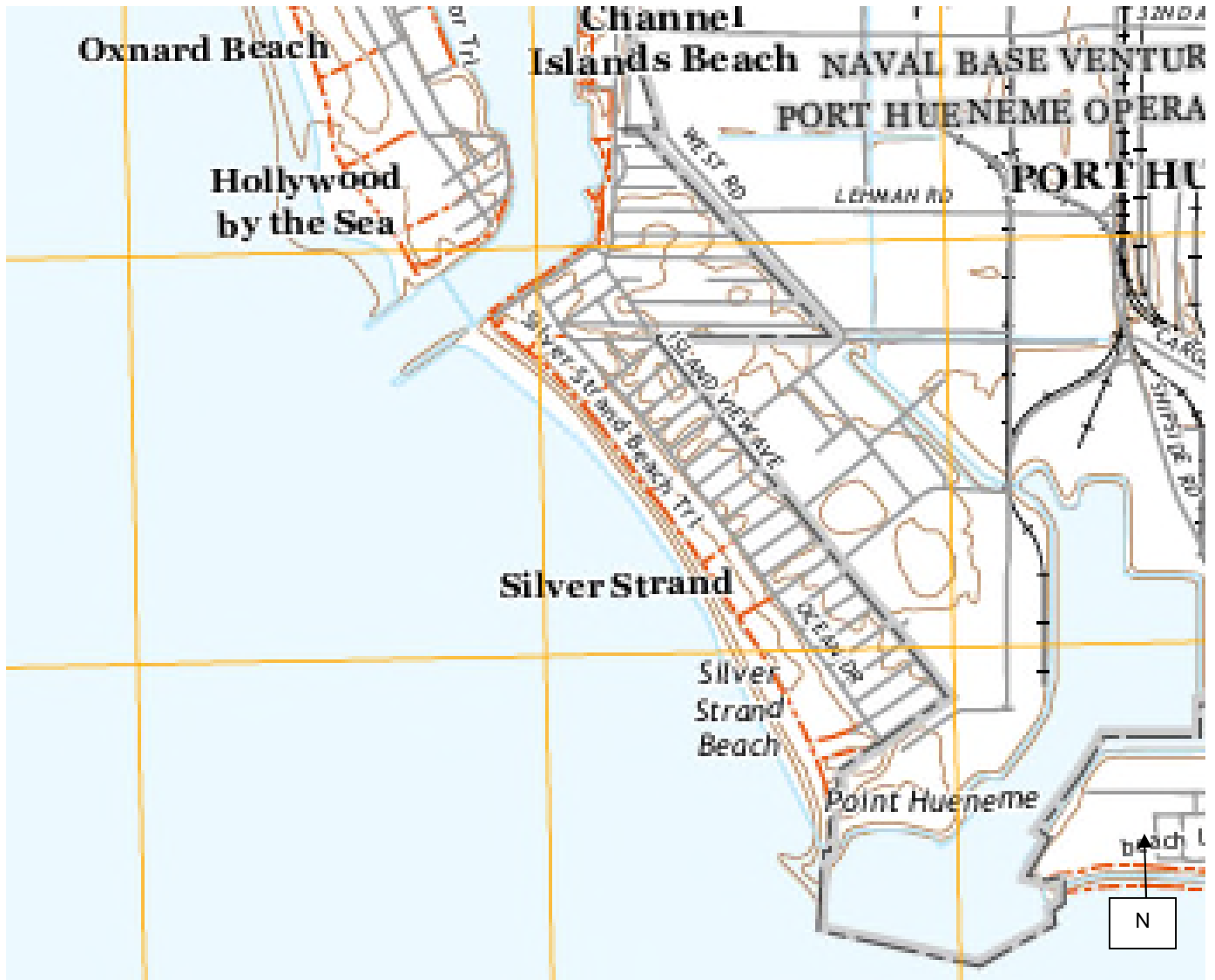
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Report for 136 Los Angeles Avenue. Silver Strand, Ventura County, California, March 4, 2024: Post/Hazeltine Associates 2024

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

***Required information**

LOCATION MAP



BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: N.A.
- B2. Common Name: 136 Los Angeles Avenue
- B3. Original Use: Beach house
- B4. Present Use: Beach house

*B5. **Architectural Style:** Vernacular

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The early history of the house, built in 1927 per Ventura County Assessor records, is poorly documented. When it was built in 1927, the vernacular type house was a small one-story building with a rectangular footprint and attached garage. Between 1960s and the early 2000s extensive additions and alterations were made the house including the construction of a front porch, the replacement of much of the original fenestration including doors and windows and the construction of three additions off the rear of the house. Other modifications include the installation of a brick stoop and planters on the street side of the property and extensive modifications to the interior with new flooring, finishes, doors and trimwork. See continuation pages.

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:** None

B9a. Architect: Unknown

b. Builder: unknown

*B10. **Significance: Theme:** Architecture

Area:

Period of Significance: n.a.

Property Type: house

Applicable Criteria: n.a.

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The study property does not appear eligible for the National Register of Historic Places, the California Register of Historical Resources or listing at the local (Ventura County) level. Therefore, the study property receives a Status Code of 6Z, ineligible for listing at Federal, State, or local levels. The study property was evaluated in accordance with Section 15064. (2) – (3) of the CEQA Guidelines using the criteria under Section 5024.1 of the California Resources Code, and is not a historical resource for the purposes of CEQA. See continuation pages.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

See continuation pages

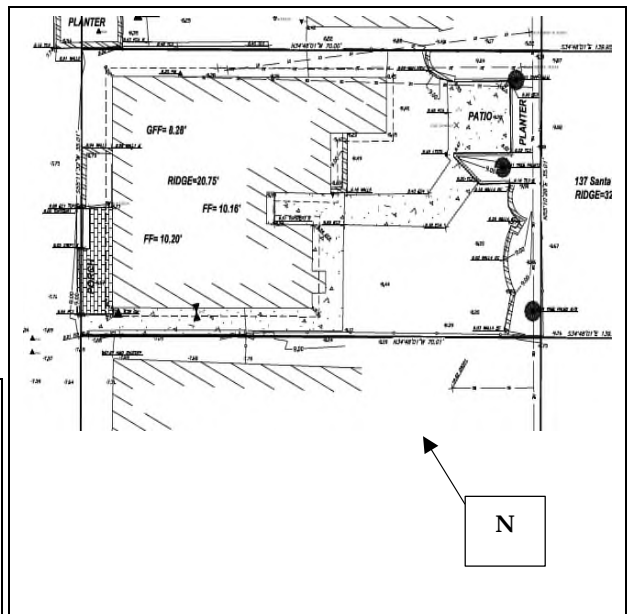
B13. Remarks:

*B14. **Evaluator:**

Pamela Post, Ph.D. Post/Hazeltine Associates
213 A West Anapamu Street, Santa Barbara, CA 93101

*Date of Evaluation: March 4, 2024

(This space reserved for official comments.)



***Recorded by:**

Pamela Post, Ph.D.

*Date: August 3, 2022 Continuation Update

P3a. Description (continued) :

South Elevation (facing towards the rear of the lot)

The south elevation comprises several additions extending off of the original house (Photograph 2). At the west end of the elevation is a shed-roofed addition with a four-over-one wood casement window. The window is flanked on its west by a utility closet. This addition is flanked on its east by a deeply recessed door set into the remaining section of the original south elevation. The existing wood door and screen door do not appear to be replacements. The rear door is flanked on its east by additions comprised of a wing capped by a front gable roof, which has a minor addition with a front gable roof sheltering a bathroom. The larger addition's fenestration is comprised of a one-light wood window. The smaller addition's fenestration is comprised of a clad slider window unit.



Photograph 2, South Elevation of 136 Los Angeles Avenue, Looking northwest December 28, 2023

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*Resource Name or # (Assigned by recorder) 6772 Breakers Way

***Recorded by:**

Pamela Post, Ph.D.

*Date: August 3, 2022 Continuation Update

P3a. Description (continued) :

East Elevation (facing adjacent parcel)

This elevation, which is linear in configuration, comprises the original wing of the house flanked on its south by the two additions (Photograph 3). The original wing of the house is capped by a side gable roof, while the additions feature side gable roofs. Fenestration comprises two wood one-light windows and two wood one-over-one sash windows of varying dimensions located near the north end of the elevation. The existing wood window units at the north end of the elevation, which provide light to the garage, appear original.



Photograph 3, East Elevation of 136 Los Angeles Avenue, Looking south, December 28, 2023

***Recorded by:**

Pamela Post, Ph.D.

*Date: August 3, 2022 Continuation Update

P3a. Description (continued) :

East Elevation (facing adjacent parcel)

This elevation, which is linear in configuration, comprises the original wing of the house flanked on its south by the two additions (Photograph 3). The original wing of the house is capped by a side gable roof, while the additions feature side gable roofs. Fenestration comprises two wood one-light windows and two wood one-over-one sash windows of varying dimensions located near the north end of the elevation. The existing wood window units at the north end of the elevation, which provide light to the garage, appear original.



Photograph 3, East Elevation of 136 Los Angeles Avenue, Looking south, December 28, 2023

Alterations and Modifications to the House

The street façade's (north elevation) existing windows, front door, porch, brick porch stoop, and the eaves' decorative brackets are not original. Three additions, including two bedrooms, a bathroom and a utility shed have been made to the south elevation between the 1960s and the early 2000s. The house's metal frame window units are not original.

***Recorded by:**

Pamela Post, Ph.D.

*Date: March 4, 2024 Continuation Update

Historic Context (continued)

On September 11, 1925, the Silvers Strand Tract comprised of "Part of Parcels "A & C of Lot 1, Subdivision 87 of Rancho Colonia, was recorded (Ventura County Surveyor's Office, Miscellaneous Records Book 15, Page 14). The oceanfront subdivision, owned by Pacific Trust & Savings Bank, featured 35-foot by 70-foot lots on the dunes between Port Hueneme and the Hollywood by the Sea tract (Figure 3). The subdivision was preceded by Hollywood by the Sea, which opened a year earlier in 1925.

Like the other 1920s beachfront developments in Ventura County, including Hollywood Beach, Hollywood by the Sea, and Pierpont Beach, the developers envisioned Silver Strand Beach as an enclave of beach cottages on small, narrow lots close to the ocean. The subdivision comprised several hundred small parcels selling for approximately \$200 per lot. Infrastructure improvements included paved roads and utilities.

A year after the opening of Hollywood Beach, the nearby subdivision of Silver Strand opened in 1925, followed a year later in 1926 by the adjacent subdivision of Hollywood-by-the-Sea. All three subdivisions featured streets named to identify with Southern California locales, such as Hollywood Boulevard, Sunset Drive, Santa Monica Drive, and Highland Drive. Both Hollywood Beach and Hollywood-by-the-Sea attracted a contingent of vacationing film stars during the 1920s, including Charlie Chaplin, Clara Bow, Lillian Gish, Mary Pickford, Douglas Fairbanks, John Gilbert, and Greta Garbo, and later, in the 1930s, others, such as Clark Gable and Carole Lombard (Smalley: 1976: 19). In contrast, the Silver Strand Tract does not appear to have attracted members of the entertainment industry.

The initial development period for Silver Strand, Hollywood Beach, and the nearby Hollywood-by-the-Sea tracts falls within the Regional Culture period (1913-1945) identified in the County of Ventura Historic Preservation Plan (pg.12 -13). The Regional Culture period is defined as "the establishment of a well-defined regional image in economic, social and cultural terms." The growth of the petroleum industry and agriculture largely drove economic prosperity. Expanding local and regional networks of paved roads and highways allowed for efficient travel between Los Angeles and surrounding areas; this played a critical role in popularizing beachside residential development in Ventura County. With the United States' entry into World War II in late 1941, the defense industry became a prime driver, expanding the local economy and Ventura County's population growth.

The popularity of Ventura County's beachfront subdivisions with Hollywood diminished after 1929 when the construction of the Pacific Coast Highway through Malibu and the eventual subdivision of the Malibu Ranch. The new roadway led to oceanfront subdivisions between Santa Monica and the Ventura County line, much closer to Los Angeles. The onset of the Great Depression in late 1929 also reduced interest in speculative housing developments such as Hollywood Beach.

At the end of 1929, the Great Depression struck the nation, dramatically affecting the economics of beach communities such as Silver Strand. During the decade-long Depression, "lots were sold or abandoned, businesses moved elsewhere, and the shifting sands began to cover over the streets on Ocean Drive, the coastal road linking the three communities" (*Los Angeles Times*, October 1994).

With the onset of World War II, Port Hueneme Harbor was converted from a commercial harbor into a staging area and training facility for Seabees; about six months later, in May of 1942, the facility was officially renamed the Advance Base Depot. 1945, the Advance Base Depot was renamed the Naval Construction Battalion Center (http://www.cnrc.navy.mil/regions/cnrsw/installations/navbase_ventura_county.html). The beach communities' revival came with World War II's onset. Military families whose spouses were stationed at Port Hueneme rented the beach cottages of Silver Strand and Hollywood-by-the-Sea, grateful to find nearby housing at a time when vacancies were at a premium. In 1945, after the end of World War II, some of the military families, or those who had left the service, remained in Ventura County, and purchased beach houses, either living in them permanently or using them as vacation houses. In the 1940s and 1950s, a strip of bars with names such as Sea Shell, Hop Inn, and Ei's Dunes opened.

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***Recorded by:**

Pamela Post, Ph.D.

*Date: March 4, 2024 Continuation Update

Historic Context (continued):

Wanda Pirkle, who married a sailor and moved to Silver Strand in 1946, talked about the beer bars located along Ocean Drive. She noted, "You would start at one end and make your way across to the other and make your way back. It was a lot of fun" (*Los Angeles Times*, October 1994). Another postwar resident, Ruth Johnson, who moved to Silver Strand with her husband in 1948, recalled how it "was a live and let live kind of place" (*Los Angeles Times*, October 1994).

From the 1940s, "when military families settled along the oceanfront in Quonset huts, through the 1970s, when Los Angeles area residents realized it was one of the last stretches of affordable beachfront property in Southern California, the community continued to maintain its "strong eclectic identity" (*Los Angeles Times*, October 1994).

The most dramatic change to the area during the post-World War II period was the construction of Channel Islands Harbor in 1960. Designed to enhance shore protection and provide a small craft harbor, the development scheme for the new Harbor encompassed boat slips, commercial boating facilities, and residential and commercial development. Construction of the Harbor required the destruction of a portion of the Hollywood-by-the-Sea and Silver Strand tracts, which was removed to create the channel linking the new Harbor to the ocean (please see Figure 4 for a map of the subdivision before its partial destruction). As a result of the Harbor's construction, Hollywood by the Sea and Silver Strand, located on either side of the channel linking the Harbor to the Pacific Ocean, were no longer linked to each other by Ocean Drive.

By the end of the 1970s, the three beach communities had reached a residential population of approximately 5,900 (*Los Angeles Times*, October 1994). During this period, beach residents continued to resist annexation attempts from the Cities of Oxnard and Port Hueneme. Beginning in the late 1970s, the value of properties in Silver Strand and other nearby beach communities dramatically increased due to increased demand for beach homes. In less than a decade, houses that once sold for between \$20,000.00 and \$30,000.00 were now selling for \$100,000.00 or more. This sometimes led to conflicts between long-term residents and newly arrived buyers who could afford to expand and remodel their houses. One resident, George Johnson, who had been living in Silver Strand for 36 years, noted, "I've been fighting to keep the beach as it was, but they want to turn it into Newport Beach" (*Los Angeles Times*, October 1994).

In 1979, however, homeowners and renters united when Oxnard proposed the annexation of Hollywood Beach, Silver Strand, and Hollywood-by-the-Sea. Opposed to annexation, the communities' residents, instead, created their own independent community services district, which formed in 1982 as the Channel Islands Beach Community Services District, the first governing body of its type in Ventura County (*Los Angeles Times*, October 1994).

Beginning in the mid-to-late 1970s and accelerating in the 1980s, many of the older, pre-World War II cottages were demolished or remodeled. Many of the new houses were two stories in height. An undetermined number of the pre-1945 prewar houses remain in the Hollywood Beach subdivision, including several on Los Angeles Avenue. The house on the project parcel at 136 Los Angeles Avenue, built in 1927, is among the original prewar beach cottages.

A review of records, including permit records, maps, phone directories, and City Directories, on file at the County of Ventura Building and Safety Department, the Museum of Ventura County, and the Oxnard Public Library did not reveal the identity of the property's original owners. The earliest documented owner of the property was Calvin T. Allen and his wife, Gladys. Allen was a trainman for the Southern Pacific Railroad. The Allens appear to have lived at 136 Los Angeles Avenue between the mid-to-late 1950s and circa 1968. In December of 1961, the Allens received a permit for electrical repairs (Permit 31396, December 13, 1961. By 1968 the property had been sold to Richard E. Granath, who received permits in November of 1968 for foundation repairs and the installation of a firewall between the garage and the house (Permit issued November 7, 1968) and for an upgrade to the electrical lines (Permit issued November 2, 1968).

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***Recorded by:**

Pamela Post, Ph.D.

*Date: March 4, 2024 Continuation Update

Historic Context (continued):

By 1970, the property had been sold to Derle H. Drake, who received a permit to rehabilitate the house in 1970 (Building Application dated February 12, 1970). In 1990, Drake abated the unpermitted conversion of the garage to living space (Notice of Violation dated July 12, 1990). By 1999, the property was owned by David and Theresa Davidson, who received a permit to rebuild the front porch (Building Permit dated September 8, 1999). In 2007, James and Cynthia Borden received permits for a 910-square-foot addition to the rear of the house for a new bedroom and alterations to the living room (Building Permit C07-000136), dated February 7, 2001.

B10. Significance, (continued):

National Register of Historic Places/California Register of Historical Resources Statement of Significance

Criteria A (National Register of Historic Places) and 1 (California Register of Historical Resources)

That are associated with events that have made a significant contribution to the broad patterns of our history.

A review of records on file at the Ventura County Assessor’s Office, the Ventura County Planning Department and Ventura County Building Department, onsite inspection and historic aerial photographs confirms the existing house was built in 1927 on in the Silver Strand Tract. The study property is one of more than 100 lots, most developed with houses, located on the north side of Ocean Avenue that are developed with single-family residences. A review of records cited above did not reveal information linking the study property to events important to local, state, or national history. Also, the beach house’s association with broad patterns of local history, including beachfront development does not achieve a notable level of importance. Therefore, due to a lack of identified significant associations with events important to history, the study property is not eligible under NRHP/CRHR Criterion A/1.

Criteria B (National Register of Historic Places) and 2 (California Register of Historical Resources)

That are associated with the lives of persons significant in our past.

In order to be eligible under B/2 the study property must have a direct association with an important person and be the place where the events or activities that made the person historically significant occurred. The study property has functioned as a weekend get-away/beach house since its construction rather than a fulltime residence. None of its occupants made documented contributions to local, state, or national history. Therefore, the study property is not eligible under HRHP/CRHR Criterion B/2.

Criteria C (National Register of Historic Places) and 3 (California Register of Historical Resources)

That embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

***Recorded by:**

Pamela Post, Ph.D.

*Date: March 4, 2024 Continuation Update**B10. Significance, (continued):****National Register of Historic Places/California Register of Historical Resources Statement of Significance**

The study property was developed with a vernacular type house in 1927. The house underwent substantial alterations between the early 1960s and the early 2000s. These included a complete remodeling of the interior, the replacement of the original siding and fenestration, and the construction of an entry porch on the south elevation. As a result the house's integrity of design, materials, and workmanship have been substantially impaired and the building no longer conveys its late 1920s vernacular type architecture. The design of the house cannot be attributed to a known designer or architect who made significant contributions to the architectural heritage of the County, State, or Nation. Therefore, the study property is not eligible under HRHP/CRHR Criterion C/3.

**Criteria D (National Register of Historic Places) and 4 (California Register of Historical Resources)
That have yielded, or may be likely to yield, information important in prehistory or history.**

Research and onsite survey did not reveal evidence that the property is likely to yield information important to local, State, or National history. Therefore, the study property is not eligible under HRHP/CRHR Criterion D/F.

Ventura County Statement of Significance

Criterion 1 (*It exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural, or natural history*)

The Vernacular style beach house has an association with the development of weekend beach houses in mid-20th century Ventura County. The ability of the study property to convey this association has been substantially diminished by the alterations to the house completed between the early 1960s and the early 2000s, which replace almost all of its original wood frame windows and doors. Moreover, replacement fenestration does not match the original windows in material or design. Finally, the ability of this enclave of beach houses to convey its historic setting which was characterized by modest one-story houses has been substantially impaired by the remodeling of almost all the original one-story houses remaining on the block and the construction of two story houses on the block. Therefore, the study property, which no longer conveys its original setting or design, is not eligible for listing under Criterion 1.

Criterion 2 (*It is associated with events that have made a significant contribution to the broad patterns of Ventura County or its cities, regional history, or the cultural heritage of California or the United States*)

As noted above, under the National Register of Historic Places and the California Register of Historical Resources, the study property does not have a substantial association with a specific event or events important to local, state, or national history. Therefore, the property does not meet Criterion 2.

Criterion 3 (*It is associated with the lives of persons important to Ventura County or its cities, California, or national history*)

As noted above, under the National Register of Historic Places and the California Register of Historical Resources, the study property does not have a substantial association with a person or persons important to local, state, or national history. Therefore, the property does not meet Criterion 3.

DPR 523L (1/95)

*Required information

DPR 523L (1/95)

*Required information

***Recorded by:**

Pamela Post, Ph.D.

*Date: March 4, 2024 Continuation Update

Criterion 4 (*It has yielded, or has the potential to yield, information important to the prehistory or history of Ventura County or its cities, California, or the nation*)

As noted above, under the National Register of Historic Places and the California Register of Historical Resources, the study property does not have the potential for yielding information important to local, state, or national history. Therefore, the property does not meet Criterion 4.

Criterion 5 (*It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values*)

In its current state of preservation, the beach house whose design cannot be attributed to a significant architect or designer and no longer conveys its original Vernacular style architecture, does not represent an important example of its architectural type. Therefore, the property does not meet Criterion 5.

Summary of Evaluation Findings

The beach house located at 136 Los Angeles Avenue (APN 206-0-145-070) do not appear eligible for listing in the National Register of Historic Places, the California Register of Historical Resources or for designation as a County of Ventura Landmark, Place of Merit, or Place of Interest. Therefore, the study property receives a Status Code of 6Z: found ineligible for then National Register of Historic Places, the California Register of Historical Resources or Local (Ventura County) designation through survey evaluation. Additionally, the study property was evaluated in accordance with Section 15064.5 (a) of the CEQA guidelines using the Criteria in Section 5024.1 of the California Resources Code, and it does not appear to be a historical resource for the purposes of environmental review.

B12 References (continued):

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