



Ventura County Cultural Heritage Board

April 22, 2024 Meeting Agenda

County of Ventura • Resource Management Agency

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

Notice is hereby given that on Monday, April 22, 2024, at **10:00 a.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public tour to be held at the Reyes Adobe, located along Lockwood Valley Road, 2 miles east of Highway 33 at Reyes Creek.

Following the tour, the CHB will break before reconvening for Public Hearing at **1:15 p.m.** to be held at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, 3rd Floor, Multi-Purpose Conference Room. Members of the public are welcome to attend the tour and the public hearing.

PROVIDING PUBLIC COMMENT

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

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

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

AGENDA

1. **10:00 A.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT THE REYES ADOBE FOR A PUBLIC TOUR**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **ADJOURN UNTIL 1:15 P.M.**
4. **1:15 P.M. RECONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

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

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

6a. Vote to approve the April 22, 2024 Agenda

6b. Vote to approve the March 25, 2024 Meeting Minutes

7. **PUBLIC COMMENTS**

This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Cultural Heritage Board (CHB). Speakers wishing to address the CHB shall be allowed a maximum of three minutes for their comments. The CHB is prohibited from taking action on any item that is not part of the printed and published agenda.

8. **CONTINUED ITEMS**

None

9. **NEW BUSINESS**

9a. **Location:** Reyes Adobe, Located Along Lockwood Valley Road, 2 miles east of Highway 33 at Reyes Creek (Ventura County Landmark #21: Rafael Reyes Adobe) (Supervisory District 1 – LaVere)

Action: A request for a Certificate of Appropriateness to demolish an existing adobe structure and preserve an existing smokehouse building at a property located on Lockwood Valley Road, 2 miles east of Highway 33 at Reyes Creek (Ventura County Landmark #21: Rafael Reyes Adobe). The scope of work is intended to partially abate code violation case no. CV23-0403. An interpretive exhibit is proposed to be installed at the location of the adobe using salvageable adobe bricks and/or other building materials (case no. CH23-0043).

10. **REPORTS**

10a. Board Member Reports

10b. CHB Program Updates from Staff

11. **NEXT MEETING**

The next regularly scheduled meeting will be held May 13, 2024.

12. ADJOURNMENT

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



Ventura County Cultural Heritage Board

March 25, 2024 **Draft Meeting Minutes**

County of Ventura • Resource Management Agency

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

1. **1:25 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

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

CHB Members Present:

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

CHB Members Absent:

John Kulwicz and Anthony Angelini

Staff Present:

Dillan Murray, Associate Planner, Ventura County Planning Division

Tricia Maier, Planning Programs Manager, Ventura County Planning Division

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

3a. Vote to approve the March 25, 2024 Agenda

Board Member Winters made a motion to approve the March 25, 2024 Agenda. Board Member Gooch seconded the motion. Motion passed 5-0.

3b. Vote to approve the February 26, 2024 Meeting Minutes

Board Member Blum made a motion to approve the February 26, 2024 Meeting Minutes. Board Member Cline seconded the motion. Motion passed 4-0.

4. **PUBLIC COMMENTS**

Kevin Quinn provided public comment.

5. **CONTINUED ITEMS**

6a. **Action:** Discuss and determine whether to form an ad hoc committee to develop a Preservation Award Program.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background, an overview of the Preservation

Award template, and recommended actions. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto; and
2. Based on the preceding evidence and analysis, **DISCUSS** and **DETERMINE** whether to form an ad hoc committee to develop a Preservation Award Program.

Public Speakers:

None.

Discussion and Deliberation:

Chair Fernandez and Board Member Winters expressed interest in participating in an ad hoc committee to develop a Preservation Award Program. The committee would meet to establish award criteria and review criteria from other jurisdictions.

Board Member Winters made a motion to establish an ad hoc committee comprised of himself, Chair Fernandez, and Board Member Angelini (if interested). Board Member Cline seconded the motion. It was agreed ad hoc committee meetings could be held virtually and that CHB staff would explore how other jurisdictions may have implemented similar programs to share with committee members. Motion passed 5-0.

6. NEW BUSINESS

- 6a. Location:** Scarlett-McGrath Ranch, 5011 W Gonzales Road, Oxnard, CA 93036 (District 1 – LaVere).

Action: Provide a recommendation to the State Office of Historic Preservation on whether the Scarlett-McGrath Ranch meets the criteria for nomination to the National Register of Historic Places in accordance with the National Historic Preservation Act of 1966, as amended.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, staff conclusion,

and recommended actions. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. Based on the preceding evidence and analysis, **ADOPT** staff's recommendation that the property meets the criteria for the National Register of Historic Places, along with any other Cultural Heritage Board recommendations; and
3. **DIRECT** staff to **TRANSMIT** the Cultural Heritage Board recommendations and findings to the California State Office of Historic Preservation in advance of the May 3, 2024 State Historical Resources Commission hearing on this nomination.

Public Speakers:

Stephen Schafer, San Buenaventura Conservancy, spoke in favor of the nomination.

Discussion and Deliberation:

Board Member Cline inquired as to which set of criteria the property was being nominated under (local, state, or federal)? Dillan Murray, staff, noted that the property was being nominated to the National Register which would mean, if successful, the property would be automatically listed in the California Register of Historical Resources. The criteria for the California Register closely tracks those of the National Register.

Beverlee McGrath, property owner, spoke in favor of the nomination and her efforts to preserve the property and thanked the CHB for its consideration.

Board Member Blum made a motion to adopt staff's recommended actions on this item. Board Member Winters seconded the motion. Motion passed 5-0.

- 6b. Location:** Bell Canyon Equestrian Center, 29 Baymare Road, Bell Canyon, CA 91307 (District 4 – Parvin).

Action: Provide a recommendation to the State Office of Historic Preservation on whether the Bell Canyon Equestrian Center meets the criteria for nomination to the National Register of Historic Places in accordance with the National Historic Preservation Act of 1966, as amended.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, staff conclusion, and recommended actions. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. Based on the preceding evidence and analysis, **ADOPT** staff's recommendation that the property meets the criteria for the National Register of Historic Places, along with any other Cultural Heritage Board recommendations; and
3. **DIRECT** staff to **TRANSMIT** the Cultural Heritage Board recommendations and findings to the California State Office of Historic Preservation in advance of the May 3, 2024 State Historical Resources Commission hearing on this nomination.

Public Speakers:

Stephen Schafer, San Buenaventura Conservancy, spoke in favor of the nomination.

Rich Moody, Bell Canyon resident, spoke in favor of the nomination and the value of the property to the Bell Canyon community.

Discussion and Deliberation:

Board Member Gooch inquired as to whether the 35 miles of equestrian trails are included in the nomination? Dillan Murray, staff, stated that they are not. The nomination is limited to the equestrian center.

Board Member Winters inquired as to whether the equestrian center is open to the public? Rich Moody, resident, stated that it is a private community

facility; however, outside community members can still board horses at the facility.

Board Member Cline made a motion to adopt staff's recommended actions on this item. Board Member Gooch seconded the motion. Motion passed 5-0.

- 6c. Action:** Discuss and determine whether to hold future public hearings at alternative locations across Ventura County.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background and recommended actions. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto; and
2. Based on the preceding evidence and analysis, **DISCUSS** and **DETERMINE** whether to hold future public hearings at alternative locations across Ventura County.

Public Speakers:

Stephen Schafer, San Buenaventura Conservancy.

Discussion and Deliberation:

Board Member Winters and Board Member Cline noted the challenge of distant site visits during workdays.

Chair Fernandez stated his view that the option for alternative meeting locations be kept open as a possibility, depending on a majority of Board Members' availability on a given hearing date.

A consensus of Board Members expressed interest in holding meetings at alternative locations.

7. REPORTS

- 7a. Board Member Reports**

Board Member Winters reported that he recently attended the “Little House on the Prairie” 50th anniversary event held at Big Sky Ranch outside Simi Valley.

Board Member Blum reported on the potential purchase of the Bank of A. Levy building in Oxnard, which has been vacant for several years.

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that a site visit is anticipated to be held in Lockwood Valley the morning of April 22nd, with a carpool option to be made available for CHB Members. There are five available seats anticipated, but that number is still to be confirmed. Board Members were asked to keep that morning and afternoon open for the site visit and a CHB hearing the same afternoon.

Next, Mr. Murray reported that the California Preservation Foundation conference will be held in downtown Los Angeles from May 29th to June 1st this year. Session titles are available online to review. Board Members interested in attending were asked to reach out to staff to complete registration.

Finally, Mr. Murray reported that elections for CHB Chair and Vice-Chair will be held in April.

Tricia Maier, staff, reported that Kim Prillhart will be retiring as Director of the Resource Management Agency. Her successor, Robert Mullane, will start work the first week of April.

8. NEXT MEETING

The next regular CHB meeting was reported to be scheduled for April 8, 2024, if there are items to be reviewed.

9. ADJOURNMENT

At 2:21 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date