



## Ventura County Cultural Heritage Board October 10, 2022 Meeting Agenda

County of Ventura • Resource Management Agency

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

Notice is hereby given that on **Monday, October 10, 2022**, at **1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for an online Public Hearing using video conference and teleconference formats. Members of the public are welcome to attend. Please refer to the access instructions below.

**IN RESPONSE TO THE DECLARED STATE AND LOCAL EMERGENCIES DUE TO THE NOVEL CORONAVIRUS, AND CONSISTENT WITH THE RECOMMENDATIONS OF THE VENTURA COUNTY PUBLIC HEALTH OFFICER DATED SEPTEMBER 21, 2021, AND NOVEMBER 15, 2021, AND PURSUANT TO GOVERNMENT CODE SECTION 54953, SUBDIVISION (e), ALL MEETINGS OF THE CULTURAL HERITAGE BOARD ARE BEING CONDUCTED ELECTRONICALLY. TO FIND OUT HOW YOU MAY ELECTRONICALLY ATTEND THE PUBLIC HEARING AND PROVIDE PUBLIC COMMENT, PLEASE REFER TO THE INSTRUCTIONS BELOW.**

### **LISTENING TO THE MEETING ONLY**

If you do not have access to a computer or if you would like to listen to the meeting by phone, please follow the steps below:

1. If you are in the United States, dial (669) 900-9128 or (346) 248-7799 or (646) 558-8656 or (253) 215-8782 or (301) 715-8592 or (312) 626-6799. If you dial a number near your current location, you may receive higher audio quality;
2. Enter Webinar ID: 830 0323 2396, when prompted; and
3. Listen to the meeting.

### **VIEWING THE MEETING ON YOUR COMPUTER OR TABLET**

To view the meeting on your computer or tablet using Zoom, follow the steps below:

1. Turn on your computer or tablet and open your internet browser;
2. Navigate to the following weblink:

[https://ventura-org-rma.zoom.us/webinar/register/WN\\_zV3RmGN6SoWV0h1pssTQqQ](https://ventura-org-rma.zoom.us/webinar/register/WN_zV3RmGN6SoWV0h1pssTQqQ);

3. Please complete the registration information;

4. Upon successful registration, you will be provided the information needed to access the meeting;
5. Listen to the meeting.

### **PROVIDING PUBLIC COMMENT**

#### *Written Comment in Advance of the Meeting:*

1. While written comments may be submitted by e-mail during the hearing, the public is encouraged to submit comments no later than 10:00 a.m. on the day of the hearing to Dillan Murray via email at [Dillan.Murray@Ventura.org](mailto:Dillan.Murray@Ventura.org). Comments may not exceed 250 words. All comments received prior to the deadline which are 250 words or less will be read into the record by staff. Comments greater than 250 words will be distributed to the Cultural Heritage Board at the hearing and included in the public record;
2. Please indicate in the Subject Line the Agenda item number (e.g., Item No. 9) on which you are commenting.

#### *Call-in and Video Public Comment using Zoom:*

1. If you are accessing the hearing via phone and would like to speak on an item, dial \*9 to raise your hand. If you are accessing the hearing online, select the “raise hand” function;
2. Interested speakers will be called upon in the order received. Dial \*6 to be unmuted to provide comment or use the “unmute” function;
3. Requests to make live public comment on an agenda item will be accepted until the public comment period for each agenda item is complete. If you wish to make comments, you must be called into the meeting prior to the close of the public comment period.

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**AGENDA**

1. **1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

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

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

3a. Vote to approve the October 10, 2022 Agenda

3b. Vote to approve the September 26, 2022 Meeting Minutes

3c. Vote to approve the July 25, 2022 Meeting Minutes

3d. Vote to approve the June 27, 2022 Meeting Minutes

4. **PUBLIC COMMENTS**

This time is set aside for public comment on items not otherwise on this agenda which are within the purview of the Cultural Heritage Board (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.

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

6a. **Location:** 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County; Supervisorial District 3 – Long).

**Action:** A request to designate the Edgington Oxnard Oil Derrick at a property with a situs address of 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County) and Assessor's Parcel Number (APN) 218-0-011-485 as Ventura County Landmark No. 183 and discuss feasibility of listing in the National Register of Historic Places. (Case No. CH22-0025).

6b. **Location:** 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County; Supervisorial District 3 – Long).

**Action:** A request to designate the Former Edgington Oxnard Refinery property with a situs address of 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County) and Assessor's Parcel Number (APN) 218-0-011-485 as Ventura County Point of Interest No. 12 and discuss interpretive options. The property owner requests to designate the oil derrick structure at the property separately as a Ventura County Landmark (refer to Case No. CH22-0025) and the remainder of the property as a Point of Interest for the former oil industry activities at this location. (Case No. CH22-0026).

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

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

- 6c. Location:** Sunkist/Ventura Pacific Co. Facility, 245 E Colonia Road, Oxnard, CA 93030 (Supervisory District 5).

**Action:** A request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1372) for the rehabilitation of existing warehouse facilities for commercial storage uses. As part of the scope of work, five existing buildings will be combined into four warehouse tenant spaces and two small buildings will be demolished. Six truck loading docks and two freight elevators will be added to the exterior of the buildings, in addition to interior remodeling. (Case No. CH22-0029).

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

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

#### **7. REPORTS**

- 7a.** Board Member Reports
- 7b.** CHB Program Updates from Staff

#### **8. NEXT MEETING**

The next regularly scheduled meeting is November 14, 2022.

#### **9. ADJOURNMENT**



# Ventura County Cultural Heritage Board (CHB) September 26, 2022 **Draft** Meeting Minutes – Item 3b

County of Ventura • Resource Management Agency

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

**Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.**

1. **1:19 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

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

**CHB Members Present:**

Miguel Fernandez (Chair), Tyson Cline, Lawrence Yee, Linda Plaks, John Kulwiec (arrived late), and Gary Blum (arrived late)

**CHB Members Absent:**

Stephen Schafer

**Staff Present:**

Dillan Murray, Cultural Heritage Program Planner, Planning Division  
Tricia Maier, Planning Programs Manager, Planning Division

3. **APPROVAL OF AGENDA**

3a. Vote to approve the September 26, 2022 Agenda

Board Member Plaks made a motion to approve the September 26, 2022 Agenda. Board Member Cline seconded the motion. Motion passed 4-0.

3b. Vote to approve the August 29, 2022 Meeting Minutes

3c. Vote to approve the May 23, 2022 Meeting Minutes

Board Member Cline made a motion to approve the August 29, 2022 and May 23, 2022 Meeting Minutes. Board Member Plaks seconded the motion. Motion passed 3-0 (Board Member Yee abstained).

4. **CONSENT ITEM**

Board Member Yee made a motion to adopt the resolution authorizing continued remote teleconference meetings of the Cultural Heritage Board. Board Member Plaks seconded the motion. Motion passed 4-0.

5. **PUBLIC COMMENTS**

None

6. **CONTINUED ITEMS**

None

7. **NEW BUSINESS**

7a. **Location:** Brandeis-Bardin Campus, American Jewish University, 1101 Peppertree Lane, Simi Valley, CA 93064 (unincorporated Ventura County; Supervisorial District 4 – Huber).

**Action:** A request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1371) and environmental review related to a proposed Modification of Conditional Use Permit 1776 (Case No. PL22-0032) at the Brandeis-Bardin Campus of American Jewish University, located at 1101 Peppertree Lane adjacent to the City of Simi Valley and the Santa Susanna Knolls Area. The proposed project includes the demolition of six existing structures and construction of approximately 41,000 square feet (sq. ft.) of new accessible camper housing and bathrooms, replacement of existing administration buildings and staff lounge with a 6,000-square-foot Welcome Center and associated parking area, the addition of an exterior open-air shaded pavilion, and landscaping improvements. (Case No. CH22-0022).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, Staff, presented a PowerPoint presentation outlining the project location, background, history, context, project description, and Staff recommendations. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **REVIEW** and **COMMENT** on the proposed project in accordance with the County of Ventura Initial Study Assessment Guidelines (ISAGs) Section 8b, Item E. Methodology Step 1 through Step 3 (Exhibit 5), based on the preceding evidence and analysis;
3. **FIND** whether the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4(b); and

4. If the requisite finding can be made based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (CHO Section 1371-4) with any recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

**Public Comments:** None.

**Discussion and Deliberation:**

Jon Friedman, applicant, and Marco Marraccini, architect, were available to answer questions.

Board Member Plaks inquired as to whether any trees will be removed. Mr. Friedman noted that as part of the environmental review process, the applicant hired an arborist to review trees against the County's Tree Protection Ordinance. As part of this, the number of impacted trees has been revised down to around 30, with around 10-20 proposed for removal.

Board Member Yee inquired as to how close the campus is to the Santa Susana Field Lab. Mr. Friedman noted that the property abuts the facility boundary at its southerly end; however, camp buildings are approximately 0.75 miles from the facility boundary.

Board Member Cline inquired as to how the architect team approached the context of the site, including the House of the Book landmark. Mr. Marraccini noted the massive size of the property and the distance to the House of the Book. The proposed buildings are functional and interspersed across varying topographies. The project is intended to relate to the existing camp and natural environment, including existing trees. Board Member Cline noted how far removed the project area is from the House of the Book landmark.

*Board Member Kulwiec arrived to the virtual hearing at this time.*

*Board Member Blum arrived to the virtual hearing at this time.*

Chair Fernandez noted his view that there were no issues with the proposed project.

Board Member Cline made a motion that the proposed project would have no impact on a historical resource, to adopt Staff's recommended findings,

and approve the Certificate of Appropriateness. Motion passed 5-0 (Board Member Kulwiec abstained).

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

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

- 7b. Location:** 351 S F Street, Oxnard, CA 93030 (Landmark No. 161 - Henry T. Oxnard Historic District and Landmark Area) (Supervisory District 5).

**Action:** A request for a Certificate of Appropriateness (COA) (Cultural Heritage Ordinance (CHO) §1371) for an attic conversion and related exterior alterations at a residence addressed as 351 S F Street, Oxnard, CA 93030 (Case No. CH22-0024).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, Staff, presented a PowerPoint presentation outlining the project location, background, history, context, project description, and Staff recommendations. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** whether the proposed project meets the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4(a); and
3. If the requisite finding can be made based on the preceding evidence and analysis, **APPROVE** the Certificate of Appropriateness (CHO Section 1371-4) with any recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

**Public Comments:** None.

#### **Discussion and Deliberation:**

Rafael Lopez, applicant/designer, and Cesar and Kelly Ochoa, property owners, were available to answer questions.



Mr. Lopez explained that the intent is to maintain the architecture of the existing residence. Mr. Ochoa noted that the upper window on the façade is currently missing the glass panes.

Board Member Yee inquired as to whether the action on this property would set a precedent for the neighborhood. Chair Fernandez noted the Henry T Oxnard Historic District and Landmark Area is the designated resource, and the homes within it are contributors. Board Member Blum noted there have been other second floor attic conversion projects in the district. At this time, Board Member Blum noted that his home is within 300 feet of the subject property and he recused himself from the discussion.

Board Member Cline made a motion to adopt Staff's recommended actions and approve the Certificate of Appropriateness. Board Member Yee seconded the motion. Motion passed 4-0 (Board Members Kulwicz and Blum abstained).

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

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

### **7c. Location: N/A**

**Action:** Complete training on the following California Preservation Foundation webinar session: *Continuum of Care – Indigenous Cultural Resources*.

**Presentation by Staff:** Dillan Murray, Staff, played the online webinar, approximately 1-hour in length, described as follows: Hear from tribal representatives about indigenous cultural resource management practice, the opportunities for tribal participation in everyday preservation work, and the challenges of changing the regulatory mindset baked into traditional preservation practice.

## **8. REPORTS**

### **8a. Board Member Reports**

Board Member Yee introduced himself as a new member of the CHB and provided information on his professional background.

*Board Member Blum left the virtual hearing at this time.*

Board Member Plaks reported that the City of Moorpark is working on their General Plan update.

Other Board Members did not have anything to report.

**8b. CHB Program Updates from Staff**

Dillan Murray, Staff, reported that on October 10<sup>th</sup>, the CHB will hear requests for designation of properties as a Ventura County Landmark and Point of Interest. Next, Mr. Murray reported that Staff is revising the CHB's Bylaws to be consistent with the recently adopted Cultural Heritage Ordinance, so that item will come back to the CHB in the near future.

Tricia Maier, Staff, reported that the nomination and appointing of the At-Large CHB Members will be handled by the Clerk of the Board's office and Supervisor LaVere's office. Staff will work to notify the current At-Large CHB Members when those vacancies are posted.

**9. NEXT MEETING**

The next regularly scheduled meeting was reported to be October 10, 2022.

**10. ADJOURNMENT**

At 3:27 p.m., the Cultural Heritage Board was adjourned.

\_\_\_\_\_  
Chair  
Cultural Heritage Board

ATTEST:

\_\_\_\_\_  
Dillan Murray  
Cultural Heritage Program Planner

\_\_\_\_\_  
Date



## Ventura County Cultural Heritage Board (CHB)

July 25, 2022 **Draft** Meeting Minutes – Item 3c

County of Ventura • Resource Management Agency

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**Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.**

1. **1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

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

**CHB Members Present:**

Miguel Fernandez (Chair), Tyson Cline, Linda Plaks, Gary Blum, and John Kulwicz (arrived late)

**CHB Members Absent:**

Stephen Schafer

**Staff Present:**

Dillan Murray, Cultural Heritage Program Planner, Planning Division  
Tricia Maier, Manager, Planning Programs Section, Planning Division

3. **APPROVAL OF AGENDA**

3a. Vote to approve the July 25, 2022 Agenda

Board Member Plaks made a motion to approve the July 25, 2022 Agenda.  
Board Member Cline seconded the motion. Motion passed 4-0.

4. **CONSENT ITEM**

Board Member Cline made a motion to approve the resolution authorizing continued remote teleconference meetings of the Cultural Heritage Board. Board Member Plaks seconded the motion. Motion passed 4-0.

5. **PUBLIC COMMENTS**

None

6. **CONTINUED ITEMS**

None

7. **NEW ITEMS**

**7a. Location:** Noble Oaks Estate (County Landmark #182), 76 Oak Drive, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

**Action:** A request to establish a Mills Act Historical Property Contract for Ventura County Landmark No. 182 (Noble Oaks Estate) located at 76 Oak Drive, Ojai, CA 93023. (Case No. CH22-0007).

**Disclosures:** None.

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

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **CERTIFY** that the Cultural Heritage Board has reviewed and considered this staff report and all exhibits hereto, and has considered all comments received during the public comment process;
3. **APPROVE** findings one through four as follows:
  1. John M and Mary Cuthbert, Trustees of The Cuthbert Family Trust, possess and own real property located at 76 Oak Drive, Ojai, Ventura County, California;
  2. The property is a qualified historical property pursuant to Section 50280.1 of the California Government Code that is privately owned, not exempt from property taxation and is designated as Ventura County Historical Landmark No. 182;
  3. The owner desires to carry out the relevant purposes of the California Government Code commencing with Section 50280 for the entire site and structures thereon; and
  4. The owner desires to limit the use of the historical property, 76 Oak Drive, Ojai, CA 93023, to retain its characteristics as a property of historical significance; and

4. **ADOPT** a Resolution (Exhibit 4) recommending that the Board of Supervisors approve the proposed Mills Act Historical Property Contract for the Noble Oaks Estate property (Exhibit 1)

**Public Comments:** None.

**Discussion and Deliberation:**

John and Mary Cuthbert, property owners, were in attendance. Mr. Cuthbert inquired as to next steps in the process. Dillan Murray, Staff, stated that following the CHB's hearing, this item would be heard by the Board of Supervisors in early November.

Mr. Cuthbert inquired as to when a reduction in property taxes might be seen. Dillan Murray, Staff, stated that the Assessor's office uses January 1<sup>st</sup> to determine assessed values. If a Mills Act contract is approved and record prior to that date, the Mills Act value would be established in June 2023.

Mr. Cuthbert inquired as to the anticipated amount reduction in property taxes. Dillan Murray, Staff, stated that the Assessor's office looks at a variety of factors when re-assessing a property each year, and the outcome of this assessment changes year to year. The Assessor's office does not guarantee a property tax reduction from the Mills Act.

Mr. Cuthbert inquired as to whether maintenance items should be included in the Ten-Year Rehabilitation Plan that are not directly related to the architecture of the residence or that would not be used in the Assessor's valuation. Chair Fernandez stated that items such as plumbing or climate control are integral to the overall health and longevity of a residence. Tricia Maier, Staff, stated that the Ten-Year Rehabilitation Plan has no influence on the Assessor's valuation of the property. The Board of Supervisors would be evaluating the plan and whether the CHB recommends adoption of the contract. Following this, the Assessor's office determines the property tax reduction, and this is separate from the Mills Act contract itself.

Mr. Cuthbert inquired as to when he needs to sign the application. Dillan Murray, Staff, stated that, if the Board of Supervisors approves the contract, the property owner would need to have their signature on the contract notarized. Following this, the contract would need to be recorded with the County Clerk and Recorder's Office prior to January 1<sup>st</sup>.

Board Member Blum stated that he does not have any concerns and felt the Ten-Year Rehabilitation Plan was appropriate.

Chair Fernandez inquired as to whether previously completed work could be included in the Ten-Year Rehabilitation Plan. Dillan Murray, Staff, noted his understanding that there is nothing that would preclude that.

Mr. Cuthbert inquired as to whether the list of previously completed work items would be included in the Ten-Year Rehabilitation Plan. Dillan Murray, Staff, stated that he would need to confirm whether it could be included in the recorded Mills Act contract, but that, in any case, the Board of Supervisors would see the list in their hearing packets.

Board Member Plaks made a motion to adopt Staff's recommended actions. Board Member Blum seconded the motion. Motion passed 4-0.

## **8. REPORTS**

*Board Member Kulwiec arrived virtually at this time.*

### **8a. Board Member Reports**

Board Member Plaks reported on commercial development on High Street in Moorpark.

Board Member Blum requested an update from Staff on a residence under construction in the 400 block of South G Street in Oxnard. Dillan Murray, Staff, noted that Oxnard city staff most recently advised that plans were under review at the City's Planning and Building departments. Mr. Murray noted that he would follow up with Oxnard city staff again.

Chair Fernandez reported that he now lives in Supervisorial District 1 following the redistricting.

Other Board Members did not have anything to report.

### **8b. CHB Program Updates from Staff**

Dillan Murray, Staff, reported that the Board of Supervisors held their first reading of the proposed Cultural Heritage Ordinance on July 12<sup>th</sup>, with a second reading and potential adoption scheduled for their hearing on July 26<sup>th</sup>. Next, Mr. Murray reported that Ricki Mikkelsen has resigned from the CHB. Mr. Murray read Ms. Mikkelsen's letter of resignation into the record.

Chair Fernandez inquired as to whether the CHB could send Ms. Mikkelsen a card. Dillan Murray, Staff, stated that he could initiate a digital greeting card and circulate it.

Lastly, Mr. Murray reported that, due to limited volunteer time, the planned CHB exhibit at the Ventura County Fair has been withdrawn. Staff will work with the ad hoc committee on a new Fair exhibit to be debuted next summer.

**9. NEXT MEETING**

The next regularly scheduled meeting was reported to be August 22, 2022.

**10. ADJOURNMENT**

At 1:49 p.m., the Cultural Heritage Board was adjourned.

\_\_\_\_\_  
Chair  
Cultural Heritage Board

ATTEST:

\_\_\_\_\_  
Dillan Murray  
Cultural Heritage Program Planner

\_\_\_\_\_  
Date



## Ventura County Cultural Heritage Board (CHB)

June 27, 2022 **Draft Meeting Minutes – Item 3d**

County of Ventura • Resource Management Agency

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**Note: The following is a summary of actions taken by the CHB at their public hearing and not a verbatim transcription.**

1. **1:16 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD USING VIDEO CONFERENCE AND TELECONFERENCE FORMATS**

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

**CHB Members Present:**

Miguel Fernandez (Chair), Linda Plaks, Gary Blum, Stephen Schafer, and John Kulwicz (arrived late)

**CHB Members Absent:**

Ricki Mikkelsen and Tyson Cline

**Staff Present:**

Dillan Murray, Cultural Heritage Program Planner, Planning Division  
Susan Curtis, Assistant Planning Director, Planning Division

3. **APPROVAL OF AGENDA**

3a. Vote to approve the June 27, 2022 Agenda

Board Member Blum made a motion to approve the June 27, 2022 Agenda.  
Board Member Schafer seconded the motion. Motion passed 4-0.

4. **CONSENT ITEM**

Board Member Schafer made a motion to adopt the resolution authorizing continued remote teleconference meetings of the Cultural Heritage Board. Board Member Plaks seconded the motion. Motion passed 4-0.

*Board Member Kulwicz arrived to the virtual hearing at this time.*

5. **PUBLIC COMMENTS**

None

6. **CONTINUED ITEMS**

None

7. **NEW BUSINESS**



**7a. Location:** Bella Vista Ranch (County Landmark #180), 4106 Thacher Road, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

**Action:** A request to establish a Mills Act Historical Property Contract for Ventura County Landmark No. 180 (Bella Vista Ranch) located at 4106 Thacher Road, Ojai, CA 93023. (Case No. CH21-0040).

**Disclosures:** None.

**Presentation by Staff:** Dillan Murray, Staff, presented a PowerPoint presentation outlining the project location, background, history, context, project description, and Staff recommendations. Staff recommended the CHB take the following actions on this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **CERTIFY** that the Cultural Heritage Board has reviewed and considered this staff report and all exhibits hereto, and has considered all comments received during the public comment process;
3. **APPROVE** findings one through four as follows:
  1. The Dudley and Anne Crawford DeZonia Family Trust, dated September 14, 2016, possesses and owns real property located at 4106 Thacher Road, Ojai, Ventura County, California;
  2. The property is a qualified historical property that is privately owned, not exempt from property taxation and is designated as Ventura County Historical Landmark No. 180;
  3. The owner desires to carry out the relevant purposes of the California Government Code for the entire site and structures thereon; and
  4. The owner desires to limit the use of the historical property, 4106 Thacher Road, Ojai, CA 93023, to retain its characteristics as a property of historical significance; and

4. **ADOPT** a Resolution (Exhibit 3) recommending that the Board of Supervisors approve a Mills Act Historical Property Contract for the Bella Vista Ranch property.

**Public Comments:** None.

**Discussion and Deliberation:**

Odom Stamps with the applicant team was available to answer any questions regarding the proposed rehabilitation schedule and Judy Triem with San Buenaventura Research Associates was available to answer any questions on the property's history.

Board Member Schafer recommended inserting information regarding the property's period of significance into the Contract Exhibit B along with a window schedule. Board Member Schafer noted his view that the rehabilitation schedule should be concentrating on features from the property's period of significance and removing items outside of that period.

Chair Fernandez noted his view that the rehabilitation schedule prioritizes repairing windows rather than replacement, if feasible.

Mr. Stamps noted that the applicant team was not targeting a specific dollar amount through the rehabilitation schedule.

Ms. Triem noted that windows would be repaired, or replaced in kind if not feasible. Mr. Odom noted that he could amend the rehabilitation schedule language to describe the proposed work as window repair and maintenance.

Anne Crawford DeZonia, property owner, clarified that the roof over the living room was mostly designed by Chalfant Head during the McNell family's period of significance. Board Member Schafer noted he was comfortable with keeping the roof replacement in the schedule.

Anne Crawford DeZonia, property owner, noted that the intent of the year 10 item is to rehabilitate the non-original interior wood floors with a more period-appropriate flooring.

Board Member Schafer recommended wording revisions to years 5, 6, and 10 in the rehabilitation schedule, and the addition of the property's period of

significance into the Contract Exhibit B along with a window schedule. The applicant team was amenable to the revisions.

Board Member Schafer made a motion to adopt Staff's recommended actions with the aforementioned revisions. Board Member Plaks seconded the motion. Motion passed 5-0.

## 8. **REPORTS**

### 8a. Board Member Reports

Board Member Schafer reported that the Baker Foster House in Ventura was noted in a *Ventura County Star* article. Next, Board Member Schafer shared that the Downtown Ventura Survey and Context is moving forward and the Ventura Historic Preservation Commission is recruiting new members.

Chair Fernandez reported that he would have limited availability to work on the Ventura County Fair exhibit.

Other Board Members did not have anything to report.

### 8b. CHB Program Updates from Staff

Dillan Murray, Staff, reported that the County has secured a booth for the Ventura County Fair and worked to solicit ideas from the ad hoc committee. In addition, the County has Staff available to create graphics and exhibits once direction has been provided. Next, Mr. Murray reported that an upcoming Mills Act contract application is planned to be heard on July 11<sup>th</sup>. In addition, Mr. Murray reported that the California Preservation Foundation (CPF) conference was held in June. Lastly, Mr. Murray reported that the Johnny Cash house on Nye Road in Casitas Springs is listed for sale, with photos available online.

Board Member Schafer suggested that the CPF session on Native American resources be a future CHB training. Board Member Schafer inquired as to when Board Member Mikkelsen could be anticipated back. Mr. Murray reported that he has not heard from Board Member Mikkelsen, but would check in with Supervisor Park's office to see if they have had contact with Board Member Mikkelsen.

## 9. **NEXT MEETING**

The next regularly scheduled meeting was reported to be July 11, 2022.

**10. ADJOURNMENT**

At 2:13 p.m., the Cultural Heritage Board was adjourned.

\_\_\_\_\_  
Chair  
Cultural Heritage Board

ATTEST:

\_\_\_\_\_  
Dillan Murray  
Cultural Heritage Program Planner

\_\_\_\_\_  
Date