



# Staff Report and Recommendations Agenda of October 9, 2023, Item 6c

## 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)

### I. APPLICANT/PROPERTY OWNER:

**Applicant:** County of Ventura  
Resource Management Agency, Planning Division  
800 S Victoria Avenue, #1740  
Ventura, CA 93009

**Property Owner:** AJU BBI HOLDINGS LLC  
15600 Mulholland Dr  
Los Angeles, CA 90077-1519

### II. REQUEST:

A request to downgrade the Maier House property from a Ventura County Landmark to Ventura County Point of Interest No. 15. The site address is 1101 Peppertree Lane, Simi Valley, CA 93064 and Assessor's Parcel Number 685-0-051-040. (Case No. CH23-0037).

### III. LOCATION AND PROPERTY INFORMATION:

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

Eddie Maier of the Los Angeles-based Maier Brewing Co. built the country house on beautiful ranch grounds. The two-story building was fashioned around an open atrium with a glass roof. A huge stone fireplace with curving stairs on each side led to the upstairs rooms. Since 1947 the house has been owned by the Brandeis-Bardin Institute, a distinguished center of learning. The residence was severely damaged in the January 1994 Northridge earthquake and subsequently demolished. The site is presently listed as Ventura County Landmark #68.

### IV. PROJECT SCOPE:

Ventura County Cultural Heritage Ordinance No. 4604 (Ordinance) Section 1366 provides for the designation of Cultural Heritage Sites by the Cultural Heritage Board where the property owner has no objection to a site's designation. Pursuant to Ordinance Section 1368, a Ventura County Landmark may be downgraded where there is evidence that the property has been defaced, demolished, added to, altered, or moved, or damaged by natural disaster, including but not limited to, earthquake, fire, or flood, and the Cultural Heritage Board determines that the site's integrity has been impacted, through no fault or neglect of the property owner, to the extent that it no longer meets the criteria for a Cultural Heritage Site. An application for the removal or downgrade of the designation of a Cultural Heritage Site may be filed by its property

owner, by the County Resource Management Agency, or directly by the Cultural Heritage Board or a member of the Cultural Heritage Board if approved by a properly carried motion.

The Cultural Heritage Board previously directed Ventura County Planning Division staff to evaluate the designation status of Cultural Heritage Sites within unincorporated areas that no longer exist or do not meet established integrity standards. In July 2023, staff conducted a comprehensive review of Ventura County Landmarks to determine sites potentially eligible to be downgraded due to demolition. The County of Ventura's proposed action on this item is based on available information that the property no longer appears to meet the criteria for a Ventura County Landmark.

**V. POINT OF INTEREST CRITERIA:**

In order to be designated a Point of Interest, Section 1367 of the Cultural Heritage Ordinance establishes that Points of Interest satisfy one of the following criteria:

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

**VI. STAFF CONCLUSIONS:**

Based on the previous loss of the building on site, in combination with the known significance of the former site, staff supports making the findings under Ordinance §1367(c) that the property is eligible for downgrade as a Ventura County Landmark and designation as a Ventura County Point of Interest. In addition, staff supports making the additional designation findings in Ordinance §1367-1 as the site has historic character, value, and interest to the general public, there are no foreseeable costs to the County in designating the subject property as a Ventura County Point of Interest, and the designation shall not infringe upon the rights of the Property Owner as the designation does not affect allowable land uses and the Property Owner consents to this designation. Therefore, Cultural Heritage Board staff recommends that your board approve the request for the downgrading of this site and designation as a Ventura County Point of Interest designation.

**VII. HEARING NOTICE AND PUBLIC COMMENTS:**

A notification letter regarding the proposed downgrade was sent by U.S. mail to the Property Owner on July 28, 2023 (Exhibit 1). A public notice was sent by U.S. mail to the Property Owner of the subject property not less than fifteen days prior to the date of this hearing (Exhibit 2). No public comment regarding this item has been received to date.

**VIII. RECOMMENDED ACTIONS:**

Cultural Heritage Board staff recommends that your board take the following actions regarding this item:

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division staff report and all exhibits and attachments hereto;
2. **FIND** that, in accordance with Ordinance §1366-2 and §1368, the Property Owner was given a 15-day notice of the Cultural Heritage Board’s hearing regarding the proposed downgrade of the Maier House property from a Ventura County Landmark to Ventura County Point of Interest No. 15, and placement of said designation in County lists;
3. **FIND** that the Maier House property meets County Point of Interest Criterion 1 as required by Ordinance §1367(c), and the additional standards required by Ordinance §1367-1 based on the substantial evidence in the staff report and all exhibits and attachments hereto; and
4. **ADOPT** Cultural Heritage Board Resolution No. 2023-5 (Exhibit 3) approving the downgrade of the Maier House property from a Ventura County Landmark and designation of the property as Ventura County Point of Interest No. 15.

Prepared by:



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Reviewed by:



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Exhibits:

- Exhibit 1: Property Owner Notification Letter
- Exhibit 2: 15-Day Public Hearing Notice
- Exhibit 3: Cultural Heritage Board Resolution No. 2023-5