

**VENTURA COUNTY CULTURAL HERITAGE BOARD
RESOLUTION NO. 2023-5**

**A RESOLUTION APPROVING THE DOWNGRADE OF THE
MAIER HOUSE
FROM VENTURA COUNTY LANDMARK NO. 68
TO VENTURA COUNTY POINT OF INTEREST NO. 15**

WHEREAS, the Board of Supervisors adopted the Ventura County Cultural Heritage Ordinance No. 4604 (Ordinance) on July 26, 2022. The Ordinance authorizes the Ventura County Cultural Heritage Board to designate an eligible property as a County Landmark, Site of Merit, Point of Interest, and/or District;

WHEREAS, the Maier House, located at 1101 Peppertree Lane, Simi Valley, CA 93064 and associated with Assessor's Parcel Number (APN) 685-0-051-040 ("Property") was designated as a Ventura County Landmark in December 1970;

WHEREAS, the Ordinance provides for the downgrade of the designation of a Cultural Heritage Site if it is 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;

WHEREAS, the Maier House is under consideration for downgrade from a Ventura County Landmark to a Ventura County Point of Interest based on information that the property no longer appears to meet the criteria for a Ventura County Landmark;

WHEREAS, the Property appears to qualify for Point of Interest designation under the criteria listed in Section 1367(c) of the Ordinance, specifically, Point of Interest Criterion 1 as 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;

WHEREAS, the owner of the Property, AJU BBI HOLDINGS LLC ("Owner"), has no objection to the Property's downgrade and designation;

WHEREAS, Cultural Heritage Board staff duly noticed the Owner and held a public hearing on October 9, 2023, to consider the downgrade of the Property from a Ventura County Landmark to Ventura County Point of Interest No. 15.

NOW, THEREFORE, BE IT RESOLVED that the Cultural Heritage Board hereby grants the downgrade of the Property from a Ventura County Landmark to Ventura County Point of Interest No. 15, based on the facts presented in the Staff Report to the Cultural Heritage Board dated October 9, 2023 and the Cultural Heritage Board's aforementioned findings on this matter.

County of Ventura October 9, 2023 Cultural Heritage Board Meeting Item 6c Exhibit 3 – CHB Resolution No. 2023-5

BE IT FURTHER RESOLVED that the Cultural Heritage Board finds the site meets the following Point of Interest Criterion 1 listed in Ordinance Section 1367(c) and the additional designation standards listed in Ordinance Section 1367-1:

Point of Interest Criterion

- 1) Criterion #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.

Additional Designation Standards

- a) It shall have historic, aesthetic or special character or interest for the general public, and not be limited in interest to a special group of persons.
- b) Its designation shall not require the expenditure by the County of Ventura of any amount of money not commensurate with the value of the object to be preserved; and
- c) Its designation shall not infringe upon the rights of a private owner thereof to make any and all reasonable uses thereof which are not in conflict with the purposes of this Article.

Staff to the Cultural Heritage Board shall cause this resolution, upon adoption, to be recorded in the Office of the County Recorder of Ventura County.

Date: _____

By: _____

Chair
Ventura County Cultural Heritage Board