



Ventura County Cultural Heritage Board August 28, 2023 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, August 28, 2023, at 1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public hearing to held at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, 3rd Floor, Multi-Purpose Conference Room.

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 in the Subject Line of your email, the Agenda Item Number on which you are commenting. Your email will be distributed 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. **1:15 P.M. CALL TO ORDER THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES**
 - 3a. Vote to approve the August 28, 2023 Agenda
 - 3b. Vote to approve the June 12, 2023 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

ADJOURN AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

CONVENE AS THE OXNARD CULTURAL HERITAGE BOARD

6. NEW BUSINESS

6a. Location: 115 S G Street, Oxnard, CA 93030 (Ventura County Landmark #161: Henry T. Oxnard Historic District; Supervisorial District 5 – Lopez).

Action: A request for a Certificate of Appropriateness (COA) (CHO §1371) from the CHB for the construction of a 71-square-foot wood pergola over the existing concrete porch of a residence located at 115 S G Street, Oxnard, CA 93030 (Case No. CH23-0031).

ADJOURN AS THE OXNARD CULTURAL HERITAGE BOARD

RECONVENE AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

6b. Location: 1580 Garst Lane, Ojai, CA 93023 (Supervisorial District 1 – LaVere).

Action: A request for a Certificate of Review (CHO §1372) for the replacement of a composition shingle roof with a metal roof at a residence located at 1580 Garst Lane, Ojai, CA 93023 (Site of Merit). The proposed roof area to be replaced for the residence and detached garage is 3,500 square feet and no changes in roof pitch or height are proposed. (Case No. CH23-0033).

7. REPORTS

7a. Board Member Reports

7b. CHB Program Updates from Staff

7.b.1 Ventura County Fair display

7.b.2 Information on Cultural Heritage Review Process Flowchart

8. NEXT MEETING

The next regularly scheduled meeting is September 11, 2023.

9. 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

June 12, 2023 **Draft** Meeting Minutes

County of Ventura • Resource Management Agency

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

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. **1:15 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, Anthony Angelini, and Gary Blum (arrived late)

CHB Members Absent:

John Kulwiec

Staff Present:

Dillan Murray, Cultural Heritage Program Planner, Planning Division

Jennifer Trunk, Residential Permits Manager, Planning Division

Dave Ward, AICP, Planning Director

3. **APPROVAL OF AGENDA**

3a. Vote to approve the June 12, 2023 Agenda

Board Member Cline made a motion to approve the June 12, 2023 Agenda.

Board Member Gooch seconded the motion. Motion passed 5-0.

3b. Vote to approve the May 8, 2023 Meeting Minutes

Board Member Winters made a motion to approve the May 8, 2023 Meeting

Minutes. Board Member Gooch seconded the motion. Motion passed 4-0

(Board Member Angelini abstained).

4. **PUBLIC COMMENTS**

None

5. **CONTINUED ITEMS**

None

Board Member Blum arrived at the meeting at this time.

6. **NEW BUSINESS**

- 6a.** A plaque and resolution of the Ventura County Cultural Heritage Board to be presented to outgoing member Stephen Schafer in appreciation for his 14.5 years of service.

Presentation by Staff: Dillan Murray, staff, and Dave Ward, Planning Director, thanked Stephen Schafer for his service and spoke to his experience. Dave Ward, Planning Director, presented a plaque to Stephen Schafer in appreciation for his service.

Discussion and Deliberation: Chair Fernandez thanked Stephen Schafer for his service and made a motion to approve Resolution No. 2023-2 with the following revision: “A resolution of the Ventura County Cultural Heritage Board Commending ~~Retiring~~ Departing Member Stephen Schafer Who Served 2008-2023”. Board Member Cline seconded the motion. Motion passed 6-0.

- 6b. Location:** Linebarger Ranch, 15132 West Telegraph Road, Santa Paula, CA 93060 (unincorporated Ventura County; Supervisorial District 3 – Long).

Action: A request for a Certificate of Review (COR) (Cultural Heritage Ordinance (CHO) §1372) related to the construction of an 1,820-square-foot pump house and two separate, 8.9-acre-foot agricultural water reservoirs to be covered with solar panels at the Linebarger Ranch property located at 15132 West Telegraph Road, Santa Paula, CA 93060. The scope of work includes additional site improvements, fencing, and landscaping (Case No. CH23-0003).

Disclosures: None.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance (CHO) analysis, 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; and
2. **REVIEW** and **COMMENT** on the proposed project in accordance with CHO §1372 based on the preceding evidence and analysis.

Public Comments:

Stephen Schafer provided comment on this item to encourage the residential use of the residence on site and noted the existence of conservation subdivisions and the Mills Act to help maintain it. Mr. Schafer recommended documentation of the irrigation infrastructure proposed for replacement.

Discussion and Deliberation:

Barney Caudill and Jorge Olivo of the applicant team were present. Mr. Caudill spoke to the purpose and intent of the proposed project.

Board Member Cline noted his concern with slow-growing oak trees proposed on site, as opposed to a species more suitable for screening. Board Member Cline also noted his view that the architecture of the pump house should appear more utilitarian than as an agricultural barn.

Board Members expressed their concern with the vacant residence falling into deterioration or disrepair. Mr. Caudill noted that the property owner intends to keep the residence in good condition and occasionally used for events.

Chair Fernandez recommended a plaque be placed on the pump house to identify the date of construction.

Board Member Cline made a motion to approve the Certificate of Review with the following recommendations:

1. Follow a simpler, utilitarian architectural style for the pump house to avoid appearing as an agricultural barn.
2. Consult with a landscape architect to site the proposed trees in order to better screen the new construction based on sight lines and the best tree species available for screening.
3. Maintain the existing residence in good condition on an ongoing basis.

Board Member Gooch seconded the motion. Motion passed 6-0.

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

Action: A request for review and comment on the proposed interpretive display for the Former Edgington Oxnard Refinery property, located at 3450 East 5th St., Oxnard, CA 93033 (unincorporated Ventura County). This

request is submitted in partial adherence to the recommendations previously approved by the CHB in order to authorize decommissioning and demolition activities at the subject property (Case No. CH21-0005).

Disclosures: None.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance (CHO) analysis, 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; and
2. **REVIEW** and **COMMENT** on the proposed interpretive display based on the preceding evidence and analysis.

Public Comments:

Stephen Schafer provided comment on this item.

Discussion and Deliberation:

Olivia Simonson of the applicant team was present. Ms. Simonson spoke to the purpose and intent of the planned interpretation.

Chair Fernandez inquired about the interpretive panel component. Ms. Simonson noted her understanding that the panels would be framed with powder coated aluminum. Ms. Simonson noted that the applicant team was working with a historic consultant to develop content for the panels at a future date, assuming that the CHB approved of the current design plan.

Board Member Winters stated his concerns regarding damage to the brick if used as a standing platform.

Chair Fernandez noted his concerns about the refractory brick platform regarding accessibility, recommending the brick be placed elsewhere within the display, such as a base or pedestal component.

Board Member Winters inquired whether there would be a setback. Ms. Simonson responded in the affirmative.

Board Members supported the need for an ongoing maintenance plan.

Board Member Winters noted his appreciation for the applicant's efforts.

Chair Fernandez made a motion to provide the following recommendations to the applicant:

1. Explore utilizing the refractory brick component elsewhere in the display, such as a base or pedestal for the tube sheet component, in order to avoid potential issues of visitor accessibility (grade issues, etc.) and brick degradation;
2. Maintenance Plan. The property owner should develop a maintenance plan for the interpretive display to ensure timely and adequate treatment of any deterioration, weathering, graffiti, or the like that may occur to the display.
3. The CHB emphasized their satisfaction with the overall concept, as proposed.

Board Member Winters seconded the motion. Motion passed 6-0.

- 6d. Location:** St. Joseph's Health and Retirement Center, 2464 E. Ojai Avenue, Ojai, CA 93023 (unincorporated Ventura County; Supervisorial District 1 – LaVere).

Action: A request for a Certificate of Appropriateness (COA) (CHO §1371) from the CHB for a mix of demolition and rehabilitation of existing structures at St. Joseph's Health and Retirement Center, located at 2464 E. Ojai Avenue, Ojai, CA 93023. The scope of work is intended to partially abate Planning Violation PV21-0017 and is limited to the Kugler Hall and Care Center buildings. No new structures or additional building square footage is proposed. (Case No. CH23-0017).

Disclosures: None.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Cultural Heritage Ordinance (CHO) analysis, 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; and

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 (Cultural Heritage Ordinance [CHO] §1371) with any Cultural Heritage Board or staff recommendations determined necessary to better conform to the *Secretary of the Interior's Standards*.

Public Comments:

Stephen Schafer provided comment on this item, noting that any discretionary project would need to follow the *Secretary of the Interior's Standards*.

Dillan Murray, staff, noted that the current project was submitted in order to partially abate violations, and that the applicant has expressed interest in applying for a future discretionary permit to allow for residential use of the property.

Discussion and Deliberation:

Kevin Sheppard of the applicant team was present for any questions.

Board Members requested a site visit of the property as part of any future permit application reviews.

Chair Fernandez made a motion to adopt staff's recommended actions. Board Member Gooch seconded the motion. Motion passed 6-0.

- 6e. Location:** Palm Trees Along Chambersburg Road (Ventura County Landmark No. 122) (unincorporated Ventura County; Supervisorial District 3 – Long).

Action: A request for review and comment pursuant to Section 106 of the National Historic Preservation Act on the California Department of Transportation's State Route (SR) 23 Drainage Restoration Project. The project is located on SR 23/Chambersburg Road between Bellevue Avenue and East Guiberson Road (postmile 22.5 to postmile 22.9) near the community of Bardsdale in unincorporated Ventura County. The project would rehabilitate the existing earthen drainage channels on the northbound and southbound sides of SR 23. All work would take place within the existing state right-of-way.

Disclosures: None.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, background, project scope, Section 106 analysis, 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; and
2. **REVIEW** and **COMMENT** on the proposed project based on the preceding evidence and analysis.

Public Comments:

Stephen Schafer provided comment on this item.

Discussion and Deliberation:

Board Member Cline expressed concern with the remaining lifespan of the palm trees and their ongoing viability in the context of potentially recommending them for listing in the National Register of Historic Places. Mr. Schafer noted that the Section 106 review should focus on what resources are currently present.

Jennifer Trunk, staff, inquired as to how the project would accomplish greater runoff diversion from the tree roots. Dillan Murray, staff, noted that he was unaware of what specific engineering improvements would accomplish this, but that they would have the effect of diverting runoff to the southbound side of the right-of-way.

Board Member Winters made a motion to provide the following recommendations to the lead agency:

1. The Cultural Heritage Board endorses the revised project's avoidance of tree root trimming; and
2. Recommends the lead agency work with a certified arborist to develop further treatment recommendations for measures to maintain and improve the health of the palm trees.

Board Member Angelini seconded the motion. Motion passed 6-0.

- 6f. Action:** Provide feedback to Planning Division staff regarding future speaker sessions and educational items for discussion.

Presentation by Staff: Dillan Murray, staff, presented a PowerPoint presentation outlining the request and relevant background, including reference to the County of Ventura Historic Preservation Plan goals. Staff requested feedback from the CHB regarding the scheduling of future speaker sessions and educational items for discussion.

Discussion and Deliberation:

Board Member Winters requested whether future speaker sessions could be held via video. Dillan Murray, staff, noted that there is a public outreach benefit with holding the sessions at regular CHB hearings, but that the sessions could be recorded and shared to the website.

Chair Fernandez requested future speakers with real world examples of historic preservation success stories, such as the Elks Lodge project in Ventura. Stephen Schafer noted that he would be willing to speak on the topic of HABS photography.

Board Member Angelini suggested author Frank Barajas as another potential candidate for a speaker session.

A consensus of Board Members endorsed the idea of future speaker sessions and educational items for discussion.

7. REPORTS

7a. Board Member Reports

Board Member Cline reported that he was recently involved in an affordable housing and adaptive reuse speaker panel.

Board Member Gooch reported on his activities with the County's 150th anniversary committee and noted upcoming events, including the Museum of Ventura County's kickoff event on June 23rd in downtown Ventura.

Board Member Blum reported that he recently attended the Elks Lodge opening event in Ventura, with another tour scheduled for September 9th.

Board Member Winters reported that he requested name tags for CHB Members and staff is working on providing those.

Board Member Angelini introduced himself and provided information on his professional background prior to joining the CHB.

Chair Fernandez reported on updates regarding the CalFed bank building in south Oxnard and recent progress of the CHB Fair ad hoc committee.

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that he will be out of the office the week of June 26th, so the CHB will not have a hearing on June 26th.

Next, staff is working with the CHB Fair ad hoc committee, comprised of Chair Fernandez, Board Member Blum, and Board Member Cline, on the new display exhibit.

Finally, Mr. Murray reported that this year is the 150th anniversary of the County of Ventura, so the Museum of Ventura County is spearheading events throughout the year. Their kickoff event will be June 23rd at the museum. Until November, pop-up events will be held around the county. The CHB Fair ad hoc committee expressed an interest in collaborating with the museum for these and using what is typically our Fair exhibit in any installations.

8. NEXT MEETING

The next regularly scheduled meeting was reported to be July 10, 2023.

9. ADJOURNMENT

At 3:48 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date