



Ventura County Cultural Heritage Board November 12, 2024, Special Meeting Agenda

COUNTY of VENTURA
Resource Management Agency

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 Tuesday, November 12, 2024, at **1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a special public meeting to be held at the Ventura County Government Center, Hall of Administration, 800 S. Victoria Avenue, Ventura, CA 93009, Multipurpose Conference Room. Members of the public are welcome to attend.

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. **1:15 P.M. CALL TO ORDER THE SPECIAL 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 November 12, 2024, Agenda
 - 3b. Vote to approve the October 14, 2024, 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. 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. **Action:** Receive a presentation and provide feedback on the draft Ventura County Cultural Heritage Program goals and priorities for 2024-2025 to be included in the Certified Local Government Annual Report to be prepared in 2025 for the California Office of Historic Preservation.

7. **REPORTS**

7a. Board Member Reports

7b. CHB Program Updates from Staff

8. **NEXT MEETING**

The next regularly scheduled meeting will be held November 25, 2024.

9. **ADJOURNMENT**



Ventura County Cultural Heritage Board

October 14, 2024, **Draft** Meeting Minutes

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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. **1:20 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 (Acting Chair), Herbert Gooch, John Kulwiec, Gary Blum, and Anthony Angelini

CHB Members Absent:

Mike Winters and Tyson Cline

Staff Present:

Dillan Murray, Senior 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 October 14, 2024, Agenda

Board Member Blum made a motion to approve the October 14, 2024, Agenda. Board Member Gooch seconded the motion. Motion passed 5-0.

3b. Vote to approve the September 23, 2024, Meeting Minutes

Acting Chair Fernandez identified the need for a revision to his Board Member Report in Item 7a of the September 23, 2024, Meeting Minutes to describe his attendance of the luncheon following the Japanese Cemetery ceremony where he and Dillan Murray, staff, spoke on the history and role of the Cultural Heritage Board, particularly with respect to historic sites that hold significance to certain communities, such as the Japanese Cemetery. Board Member Angelini made a motion to approve the September 23, 2024, Meeting Minutes as revised. Board Member Kulwiec seconded the motion. Motion passed 5-0.

4. **PUBLIC COMMENTS**

David Yoshitomi, the Arts and Culture Manager in the County of Ventura's Executive Office, introduced himself to the Cultural Heritage Board and spoke to the potential for collaboration between his office and the work of the CHB. Mr.

Yoshitomi noted that his office is currently developing a strategic plan for arts and culture, which is intended to help celebrate local heritage and strengthen the creative economy. He shared his desire to support the work of the Cultural Heritage Board however possible.

5. **CONTINUED ITEMS**

None

6. **NEW BUSINESS**

6a. **Location:** 282 McNell Road, Ojai, CA 93023 (unincorporated Ventura County) (Supervisory District 1 – LaVere).

Action: A request for a Certificate of Appropriateness (Cultural Heritage Ordinance Sec. 1371) to authorize the demolition of an existing 1,700-square-foot residence and a 600-square-foot detached garage at a property addressed as 282 McNell Road, Ojai, CA 93023 (Historic Site of Merit) (Case No. CH24-0033).

Presentation: Dillan Murray, staff, presented a PowerPoint presentation outlining the project location, background, scope, analysis, and 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. **DETERMINE** that the proposed project does not meet the requirements of the Ventura County Cultural Heritage Ordinance Section 1371-4; and.
3. **DENY** the Certificate of Appropriateness pursuant to Ordinance Section 1371-1.

Disclosures: None.

Discussion and Deliberation:

Allisen Carmichael and Ben Zanger of the applicant team were present. Mr. Zanger provided interior photographs of the residence and stated his view that the building was in poor condition. Ms. Carmichael stated that the vacant building poses a liability and danger to transients. The property

owner has no plans for the subject property at this time other than the planting of orange trees.

Board Member Blum inquired whether the property owner would consider adaptive reuse of the building? Ms. Carmichael indicated they are not interested in this option.

Board Member Kulwiec inquired whether there were any code issues with the Building and Safety Division? Ms. Carmichael indicated there are not any open cases.

Acting Chair Fernandez inquired whether the property owner owned other land in the vicinity or was open to using the residence to house a ranch hand? Ms. Carmichael stated that the property owner also owns the parcel across McNell Road, which they plan to use for their primary residence. This other property already contains an accessory dwelling to house a ranch hand.

Acting Chair Fernandez inquired about the relation of the subject residence to the rest of the historical Krutz-Leighton Ranch? Dillan Murray, staff, noted that the ranch's historical main house, water tower, and other residential bungalow are located southwest of the subject property along Reeves Road and under separate ownership.

Acting Chair Fernandez stated that, if the Certificate of Appropriateness is denied, there is a 180-day waiting period before proceeding with demolition. Acting Chair Fernandez noted his recommendation that during this time the property owner look into donating the residence to another willing recipient or fixing it up and making use of it. Acting Chair Fernandez stated that the residence looks salvageable in its current condition. In addition, Acting Chair Fernandez suggested the property owner contact Habitat for Humanity to donate building materials and build a good rapport in the community.

Board Member Angelini noted the value of preserving buildings of this type and recommended keeping a piece of it on the property. Board Member Angelini inquired whether the waiting period would be a hardship for the property owner? Ms. Carmichael indicated that it is the property owner's intention to wait out the 180 days as they have no plans for the subject property at this time besides citrus cultivation.

Board Member Blum made a motion to adopt staff's recommended actions to deny the Certificate of Appropriateness, with inclusion of the recommendation that the property owner consider the following strategies:

- **Relocation**. Explore the viability of identifying a willing recipient for the residence in order to relocate it to another property.
- **Adaptative Reuse**. Evaluate the feasibility of adaptively reusing the residence for another suitable use, while potentially utilizing the flexibility provided in the State Historical Building Code.

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

7. **REPORTS**

7a. Board Member Reports

Board Member Angelini reported on recent events he attended, including Simi Valley's Hispanic Heritage Festival, the Metropolitan Fashion Show at the Ronald Reagan Presidential Library, Parks and Recreation Day at the City of Simi Valley Leadership Academy, and Simi Valley's Oktoberfest celebration on October 5th.

Board Member Gooch reported that the Timber School site in Newbury Park is currently under construction, with the historic school roped off.

No other Board Members had anything to report.

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that the next regularly scheduled hearing will be on October 28th, if there are items to be reviewed.

Next, Mr. Murray reported that the Certified Local Government reporting period ended on September 30th. Therefore, staff will be compiling the annual report and anticipates bringing the program goals/priorities forward for the CHB's review and feedback in the near future.

8. **NEXT MEETING**

The next scheduled hearing will be held on October 28, 2024, if there are items to be reviewed.

9. **ADJOURNMENT**

At 1:51 p.m., the Cultural Heritage Board was adjourned.

Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date