

Ventura County Cultural Heritage Board March 24, 2025, 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, March 24, 2025, at **1:15 p.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a 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 MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**
2. **ROLL CALL AND DETERMINATION OF A QUORUM**
3. **APPROVAL OF AGENDA**
 - 3a. Vote to approve the March 24, 2025, Agenda
4. **NEW BUSINESS**
 - 4a. **Action:** Receive a presentation from Dr. Jeffrey W. Maulhardt, a fifth-generation Ventura County resident and retired teacher of American history, on early agriculture in Ventura County and how it became the lima bean capital of the world. The presentation is the next part in the Cultural Heritage Board guest speaker series, *A Shared History: Diverse Voices Across Ventura County*.

5. CONTINUED ITEMS

None

6. 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.

7. APPROVAL OF PREVIOUS MEETING MINUTES

7a. Vote to approve the March 10, 2025, Meeting Minutes

8. REPORTS

8a. Board Member Reports

8b. CHB Program Updates from Staff

9. NEXT MEETING

The next regularly scheduled meeting will be held April 14, 2025.

10. ADJOURNMENT

Ventura County Cultural Heritage Board

March 10, 2025, **Draft** Meeting Minutes

County of Ventura • Resource Management Agency

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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. 1:15 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:

Mike Winters (Chair), Tyson Cline, Herbert Gooch, Miguel Fernandez, and Anthony Angelini

CHB Members Absent:

Gary Blum

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 March 10, 2025, Agenda

Board Member Gooch made a motion to approve the March 10, 2025, Agenda. Board Member Cline seconded the motion. Motion passed 5-0.

3b. Vote to approve the February 24, 2025, Meeting Minutes

Board Member Fernandez made a motion to approve the February 24, 2025, Meeting Minutes. Board Member Cline seconded the motion. Motion passed 3-0 (Board Members Cline and Gooch abstained).

4. PUBLIC COMMENTS

None

5. CONTINUED ITEMS

None

6. NEW BUSINESS

6a. Location: 3935 Thacher Road, Ojai, CA 93023 (Supervisory District 1 – LaVere)

Action: A request for a Certificate of Review to authorize a mix of construction activity at a property located at 3935 Thacher Road, Ojai, CA 93023 (Site of Merit). The scope of work includes the construction of a new detached 1,200 sq. ft. accessory dwelling unit (ADU) with 452 sq. ft. of attached patio covers, a detached 432 sq. ft. garage, a 845 sq. ft. patio cover with an outdoor kitchen, dining area, and fireplace, a 300 sq. ft. trellis patio cover, and demolition of an existing pool and construction of a new 900 sq. ft. pool and spa and associated pool equipment area. The scope of work also includes the conversion of the existing garage into a 442 sq. ft. gym, 75 sq. ft. changing area, 48 sq. ft. bathroom, and 80 sq. ft. laundry area. The existing garage to be converted will have an addition of 310 sq. ft. for a pool house, a 426 sq. ft. covered patio with exterior stairs, and a 96 sq. ft. storage area. In addition, the existing single-family dwelling will have improvements to the driveway, addition of paths and stairs, and new retaining walls. (Case No. CH25-0009).

Presentation: Dillan Murray, staff, presented a PowerPoint presentation outlining the project location, background, staff 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. **REVIEW** and **COMMENT** on the proposed project in accordance with Ordinance §1372 based on the preceding evidence and analysis.

Disclosures: None

Discussion and Deliberation:

Daniel Longwill of Two Trees Architects and Tim Hazeltine of Post/Hazeltine Associates were present to answer questions.

Tim Hazeltine, architectural historian, noted his support for staff's recommendations and provided context for the conclusions in the historic resources report.

Daniel Longwill, principal architect, provided background on the design approach for the project, including consideration of the historic character of the property.

Board Member Fernandez noted his appreciation for there being no proposed changes to the primary elevation of the residence. Board Member Fernandez inquired about proposed window and door changes to the residence. Daniel Longwill clarified that the plans incorrectly showed a greater number of window and door changes than are proposed, and that sheets A3.01 and A3.02 will be corrected to reflect this. In addition, Mr. Longwill clarified that the existing window adjacent to the residence's proposed pantry will be retained. Board Member Fernandez suggested making this window a "dummy" window if needed in order to minimize exterior changes.

Board Members Fernandez and Cline discussed possible design approaches to the proposed "pop-out" addition to the residence. The current approach is intended to reflect the existing architecture of the building. While acceptable, an alternative approach could be to further differentiate the new construction from the existing through different cladding materials for the windows and siding, such as metal.

Board Member Fernandez noted that the proposed addition to the detached garage could be further differentiated by popping the addition in or out in relation to the existing building, or through the incorporation of an architectural screed on the east and west elevations of the building to denote the new construction. Board Member Cline echoed this approach and noted his appreciation for the existing linear nature of the west elevation.

Chair Winters thanked the applicant team for their willingness to accept revisions and preserve the historic character of the property.

Board Member Fernandez made a motion to approve the Certificate of Review with inclusion of the following recommendations related to the scope of work in order to better conform to the Secretary's Standards:

- **Recommendation #1: Main Residence Addition.** The current design approach is intended to reflect the existing architecture of the building. While acceptable, an alternative approach could be to further

differentiate the new construction from the existing through different cladding materials for the windows and siding, such as metal.

- **Recommendation #2: Window and Door Pattern.** The applicant should retain the existing pattern of fenestration by avoiding to the greatest extent feasible construction and/or size modification of window and door openings where they are not documented to have existed previously at the main house and detached garage. In addition, the existing window adjacent to the residence's proposed pantry may be made into a "dummy" window if needed in order to minimize exterior changes.
- **Recommendation #3: New Doors.** To ensure the design of any new French doors is sympathetic to the main house and garage's Spanish Colonial Revival architecture, it is recommended that the lower quarter or third of all French doors feature wood panels, a design feature characteristic of early 20th century Spanish Colonial Revival houses, that would provide a subtle visual differentiation between the historic windows and the proposed French doors.
- **Recommendation #4: Existing Garage Door.** The project includes the replacement of the existing bay doors on the garage's south elevation with French doors set into the bay doors' existing openings. While the new French doors are acceptable (if revised to include wood panels), if feasible, it is also recommended that the existing bay doors also be retained as part of the proposed project and kept in an open position or the like, or incorporated into the building in some fashion.
- **Recommendation #5: Rear Garage Addition.** The proposed design should separate the addition from the historic building to the greatest extent feasible by offsetting the addition or stepping it back from the mass of the historic building, or minimizing visual impacts through other similar means, such as the incorporation of a screed on the east and west elevations of the building to denote the new construction. With implementation of this recommendation, the addition should be clearly differentiated and distinguishable as a new addition so that the identity of the historic structure is not lost altogether in a new and larger composition. Should revisions be incorporated, it's recommended that they be reviewed by Planning staff in consultation with the CHB Chair.
- **Recommendation #6: Ventura County Landmark Designation.** It is recommended that the property owners pursue designation of the property as a Ventura County Landmark. For more information, refer to

Section 1370 of the Ventura County Cultural Heritage Ordinance for a description of the range of financial and land use incentives available to owners of landmark properties, and Section 1371 for review requirements for future projects.

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

- 6b. Action:** Discuss and determine the Cultural Heritage Board's role and involvement with the Plein Air Ventura County art show planned for May 2026 as well as various kickoff events.

Presentation: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background 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. Based on the preceding evidence and analysis, **DISCUSS** and **DETERMINE** the Cultural Heritage Board's role and involvement with the Plein Air Ventura County art show planned for May 2026 as well as various kickoff events.

Discussion and Deliberation:

Laura Jespersen, a local Ventura artist with Plein Air Ventura County, and David Yoshitomi, the County of Ventura's Arts and Culture Manager, were present to answer questions.

Laura Jespersen noted that the May 11, 2025, kickoff event at the Olivas Adobe would be from 11am to 3pm. The CHB would be offered a space for a display or canopy, if desired, next to Plein Air Ventura County. A "guess the landmark" game will be included.

Board Member Fernandez noted his interest in attending the May 11th event, in addition to potentially the Ventura ArtWalk event in September. The CHB display does not fit under a canopy, so some changes would need to be made. Chair Winters stated he would potentially be available for the May 11th event. In addition, Board Member Fernandez stated he would be interested in attending the May 2026 art show and helping with curation.

Board Member Angelini stated he would be interested in attending the May 2026 art show and helping with curation. Board Member Angelini also expressed interest in attending the Simi ArtsFest in May.

Board Member Gooch expressed interest in attending a Thousand Oaks event and stated he would connect with Laura Jespersen to coordinate.

Ms. Jespersen stated her group's goal is to set up a booth next to the CHB display at the Ventura County Fair. Ms. Jespersen noted that some kickoff events require an entry fee. Chair Winters explained that there is no budget for event entry fees. However, it was noted that these costs could potentially be offset if the planned Plein Air booth at the Ventura County Fair is awarded prize money. Board Member Fernandez recommended that Plein Air Ventura County prioritize the events they will be attending, and then the CHB can better confirm their own attendance at a later date.

A consensus of Board Members approved of the Plein Air Ventura County brochure promoting the art show.

- 6c. Action:** Discuss and determine when to hold the Historic Preservation Awards ceremony planned for May 2025.

Presentation: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background 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. Based on the preceding evidence and analysis, **DISCUSS** and **DETERMINE** when to hold the Historic Preservation Awards ceremony planned for May 2025.

Discussion and Deliberation:

A consensus of Board Members favored holding the Historic Preservation Awards ceremony immediately following the guest speaker lecture planned for the regular CHB hearing on May 12, 2025. Dillan Murray, staff, noted that he will check if the Lower Plaza Assembly Room is available on that date for additional seating capacity.

- 6d. Action:** Review and provide feedback on a new Cultural Heritage Program brochure covering Lost Landmarks of Ventura County.

Presentation: Dillan Murray, staff, presented a PowerPoint presentation outlining the item background 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. Based on the preceding evidence and analysis, **REVIEW** and **PROVIDE** feedback on a new Cultural Heritage Program brochure covering Lost Landmarks of Ventura County.

Discussion and Deliberation:

Board Member Fernandez recommended expanding the brochure to cover both sides of the page, with one side covering lost resources and the other side highlighting preservation success stories. A consensus of Board Members favored this approach.

Board Member Fernandez further recommended various design and text changes to the brochure. Chair Winters recommended changing the title of the brochure to something in line with the current subtitle to better reflect the content. Board member Angelini offered additional suggestions on formatting.

7. REPORTS

7a. Board Member Reports

Board Member Fernandez requested that future staff presentations include digital site plans and elevations, as well as more detailed photographs of the existing property. Board Member Fernandez noted that he may be unavailable for the March 24th meeting.

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that the next scheduled hearing will be March 24th. As part of the quarterly CHB guest speaker series, Jeff Maulhardt, a

local historian and author, will present on the history and significance of agriculture, specifically the lima bean, in Ventura County.

Next, Mr. Murray reported that Board Member Blum has generously offered to host a future CHB meeting at Heritage Square in Oxnard and hold a property tour and lunch on site beforehand. This could help meet the CHB's annual goal of holding 1-2 mobile meetings throughout the county. Staff plans to schedule this site visit and meeting later this year.

Finally, Mr. Murray congratulated Board Member Cline, who was recently reappointed to another term on the Cultural Heritage Board.

8. NEXT MEETING

The next scheduled hearing will be held on March 24, 2025.

9. ADJOURNMENT

At 2:38 p.m., the Cultural Heritage Board was adjourned.

Mike Winters, Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date