

Ventura County Cultural Heritage Board October 13, 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, October 13, 2025, at **10:30 a.m.** the Ventura County Cultural Heritage Board (CHB) will convene for a public tour at 119 S D Street, Oxnard, CA 93030. The CHB will break for lunch and then convene for a public meeting to be held at **1:15 p.m.** at City of Oxnard Service Center, 214 S C Street, Oxnard, CA 93030, West Conference Room. Members of the public are welcome to attend both the tour and the meeting.

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@venturacounty.gov. 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. **10:30 A.M. PUBLIC TOUR AT 119 S D STREET, OXNARD, CA 93030**
2. **BREAK FOR LUNCH**
3. **1:15 P.M. CONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD AT CITY OF OXNARD SERVICE CENTER, 214 S C STREET, OXNARD, CA 93030, WEST CONFERENCE ROOM**
4. **ROLL CALL AND DETERMINATION OF A QUORUM**
5. **APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES**
 - 5a. Vote to approve the October 13, 2025, Agenda
 - 5b. Vote to approve the September 22, 2025, Meeting Minutes
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.

ADJOURN AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

CONVENE AS THE CITY OF OXNARD CULTURAL HERITAGE BOARD

7. NEW BUSINESS

7a. Action: Receive information on the Mills Act Program, which allows local governments to enter into contracts with owners of qualified historic properties in exchange for potential property tax reductions. The item includes a brief overview of the program's purpose, benefits, and current implementation status.

7b. Location: 119-127 S D Street, Oxnard, CA 93030 (Supervisory District #5—Lopez)

Action: A request for a recommendation regarding landmark designation and adoption of a Mills Act contract for a property located at 119-127 S D Street, Oxnard, CA 93030. (Case No. CH24-0026).

7c. Location: 421 South G Street, Oxnard, CA 93030 (Henry T. Oxnard Historic District and Landmark Area #161) (Supervisory District #5—Lopez)

Action: A request for a Certificate of Appropriateness from the Cultural Heritage Board (CHB) (Ventura County Cultural Heritage Ordinance Section 1371) for the comprehensive restoration and construction of a new addition to an existing one-story, single-family residence located at 421 South G Street, Oxnard, CA 93030 (Henry T. Oxnard Historic District and Landmark Area #161). The scope of work includes the addition of a combined 421 square feet of floor area at the rear of the residence, façade modifications, full exterior application of smooth white stucco to the residence and garage, installation of new windows and doors, and installation of new exterior light fixtures. (Case No. CH25-0039).

8. CONTINUED ITEMS

8a. Location: 534-542 S. F Street, Oxnard, CA 93030 (McColm Manor Apartments; Ventura County Landmark #173) (Supervisory District #5—Lopez)

Action: A request for a Certificate of Appropriateness for after-the-fact replacement of windows at a 12-unit apartment complex located at 534-542 S. F Street, Oxnard, CA 93030 (Ventura County Landmark #173: McColm Manor Apartments). (Case No. CH23-0040).

ADJOURN AS THE CITY OF OXNARD CULTURAL HERITAGE BOARD

RECONVENE AS THE VENTURA COUNTY CULTURAL HERITAGE BOARD

9. REPORTS

9a. Board Member Reports

9b. CHB Program Updates from Staff

10. NEXT MEETING

The next regularly scheduled meeting will be held October 27, 2025.

11. ADJOURNMENT

Ventura County Cultural Heritage Board September 22, 2025, **Draft** Meeting Minutes

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • rma.venturacounty.gov/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. CONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD

Due to the absence of the Chair and Vice Chair, Dillan Murray, staff, called the meeting to order and opened the floor for any nominations for Acting Chair. Board Member Blum nominated Board Member Angelini to serve as Acting Chair. Board Member Cline seconded the motion. Motion passed 4-0.

2. ROLL CALL AND DETERMINATION OF A QUORUM

CHB Members Present: Tyson Cline, Herbert Gooch, Gary Blum, and Anthony Angelini (Acting Chair)

CHB Members Absent: Mike Winters, Sylvia Schnopp, and Miguel Fernandez

Staff Present:

Dillan Murray, Senior Planner, Ventura County Planning Division

Tricia Maier, Planning Programs Manager, Ventura County Planning Division

3. APPROVAL OF AGENDA

3a. Vote to approve the September 22, 2025, Agenda

Board Member Blum made a motion to approve the September 22, 2025, Agenda. Board Member Cline seconded the motion. Motion passed 4-0.

4. NEW BUSINESS

4a. Action: Receive a presentation from Betsy J. Green, an experienced writer and historian, who will explore the dramatic history of local wildfires. Her presentation, "From Buckets to Bulldozers: Wildfires Then and Now," will compare the Great Forest Fires of 1917 with the Thomas Fire of 2017, offering insight into how fire response has evolved over the past century. The presentation is the first part in the new Cultural Heritage Board guest speaker series, *Ventura County Chronicles: Fire, Freight & Freeways*.

Presentation: Board Members Angelini and Gooch introduced Ms. Green and noted that the session is the first part in the Cultural Heritage Board's new speaker series titled "Ventura County Chronicles: Fire, Freight & Freeways." The intent of the series is to bring to life the important events,

influential people, and key infrastructure developments that have shaped Ventura County's history. Ms. Green presented a historical overview of local wildfires through a comparison of the Great Forest Fires of 1917 with the devastating Thomas Fire of 2017, including a look at the conditions that preceded each fire and the technology used to extinguish the flames.

Discussion and Deliberation:

Following Ms. Green's presentation, a Question-and-Answer session was held with members of the audience.

5. CONTINUED ITEMS

None

6. PUBLIC COMMENTS

None

7. APPROVAL OF PREVIOUS MEETING MINUTES

7a. Vote to approve the August 25, 2025, Meeting Minutes

Board Member Cline made a motion to approve the August 25, 2025, Meeting Minutes. Board Member Gooch seconded the motion. Motion passed 4-0.

8. REPORTS

8a. Board Member Reports

Board Member Blum reported on his own use of online newspaper archives and historic aerial imagery, similar to the guest speaker, as valuable sources of information over the course of his involvement with Heritage Square in Oxnard.

Board Member Angelini reported on a few upcoming events in Simi Valley, including the Hispanic Heritage Festival on September 27th, the Cops N' Cruisers Car Show on September 28th, and the Oktoberfest Festival on October 4th.

8b. CHB Program Updates from Staff

Dillan Murray, staff, reported that the next expected hearing will be Monday, October 13th.

Next, Mr. Murray reported that staff recently completed the 5-year inspections for Mills Act contract holders across the City of Oxnard and the unincorporated areas. As part of this, staff inspects to verify work items are being completed, and identifies additional maintenance that may be needed. One example is the residence at 102 North F Street in the Henry T Oxnard District. In 2022, staff identified visible wear and chipping at exterior windows and doors, shingle siding that was faded and damaged, and dry rot in some areas. The property was again inspected this year, and substantial repairs were completed, including the repair of the perimeter fence, repaint of the entire exterior, repair of exterior wood windows and doors, reshingle of the east side of garage, refinish of the front door, and repair of dry rot. This case is a good demonstration of reinvestment in a property that is benefiting from Mills Act property tax savings.

Next, Mr. Murray reported that the property owner of one of the contributing parcels to the Tony Duquette Historic District, located in the Santa Monica Mountains, recently commissioned architectural historian Daniel Paul to develop a report on the interior character-defining features of the horse stables complex at the property. The report has been added to the district case file and will help guide any future projects or Mills Act application at the property.

Next, Mr. Murray reported that the Ventura County chapter of the Japanese American Citizens League recently won an Award of Excellence from the American Association for State and Local History for the rededication and revitalization of the historic Japanese American Cemetery, which CHB staff happily provided a letter of support for. This comes in addition to the Historic Preservation Award that the CHB granted the group this past May. In related news, Dr. Lily Welty Tamai, a local academic who is involved in the chapter, is conducting research into a block of commercial buildings at the southwestern corner of the intersection of Oxnard Boulevard and 7th Street and across from the Asahi Market in Oxnard. The buildings were historically owned and occupied by Japanese American residents and business owners, and Dr. Tamai's goal is to see them designated as some sort of historic commercial district in the future with plaques or interpretative options incorporated into the storefronts or public sidewalk.

Finally, Mr. Murray reported that some projects on the horizon include the proposed rehabilitation of a residence at 421 S G Street in Oxnard and a proposed landmark and Mills Act contract for an apartment court at 119-127 D Street, also in Oxnard. Both cases are scheduled to be reviewed at the October 13th hearing. A site visit is scheduled to be at the apartment court in the morning, while the hearing will be held nearby in Oxnard. Final details will be announced soon.

9. NEXT MEETING

The next scheduled hearing will be held on October 13, 2025.

10. ADJOURNMENT

At 2:05 p.m., the Cultural Heritage Board was adjourned.

Mike Winters, Chair
Cultural Heritage Board

ATTEST:

Dillan Murray
Cultural Heritage Program Planner

Date