

Ventura County Cultural Heritage Board June 8, 2026, Meeting Agenda

County of Ventura • Resource Management Agency

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-2478 • rma.venturacounty.gov/divisions/planning/

Notice is hereby given that on Monday, June 8, 2026, 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, Multi-Purpose 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@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. **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 June 8, 2026, Agenda
 - 3b. Vote to approve the May 26, 2026, 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

5a. Location: 1388 Orange Road, Ojai, CA 93023 (Supervisory District 1 – LaVerde)

Action: A request for a Certificate of Review pursuant to Cultural Heritage Ordinance Section 1372 for the conversion of an existing 2,256-square-foot agricultural barn into a 1,640-square-foot single-family residence at 1388 Orange Road, Ojai, CA 93023, a designated Site of Merit. The project includes a 166-square-foot partial addition on the west elevation, replacement of all wood siding on the second story, installation of new windows and doors, new exterior wall sconces, and the addition of a new skylight. (Case No. CH26-0014).

5b. Action: Nomination and election of Chair and Vice-Chair of the Ventura County Cultural Heritage Board.

6. NEW BUSINESS

None

7. REPORTS

7a. Board Member Reports

7b. CHB Program Updates from Staff

8. NEXT MEETING

The next scheduled meeting will be held June 22, 2026.

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 via email at Dillan.Murray@venturacounty.gov. 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

May 26, 2026, **Draft** Special 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. 1:16 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), Tyson Cline, Herbert Gooch, and Sylvia Schnopp

CHB Members Absent: Mike Winters, Gary Blum, and Anthony Angelini

Staff Present:

Dillan Murray, Senior Planner, Ventura County Planning Division

Winston Wright, Ordinances & Implementation Section Manager, Ventura County Planning Division

3. APPROVAL OF AGENDA AND PREVIOUS MEETING MINUTES

3a. Vote to approve the May 26, 2026, Agenda

Board Member Cline made a motion to approve the May 26, 2026, Agenda. Board Member Gooch seconded the motion. Motion passed 4-0.

3b. Vote to approve the May 11, 2026, Meeting Minutes

Board Member Gooch made a motion to approve the May 11, 2026, Meeting Minutes. Board Member Schnopp seconded the motion. Motion passed 4-0.

4. PUBLIC COMMENTS

None

5. CONTINUED ITEMS

None

6. NEW BUSINESS

6a. Location: 1388 Orange Road, Ojai, CA 93023 (Supervisory District 1 – LaVere)

Action: A request for a Certificate of Review pursuant to Cultural Heritage Ordinance Section 1372 for the conversion of an existing 2,256-square-foot agricultural barn into a 1,640-square-foot single-family residence at 1388 Orange Road, Ojai, CA 93023, a designated Site of Merit. The project includes a 166-square-foot partial addition on the west elevation, replacement of all wood siding on the second story, installation of new

windows and doors, new exterior wall sconces, and the addition of a new skylight. (Case No. CH26-0014).

Disclosures: None

Presentation:

Dillan Murray, staff, presented a PowerPoint presentation outlining the property location, historical background, project 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. **REVIEW** and **COMMENT** on the proposed project in accordance with Cultural Heritage Ordinance Section 1372 based on the preceding evidence and analysis.

Discussion and Deliberation:

Scrap Marshall, architect, was in attendance from the applicant team.

Acting Chair Fernandez read the comment letter from the San Buenaventura Conservancy into the record. He then inquired about how the type of cultural review is determined. Dillan Murray, staff, explained that the cultural review process (Certificate of Appropriateness versus Certificate of Review) depends on the type of site and the scope of work. A project at a Site of Merit that does not involve demolition requires a Certificate of Review.

Mr. Marshall discussed the applicant team's design approach and the property owner's intentions. He noted that a number of unpermitted alterations have been made to the building over the years and that its current condition is unsuitable for any use without substantial shoring. Of note, a vehicle and equipment bay on the east elevation has been removed. He added that the upper floor of the building was previously replaced, likely within the last 10 to 15 years. Mr. Marshall emphasized that the property owners were investing a substantial amount of resources in order to rehabilitate an unusable building that had an earthen floor and no foundation. The stone perimeter wall, he explained, is essentially a pile of unreinforced rock rubble held together by mortar, with sections having been replaced and altered over time. He highlighted that the property owners could have chosen to continue neglecting the building, which would have resulted in further decline and eventual loss of the resource. Instead, they are taking proactive steps to preserve and rehabilitate the property. He also

stated that he was prepared to provide the information provided by the Cultural Heritage Board and he would have provided that at the hearing if it had been requested. Acting Chair Fernandez commented that additional information, such as cross sections and details regarding interior changes—specifically the existing truss system—would have been helpful.

Dillan Murray, staff, stated that such alterations likely did not substantially affect the building's eligibility to retain sufficient integrity for Site of Merit status, as its essential form has remained intact since the 1985 historic survey. However, he noted that a historic resources report prepared by a qualified architectural historian would be required to formally evaluate the extent and impact of any changes on the building's integrity. Until such information is provided, the County continues to recognize the property as a Site of Merit. Project review is limited to the exterior of the property.

Board Member Schnopp sought clarification on whether the project involves adding a steel skeleton to the building, retaining some exterior elements, and removing the porch on the north elevation. Mr. Marshall confirmed this.

Board Member Gooch expressed concern that it is difficult to determine which remaining materials are historic. He noted that the building's historic value appears limited to the stone walls.

Board Member Cline agreed, adding that there is little value in retaining siding if it is not historic. He commented that the proposed changes to the south elevation are substantial and noted that adaptive reuse projects like this one are a form of historic preservation and he commended the property owner for investing in preserving the remaining portions of the original building. Board Member Cline indicated that he wanted an inexpensive and expeditious means of addressing the Board's questions, such as photographs showing the current state of the building and specifically the integrity of the original rock wall.

Acting Chair Fernandez stated that he did not find the project appropriate for the building but was not comfortable making a decision without more information regarding the existing structure.

Winston Wright, Planning Manager, suggested that the Board request a photo essay that illustrates the changes that have been made to the building over the years include: 1) the interior reframing and new engineered truss and roofing system; 2) the variations and changes to the wood siding above the rock wall; 3) the condition of the stone wall and any alterations to the wall that have occurred over the years; and 4) the added deck and additions to the building and how those alterations have affected the integrity of the original rock wall underneath these added elements.

Board Member Schnopp made a motion to continue the item to a future meeting and requested that the applicant work with Planning Division staff

and provide photos showing any alterations made since the 1985 historic survey (including to the wood siding, stone walls, truss system, composite deck, etc.) as well as cross sections of the proposed building. Acting Chair Fernandez seconded the motion. Motion passed 4-0.

- 6b. Action:** Nomination and election of Chair and Vice-Chair of the Ventura County Cultural Heritage Board.

Discussion and Deliberation:

Acting Chair Fernandez suggested postponing the elections to a future meeting when all Board Members are present.

A consensus of the Board agreed.

7. REPORTS

7a. Board Member Reports

Board Member Schnopp reported that she, along with several Board Members, attended the Board of Supervisors meeting on May 12 for the Historic Preservation Month proclamation, and that she will be attending the Treasures of Ventura Art Show opening reception on May 28.

Board Member Gooch provided an update on the residential project being constructed around Newbury Park's historic Timber School. Dillan Murray, staff, clarified that the CHB did not previously review the project because it is located within the City of Thousand Oaks. Acting Chair Fernandez suggested that William Maple of Newbury Park might be able to provide the CHB with an update on the project.

Acting Chair Fernandez reported that he also attended the Historic Preservation Month proclamation and will be attending the Treasures of Ventura Art Show opening reception on May 28.

7b. CHB Program Updates from Staff

Dillan Murray, staff, reported that on May 12 the Board of Supervisors issued a proclamation recognizing Historic Preservation Month. He thanked Board Members Winters, Schnopp, and Fernandez for attending and representing the Cultural Heritage Board.

Next, Mr. Murray announced that the Ventura County Plein Air Painters will debut their Treasures of Ventura County art show celebrating Historic Preservation Month on Thursday, May 28, from 5–7 p.m. The paintings are already installed in the Hall of Administration in advance of the reception. He thanked Board Member Angelini, who will be emceeding the event, as well as other Board Members who will be speaking or attending.

Next, Mr. Murray further reported that Planning intern Julianne Sutton continues her research into historic landmarks in support of developing new

landmark webpages. Four new landmark webpages have recently been launched and are now linked from the interactive landmarks map on VCLandmarks.org.

Finally, Mr. Murray noted that the next scheduled hearing of the CHB is June 8, pending the availability of items for review.

8. **NEXT MEETING**

The next scheduled hearing will be held on June 8, 2026.

9. **ADJOURNMENT**

At 2:53 p.m., the Cultural Heritage Board was adjourned.

ATTEST:

Dillan Murray, Secretary

Date