

Sec. 8107-37 - Cultural Heritage Sites

Sec. 8107-37.1 - Purpose

The purpose of this designation is to promote the enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of *sites* and *structures* of historical or cultural heritage value through the imposition of design standards. Fulfillment of this purpose can be impeded by strict adherence to various standards in this Chapter, therefore, this section promotes the stated purpose by creating a mechanism whereby appropriate deviations from the regulations of this Chapter can be granted.

Sec. 8107-37.2 - Applicability

The deviations described in Section 8107-37.3 below may be applied to the following *cultural heritage sites* in accordance with the following limitations:

- a. *Landmarks* and designated *districts*: all allowed deviations;
- b. *Sites of merit*: all allowed deviations except "a"; and,
- c. *Points of interest*: all allowed deviations except "a", "g" and "j".

Sites that are eligible for designation as a *cultural heritage site* pursuant to the Cultural Heritage Ordinance may also receive deviations, conditioned on the eventual formal designation of the *site*.

Sec. 8107-37.3 - Range and Approval of Allowed Deviations

To advance the purpose outlined in Section 8107-37.1 above, deviations from various standards and regulations of this Chapter may be granted as part of a Planned Development Permit. Deviations under subsections (a) and (k) below may only be granted by the *Planning Commission*. All other deviations may be granted by the *Planning Director*.

- a. **Minimum Lot Area:** Section 8103-0 (Purpose and Establishment of Zones and Minimum Lot Areas), Section 8103-1 et seq. (Establishment of Alternative Minimum Lot Area by Suffix), Section 8106-1.1 and Section 8106-1.2. Deviations authorized by this subsection (a) may only be granted by the Planning Commission;
- b. **Permit Approval Level:** Section 8105-4 (Permitted *Uses* in Open Space, Agricultural, Residential and Special Purpose Zones). Where the square footage or *gross floor area* of *structures* on a *lot* requires a given permit to be issued, the square footage of significant historic *structures* on a *cultural heritage site* shall not be counted towards the total square footage or *gross floor area* of *structures*;
- c. **Permit Approval Level:** Section 8105-5 (Permitted *Uses* in Commercial and Industrial Zones). Where the square footage or *gross floor area* of *structures* on a *lot* requires a given permit to be issued, the square footage of *structures* on a *cultural heritage site* shall not be counted towards the total square footage or *gross floor area* of *structures*;
- d. **General Development Standards:** Section 8106-1.1 (Development Standards for *Uses* and *Structures* in OS, AE, and R-Zones); (AM. ORD. 4377 – 1/29/08)
- e. **General Development Standards:** Section 8106-1.2 (Development Standards for *Uses* and *Structures* in Commercial, Industrial, and Special Purpose Zones);
- f. **Fences, Gates, and Retaining Walls:** Section 8106-8.1 et seq.
- g. **Accessory Dwelling Unit Standards:** Section 8107-1.7 et seq. (*Accessory Dwelling Units* and *Junior Accessory Dwelling Units*);

- h. **Parking Standards:** Section 8108 et seq. (Parking and Loading Requirements);
- i. **Landscaping Standards:** Section 8106-8.2, Section 8108-5.14 and Article 9;
- j. **Signage:** Section 8110-4a (Prohibited portable freestanding *signs*), Section 8110-4i (Prohibited Projecting *Signs*), Section 8110-5-2 et seq. (Location); and
- k. **Nonconforming Uses and Structures:** Section 8113-5.2 (Nonconforming Uses Within Structures Subject to Amortization), Section 8113-5.2.1 (Nonconforming Uses – Expansion and Change of Use Prohibited), Section 8113-5.3 et seq. (Nonconforming Uses Not Subject to Amortization), Section 8113-6.1 (Destruction, Nonconforming Uses and Structures Not Subject to Amortization), Section 8113-6.2 (Destruction, Nonconforming Uses and Structures Subject to Amortization), Section 8113-7 (Nonconforming Uses – Adding New *Uses*), Section 8113-8 (Nonconforming Lots). Deviations authorized by this subsection (k) may only be granted by the Planning Commission.

(ADD. ORD. 4220 - 12/5/00; AM. ORD. 4639 – 12/17/24; AM. ORD. 4650 – 9/16/25)

Sec. 8107-37.4 - Planned Development Permit Approval Standards

Deviations pursuant to this Chapter as listed in Section 8107-37.3 above may be granted by the issuance of a Planned Development Permit only if the standards in Sections 8111-1.2.1 through 8111-1.2.1.8 and the following standards are met:

- a. The *site* is a designated *cultural heritage site*, or will be eligible for such designation through the imposition of, and compliance with applicable conditions as part of the Planned Development permit process;
- b. The deviation from standards is necessary for the enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of the *site/structure* and is consistent with subsection “c” that follows;
- c. Design and development standards for the *site* and related *structures* are adopted which ensure that the historic or cultural significance and character of the subject *site* and/or *structure* is perpetuated and adherence to said standards have been made a condition of the Planned Development Permit;
- d. The deviation(s) granted will not create a significant unmitigated adverse impact;
- e. The project associated with the subject *cultural heritage site* or designated *district* has received a *Certificate of Appropriateness* or *Certificate of Review*, where applicable, pursuant to the Ventura County Cultural Heritage Ordinance.

(ADD. ORD. 4220 - 12/5/00; AM. ORD. 4639 – 12/17/24)

Sec. 8107-37.5 - Permit Conditions

While the precise conditions of the required Planned Development Permit will vary with each case, the following topical areas shall be addressed in the conditions of approval:

- a. Time frames within which to implement improvements to the *site* and/or *structures*;
- b. On-going maintenance of the *site* and/or *structures* in accordance with the approved Design and Development Standards as set forth in Section 8107-37.6 below;
- c. Prohibitions against the destruction, removal, delinquent treatment of the *site* and/or *structures*;
- d. Recordation of documents, satisfactory to the *County*, that provide notice to the subsequent property owners of possible conflict with adjoining land *uses* such as

agricultural operations and/or deed restrictions found in the applicable Planned Development Permit to enforce provisions of the permit and the applicable provisions of the Ventura County Cultural Heritage Ordinance;

- e. Provisions that preclude the removal, destruction, alteration or deterioration through neglect of the *site/structure* unless a *Certificate of Appropriateness* or *Certificate of Review*, where applicable, has been issued by the Ventura County Cultural Heritage Board and modification to the Planned Development Permit has been granted.

(AM. ORD. 4639 – 12/17/24)

Sec. 8107-37.6 - Design and Development Standards

The design and development standards required pursuant to Section 8107-37.4(c) are intended to guide the property owner and the *County* in the long-term enhancement, preservation, rehabilitation, restoration, reconstruction and maintenance of the *site* and applicable *structures*. The standards shall be in adequate detail for the site and should address the following factors among others, as well as the Secretary of the Interior's Standards for Historic Properties:

- a. Range and description of architectural styles;
- b. Construction materials and techniques;
- c. Exterior finish/colors;
- d. Landscaping styles and materials;
- e. Range of historic *uses* of the *site*; and
- f. Density, scale and patterns of development.

(ADD. ORD 4220 - 12/5/00; AM. ORD. 4639 – 12/17/24)

Sec. 8107-38 - Interpretive Centers

Sec. 8107-38.1 - Purpose

Interpretive Centers are intended to give the public an opportunity to experience and understand the *County's* past by exploring *sites* and the *structures* and improvements thereon that have played an important role in the cultural and social history and prehistory of the *County*. The purpose of this section is to allow the display of materials on *site* that have a direct connection to the *site* and to provide further standards by which *interpretive centers* can be developed and regulated. (AM. ORD. 4639 – 12/17/24)

Sec. 8107-38.2 - Designated Site

The site must be a designated *cultural heritage site*. The display of materials shall be limited to ones with a direct connection to the *site*.

Sec. 8107-38.3 - Range of Allowed Uses and Structures

The following *uses* and *structures* are allowed as accessory to an *interpretive center* so long as they are found to be consistent with the definition of the *use* and applicable requirements of the Ventura County Cultural Heritage Ordinance, as may be amended:

- a. Those existing lawful *structures* and improvements on the *site*;
- b. Preserved, restored, relocated, or re-created *structures*, improvements, equipment or implements;
- c. Public tours and displays;
- d. Periodic festivals, fundraisers, charity events, receptions, ceremonies, and the

like;

- e. Refreshment and gift sales of historically related items;
- f. Educational activities and meetings;
- g. *Accessory structures* and improvements to facilitate the purposes of the *interpretive center* such as *storage buildings*, *rest rooms*, *caretaker dwelling units*, *parking areas*, lighting, security measures and the like; and
- h. Improvements required by law such as handicapped access facilities.

(ADD. ORD 4220 - 12/5/00; AM. ORD. 4639 – 12/17/24)

Sec. 8107-39 - Historic Repositories

Sec. 8107-39.1 - Purpose

The purpose of *historic repositories* is to allow for the collection and display of *structures*, facilities, equipment and the like that are associated with the historic or cultural development of the *County*. (AM. ORD. 4639 – 12/17/24)

Sec. 8107-39.2 - Development Standards

Historic Repositories may only be established in accordance with the following standards:

- a. *Historic Repositories* shall be designed so as to portray historic and cultural resources in a manner that best approximates their original setting and context while allowing for public access and viewing.
- b. The minimum *lot* size for an *historic repository* shall be the minimum required *lot* area for the applicable zone (Section 8103-0 of this Chapter). (AM. ORD. 4639 – 12/17/24)
- c. A plan for the ultimate development of the *site* shall be reviewed and granted a *Certificate of Appropriateness* by the Cultural Heritage Board.

Sec. 8107-39.3 - Range of Allowed Uses and Structures

The following *uses* and *structures* may be allowed as part of, or accessory to, an *historic repository* and, if allowed, shall be specifically addressed in the required discretionary *entitlement*:

- a. Preserved, restored, relocated, or re-created *structures*, improvements, facilities, equipment, implements and the like;
- b. Public tours and displays;
- c. Periodic festivals, fundraisers, charity events, receptions, ceremonies, and the like;
- d. Refreshment and gift sales of historically related items;
- e. *Filming activities*;
- f. Educational activities and meetings;
- g. *Accessory structures* and improvements to facilitate the purposes of the *historic repository* such as *storage buildings*, *rest rooms*, *caretaker dwelling unit*, *parking areas*, lighting, security measures and the like; and
- h. Improvements required by law such as handicapped access facilities.

(AM. ORD. 4639 – 12/17/24)