

HISTORIC PRESERVATION COMMITTEE AGENDA

Ann Huston, Chair
 Dena Mercer, Vice-Chair
 Paul Muller, Member
 Laura O'Neill, Member
 Rachel Perzel, Member

Peter Gilli, Community Development Director
 Neda Zayer, Assistant Community Development Director
 Andy Heglund, Senior Assistant City Attorney
 Julie Stuva, Recording Secretary

The public has the opportunity to address the Historic Preservation Committee on any item appearing on the agenda. Persons wishing to address the Committee should fill out a "Speaker Form." If you wish to comment on an item and do not want to speak before the Committee, you may complete the "Comment" portion of the form. This form is located on the table inside the Committee Room door. The Chair will acknowledge Comments for the record.

Pursuant to the Rules of Procedures, the Historic Preservation Committee has adopted a five-minute limit on speaker presentations. The Committee may adjust the time limit if deemed appropriate. A final decision reached by the Committee may be appealed to the City Council by filing required forms and paying the necessary fee to the City Clerk within ten calendar days after the action date.

REGULAR MEETING

WEDNESDAY, NOVEMBER 6, 2019 – 4:00 P.M.
COMMUNITY MEETING ROOM, 501 POLI STREET

ROLL CALL

PUBLIC COMMUNICATIONS – Public Communications is the time set-aside during the Committee meetings for members of the public to address the Committee on items of Historic Preservation Committee (HPC) business other than scheduled agenda items. Persons wishing to address the Committee should fill out a speaker form prior to the Committee reaching this point on the agenda.

CONSENT ITEM

1. **Approval of the HPC [January 23, 2019](#) and [October 23, 2019](#) Meeting Minutes.**

RECOMMENDATION

Approve, as presented.

FORMAL ITEMS

2. **[PROJ-12900 – 153 and 155 Wall Street Window Replacement – Request for Historic Resources Assessment for the replacement of wood windows with vinyl windows to two existing multi-family residential buildings constructed in 1927 on a 9,560 square-foot \(0.21 acre\) parcel located at 153 and 155 Wall Street in the Urban General \(T4.1\) zone; Buena Properties/Anita Lashkari, applicant; Case No.: HRA-9-18-47141](#)**

RECOMMENDATION

Approve a Minute Motion recommending the Community Development Director approve the building permit.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15306 (Information Collection).

Case Planner: Maruja Clensay, Senior Planner

3. [**PROJ-12771 – Historic Landmark Designation for Walsh Bungalow – Request for Historic Landmark Designation for a 1,500 square-foot single family craftsman bungalow residence constructed in 1910 referred to as “Walsh Bungalow” located at 257 S. Hemlock Street in the Thompson Corridor \(T4.4\) zone; Jeff Becker, applicant; Case No.: HIST-8-18-46405**](#)

RECOMMENDATION

Adopt a resolution recommending the City Council approve a Historic Landmark Designation for the “Walsh Bungalow”.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Case Planner: Tim Rosenstein, Associate Planner

4. [**PROJ-12771 – Mills Act contract for Walsh Bungalow – Mills Act contract request for a 1,500 square-foot single family craftsman bungalow residence constructed in 1910 referred to as “Walsh Bungalow” located at 257 S. Hemlock Street in the Thompson Corridor \(T4.4\) zone; Jeff Becker, applicant; Case No.: MILL-10-19-52562**](#)

RECOMMENDATION

Approve a Minute Motion recommending the City Council approve the Mills Act contract.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Case Planner: Tim Rosenstein, Associate Planner

5. [**PROJ-12772 – Historic Landmark Designation for Leon Walker Building – Request for Historic Landmark Designation for an 8,000 square-foot commercial building called the “Leon Walker Building” built in 1953 on a 0.9 acre property located at 1199 E. Thompson Boulevard in the Thompson Corridor \(T4.4\) zone; Jeff Becker, applicant; Case No.: HIST-8-18-46406**](#)

RECOMMENDATION

Adopt a resolution recommending the City Council approve a Historic Landmark Designation for the “Leon Walker Building”.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Case Planner: Tim Rosenstein, Associate Planner

6. [PROJ-12772 – Mills Act contract for Leon Walker Building – Mills Act contract request for an 8,000 square-foot commercial building referred to as “Leon Walker Building” located at 1199 E. Thompson Boulevard in the Thompson Corridor \(T4.4\) zone; Jeff Becker, applicant; Case No.: MILL-10-19-52559](#)

RECOMMENDATION

Approve a Minute Motion recommending the City Council approve the Mills Act contract.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Case Planner: Tim Rosenstein, Associate Planner

7. [PROJ-12772 – Historic Landmark Designation for Southern Counties Gas Buildings – Request for Historic Landmark Designation for four industrial office buildings totaling over 18,000 square-feet referred to as “Southern Counties Gas Buildings” built between 1927 and 1939 on a 0.9 acre property located at 273-279 S. Hemlock Street in the Thompson Corridor \(T4.4\) zone; Jeff Becker, applicant; Case No.: HIST-8-18-46407](#)

RECOMMENDATION

Adopt a resolution recommending the City Council approve a Historic Landmark Designation for the “Southern Counties Gas Buildings”.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Case Planner: Tim Rosenstein, Associate Planner

8. [PROJ-12772 – Mills Act contract for Southern Counties Gas Buildings – Mills Act contract request for four industrial office buildings totaling over 18,000 square-feet referred to as “Southern Counties Gas Buildings” built between 1927 and 1939 on a 0.9 acre property located at 273-279 S. Hemlock Street in](#)

[the Thompson Corridor \(T4.4\) zone; Jeff Becker, applicant; Case No. MILL-10-19-52561](#)

RECOMMENDATION

Approve a Minute Motion recommending the City Council approve the Mills Act contract.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation Preservation).

Case Planner: Tim Rosenstein, Associate Planner

9. [PROJ-12772 – Design Review for Leon Walker Building and Southern Counties Gas Buildings – Request for Historic Preservation Design Review for façade changes to two proposed landmarks, the “Leon Walker Building” and the “Southern Counties Gas Buildings” an 18,000 square-foot group of industrial office buildings built between 1927-1939, for a new retail center titled “Gasworks,” on a 0.9 acre property at 1199 E. Thompson Boulevard and 273 S. Hemlock Street, and for the construction of a trash enclosure and storage container in the adjacent parking lot at 256 S. Ann Street in the Thompson Corridor \(T4.4\) Zone; Jeff Becker, applicant; Case No.: HPDR-4-19-49742](#)

RECOMMENDATION

Approve, subject to conditions.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is Categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

Case Planner: Tim Rosenstein, Associate Planner

STAFF & COMMITTEE COMMUNICATIONS

ADJOURNMENT – The next meeting regular meeting of the Historic Preservation Committee is scheduled to occur on December 4, 2019 at 4:00 P.M.

Staff Reports relating to this agenda are available in the Planning Division Office Room 117 501 Poli Street Ventura, CA 93001 during normal business hours as well as on the City's Web Site <https://www.cityofventura.ca.gov/AgendaCenter/Historic-Preservation-Committee-4>

This agenda was posted on Thursday, October 31, 2019 at 4:00 pm on the City Hall Public Notices Board and on the Internet.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the staff at 654-7893 or the California Relay Service at [\(866\) 735-2929](tel:8667352929). Notification of 72 hours in advance of meeting will enable the City to make reasonable arrangements for accessibility to this meeting.