



# Ventura County Cultural Heritage Board Agenda

**Monday, April 11, 2016 Public Meeting**

Notice is hereby given that on Monday, April 11, 2016 at 1:15 p.m., the Ventura County Cultural Heritage Board will convene for a Public Meeting to be held at the - the Ventura County Government Center, Administration Building, Second Floor, Atlantic Conference Room, located at 800 S. Victoria Avenue, Ventura, CA.

Members of the public are welcome to attend.

**1. ROLL CALL**

Patricia Havens, Ricki Mikkelsen, John Kulwiec, Don Shorts, Gary Blum, Stephen Schafer, Miguel Fernandez

**2. ORAL COMMUNICATION**

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. Each speaker is allowed a maximum of five minutes. Board members may question the speaker but there will be no debate or decision. Staff may refer the matter for investigation and/or a future report.

**3. APPROVAL OF MINUTES**

None

**4. CONVENE THE MEETING OF THE VENTURA COUNTY CULTURAL HERITAGE BOARD**

Site of Merit located at 1416 Bardsdale Avenue, Unincorporated area of Fillmore

**Action:** Consider the request for a Certificate of Review to construct a proposed second dwelling, attached carport and associated covered porches, and a detached barn on the subject site.

**5. ELECTION OF THE BOARD CHAIR AND VICE CHAIR**

**Action:** Election of Chair and Vice-Chair to serve for the 2016 calendar year and election of two at-large members to serve for the next 4 years.

**6. DISCUSSION**

- a. Board Member Reports
- b. CHB Program Updates from Staff

**7. MEETING ADJOURNMENT**



# Staff Report and Recommendations

## Agenda of April 11, 2016, Item 4

County of Ventura • Resource Management Agency • Planning Division  
800 S. Victoria Street, Ventura, CA 93009-1740 • (805) 654-2478 • [ventura.org/rma/planning](http://ventura.org/rma/planning)

### **APPLICANT:**

Steve Alary  
9452 Telephone Road #109  
Ventura, CA 93004

### **PROPERTY OWNER:**

Margaret LeBard Revocable Trust  
Attn: Kathy and Jim LeBard  
1416 Bardsdale Avenue  
Fillmore, CA 93015

### **REQUEST:**

On behalf of the Property Owner, the Applicant requests a Certificate of Review [County Cultural Heritage Ordinance (CHO) Code §1364-12] for new construction of a 1,200 square foot second dwelling unit and associated covered porches, 576 square foot attached carport and 2,023 square foot barn on the subject site located at 1466 Bardsdale Avenue, in the unincorporated area of Fillmore, CA. This property is a designated Site of Merit. Case No. CH16-0001.

### **LOCATION AND ASSESSOR'S PARCEL NUMBER (APN):**

1416 Bardsdale Avenue, Unincorporated Area of Fillmore, CA  
APN: 046-0-214-060

### **I. CULTURAL HERITAGE BACKGROUND:**

#### **A. Historical Background**

The subject property was documented in the 1987 *Cultural Heritage Survey Phase IV: Santa Clara Valley* ("Survey") (attached as Exhibit 1 and incorporated herein by reference) prepared by San Buenaventura Research Associates (SBRA) as the J.D. LeBard Residence. The property contains a single family residence and three-car garage, two modified metal containers, a water well and wind turbine. SBRA estimated the residence to be built in 1890 and described the residence in the Survey as follows:

*The house a Victorian era single story residence with wide board siding was built about 1890 for J.D. LeBard, a native of Pennsylvania, who came to Bardsdale in 1889 and purchased ten acres of land on which he raised apricots. He later sold this acreage and purchased the present 8.5 acre parcel on which he planted citrus. The west portion of the house was added in 1967, and the porch was changed. The present porch has a shed roof with two square supports. Windows have been*

*changed from the original and now are double hung with multi-panes and wood mouldings. The brick chimney was a later addition to the façade.<sup>1</sup>*

At the time of the Survey, the residence was assigned a "3D" National Register Status Code, which meant that the site had the potential to be eligible for listing on the National Register of Historic Places (NRHP) as a contributor to a NRHP eligible district through survey evaluation. On December 12, 2000, the Ventura County Board of Supervisors designated the site as a Site of Merit. This was done in conjunction with a larger County-initiated ordinance amendment related to the preservation of Cultural and Historic Resources where all surveyed sites countywide with a National Register Status code of 1 through 5 were designated as Sites of Merit..

### **B. Recent Permits and Construction Activity**

A review of the County records show the following permits were received for improvements to the subject property:

- In 1957, bathroom and screened porch was added to the rear of the single family dwelling;
- In 1964, a dwelling addition of 480 square feet on the west elevation, a front fireplace, and a 864 square foot 3-car garage along Owen Street were constructed;
- In 1979, a forced air unit and electrical circuit were installed;
- In 2005, a forced air unit was installed.
- In 2011, the 2,700 square foot single family dwelling was reroofed with 30 year composition shingles;
- The shed roof overhang with two square supports over the front door was added sometime between 1967-1987 (no permit found);
- Windows have been changed from the original and now most are double hung with 8 over 8 lites or fixed glass (no permits found). In addition, shutters were added sometime between 1967-1987.;

The main house, excluding the post-1957 exterior alterations mentioned above, has retained some of its character-defining building materials, including its siding.

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<sup>1</sup> Triem, Judy, San Buenaventura Research Associates. Ventura County Cultural Heritage Survey Phase IV Santa Clara Valley, 1987, p. 40.

## II. PROJECT DESCRIPTION AND CHO ANALYSIS:

### A. Project Description

The project is analyzed pursuant to County Cultural Heritage Ordinance No. 4225, Section 1364-12 for the renovation and new additions using the following project description (as described above):

- a. New construction of a detached 1,200 square foot second dwelling with an attached 576 square foot carport, 285 square foot front porch and 736 square foot rear porch and detached 2,023 square foot barn.

### B. Photos of the Subject Property



Photo 1 – 2016 Aerial Photo of Subject Property (Google Earth)



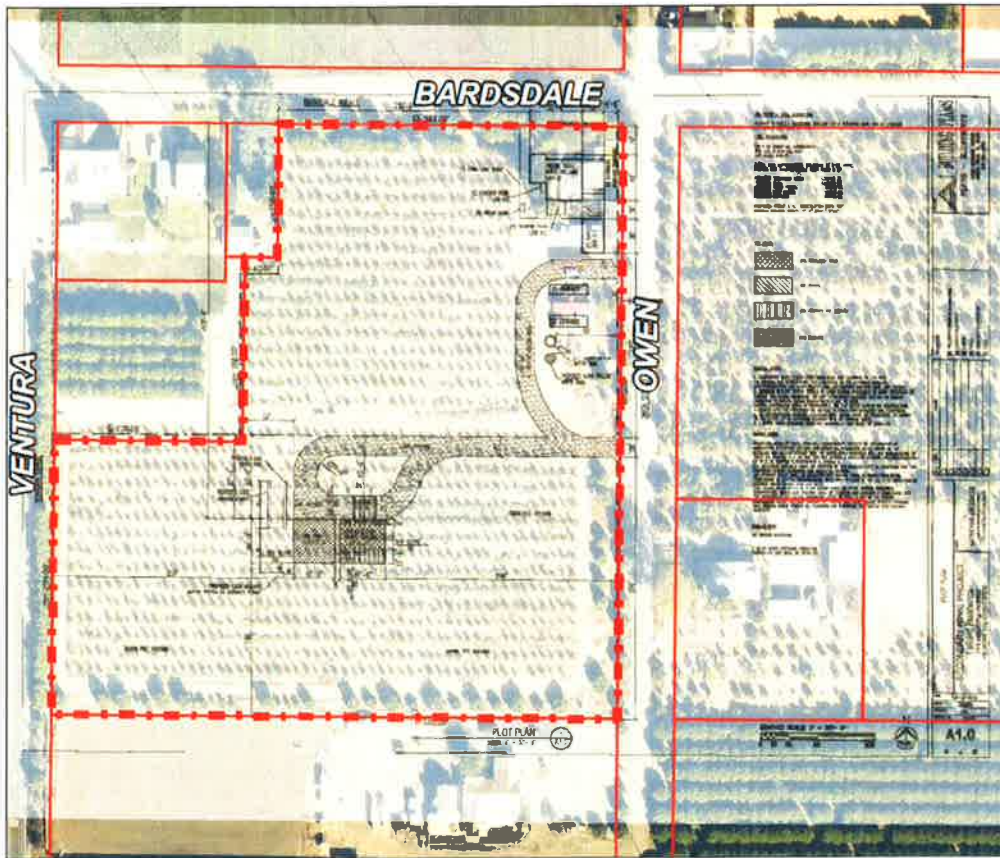


Photo 2 - 2016 Aerial Photo of Subject Property overlaid onto Site Plan (RMA – GIS 2016)



Photo 3 – Proposed location of the second dwelling & barn (2016)



Photo 4 – Proposed location of the second dwelling & barn (2016)



Photo 5 – Access to the site from Owen Street 2016

### **C. Historic Significance of the Site and subject buildings**

The subject property was documented in the 1987 Santa Clara Valley Survey as the J.D LeBard Residence. and given a "3D" National Register Status Code. Ms. Judy Triem, the author of the Survey, determined the subject property has potential significance as it exemplifies or reflects special elements of the County's social, aesthetic, engineering, architectural or natural history (County Landmark Criterion 1) and is eligible for listing on the NRHP as a contributor to a NRHP eligible agricultural district.

### **D. Project impact on the potential historic resource, pursuant to CHO.**

CEQA Guidelines section 15378, subdivision (c) states in pertinent part that a project subject to CEQA review is "the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies." Since the subject matter before the CHB does not involve CHB approval but only CHB review, comment and advice (none of which have the force and effect of a legally authorized government-issued permit) – the J.D. LeBard Residence project described above is not subject to CEQA review by definition.

## **III. Ventura County Cultural Heritage Ordinance No. 4225 ("Ordinance")**

As stated previously, your Board reviews the subject project and provides comment and advice on proposed actions pursuant to Ordinance section 1364-12.

CHB staff has determined that the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* ("Standards") may be helpful to the CHB in conducting its Certificate of Review analysis of the subject property. The Standards applicable to new construction to historic and/or potentially historic properties are Standards Nos. 1, 2, 3, 9 and 10 listed below. Next to each Standard is a corresponding RMA Planning staff comment.

- Standards No. 1 - *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Discussion. The subject property will continue to be used for agricultural purposes and the main residence will continue to be used as a residence. Therefore, this Standard has been met.

- Standards No. 2 - *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*



Discussion. The Secretary's Standards encourage the retention of historic features that contribute to the interpretation of the significance of a historic property. The main residence has retained some of its character-defining features except for the post-1957 exterior alterations previously listed in this staff report (page 3). Based on the above discussion, the current proposal for the new second dwelling, barn, covered porches and carport would not remove character-defining features that would affect the historic integrity of the property.

Therefore, this Standard has been met.

- Standards No. 3 – *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Discussion. Conjectural design features are not proposed to be added to the historic property (i.e. changes that are intended to make the new buildings look more historic than they actually are).

The proposed one-story 1,200 square foot (s.f.) second dwelling is designed in a square shape with a hip roof and clad in HardiePlank lap siding, with an attached 576 square foot porte-cochère carport, 285 s.f. front porch, and three pedimented dormers over the 765 s.f. covered rear porch. The proposed one-story 2,023 s.f. barn is designed in a square shape with a hip roof and clad in HardiPlank lap siding. Staff believes the HardiePlank siding proposed on both the barn and the second dwelling could easily be recognized as new construction due to its thin profile (1/4 inch in section and untampered). The new construction will be differentiated from the main residence but be compatible with its massing, size, scale, and design.

Therefore, this Standard has been met.

- Standards No. 9 - *New additions, exterior alterations, or related new use compatible materials and construction techniques, will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*



Discussion - Staff believes the materials and finishes that are proposed in the new construction will be compatible with the existing Victorian style of the main residence. The proposed second dwelling and barn appear to incorporate some elements found in 19<sup>th</sup> Century design such as pedimented dormers, porte-cochère carport, and lap siding however, the proposed project's design is more contemporary.

The proposed buildings will not be visible from the primary elevation (Bardsdale) and will be marginally visible from the secondary elevation (Owen) since the proposed construction site is surrounded by newly planted citrus trees. The proposed buildings will be setback from the main residence approximately 370 feet and setback from Owen Street approximately 300 feet. The building footprint of the second dwelling, including its covered porches, and attached carport (totalling 2,826 s.f.) will be slightly larger than the main residence's building footprint of 2,700 s.f. which will give this building an appearance of being slightly larger, however, the proposed construction will be located in the center of the seven acre property and surrounded by newly planted citrus trees that will hide these buildings from public view once they mature.

Therefore, this Standard has been met.

- Standards No. 10. - *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Discussion The existing one-story main residence and garage is located near the northeast corner of Bardsdale Avenue and Owen Street. The height of the second dwelling and barn will be approximately 19.5 feet at roof peak which is approximately the same height as the main residence. The new construction of a detached one-story 1,200 square foot second dwelling with an attached 576 s.f. carport, two covered porches totaling 1,021 s.f. and a detached 2,023 s.f. barn will be setback from the main residence and surrounded by an existing citrus grove. As proposed, these buildings will not be visible from the primary elevation (Bardsdale) and will be slightly visible from the secondary elevation (Owen) at the 20 foot wide access road to the second dwelling's circular drive. Thus, the essential form, setting, and integrity of the Site of Merit as a contributor to an eligible agricultural historic district property and its environment would be unimpaired.

Therefore, this Standard has been met.

### **Planning Staff Conclusions Regarding Project Impacts to Historic Resources on This Site**

Staff believes the materials and finishes that are proposed in the new construction are compatible but differentiate from the existing Victorian-style main residence. Also, the new construction will be compatible with the massing, size, and scale of the main residence.

The proposed project will be setback from the main residence approximately 300 feet and surrounded by a citrus grove. As proposed, these buildings will not be visible from the primary elevation (Bardsdale) and will be marginally visible from the secondary elevation (Owen) once the newly planted citrus trees mature. The essential form, setting and integrity of the Site of Merit as a contributor to an eligible agricultural historic district will be preserved.


### **PUBLIC COMMENTS**

No public comment regarding this request has been received to date.

### **RECOMMENDED ACTIONS:**

1. CONDUCT the public hearing, HEAR testimony, CONSIDER the oral and written testimony, and CONSIDER the County Planning staff report and all exhibits and attachments on this project;
2. REVIEW and COMMENT on the proposed project in accordance with Section 1364-12 based on the preceding evidence and analysis.

Prepared by:

  
Nicole Doner, Case Planner  
805-654-5042

Reviewed by:

  
Tricia Maier, Manager  
Planning Programs Section  
805-654-2464

Attachments:

- Exhibit 1: 1416 Bardsdale Avenue DPR, 1987 Ventura County Cultural Heritage Survey Phase IV: Santa Clara Valley Survey  
Exhibit 2: Proposed Plans (Site Plan, Floor and Elevation Plans)

## HISTORIC RESOURCES INVENTORY

HABS \_\_\_\_\_ HAER \_\_\_\_\_ NR 3D SHL \_\_\_\_\_ Loc \_\_\_\_\_  
A \_\_\_\_\_ C \_\_\_\_\_  
B \_\_\_\_\_ D \_\_\_\_\_

### IDENTIFICATION

1. Common Name: Le Bard Residence
2. Historic Name: J. D. Le Bard Residence
3. Street or rural address: 1416 Bardsdale Ave.  
City Bardsdale Zip 93015 County Ventura
4. Parcel number: 046-214-030
5. Present Owner: Margaret Le Bard Address same  
City \_\_\_\_\_ Zip \_\_\_\_\_ Ownership is: Public \_\_\_\_\_ Private ☒
6. Present Use: single family residence/ranch Original Use: same

### DESCRIPTION

7a. Architectural style: Victorian era single story residence with wide board siding

7b. Briefly describe the present physical description of the site or structure and describe any major alterations from its original condition:

This single story residence is rectangular in shape with a sidefacing gable roof and a front facing gable at each end. The eaves are returned and boxed. Under the gable are shingles. The west portion of the house was added in 1967, and the porch was changed. The present porch has a shed roof with two square supports. Windows have been changed from the original and now are double hung with multi-panes and wood mouldings. The brick chimney was a later addition to the facade. The house has a concrete foundation and wide board siding.



DPR 523 (Rev. 4/79)

8. Construction date: 1890  
Estimated ☒ Factual \_\_\_\_\_
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)  
Frontage \_\_\_\_\_ Depth \_\_\_\_\_  
or approx. acreage 7.80
12. Date(s) of encl. photograph(s)  
8/87 40

13. Condition: Excellent \_\_\_\_ Good X Fair \_\_\_\_ Deteriorated \_\_\_\_ No longer in existence \_\_\_\_
14. Alterations: windows, chimney, porch
15. Surroundings: (Check more than one if necessary) Open land \_\_\_\_ Scattered buildings X Densely built-up \_\_\_\_  
Residential X Industrial \_\_\_\_ Commercial \_\_\_\_ Other agricultural
16. Threats to site: None known X Private development \_\_\_\_ Zoning \_\_\_\_ Vandalism \_\_\_\_  
Public Works project \_\_\_\_ Other: \_\_\_\_
17. Is the structure: On its original site? X Moved? \_\_\_\_ Unknown? \_\_\_\_
18. Related features: garage, mature trees

## SIGNIFICANCE

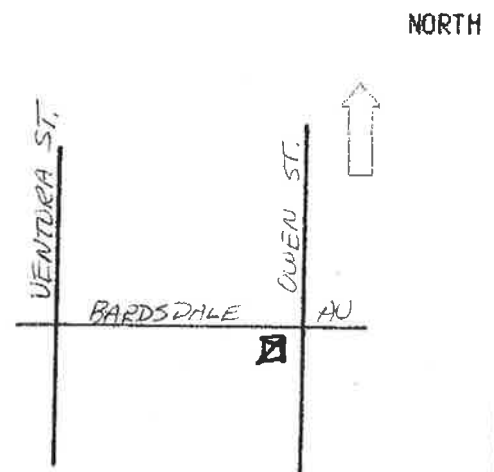
19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This house was built about 1890 for J. D. LeBard, a native of Pennsylvania, who came to Bardsdale in 1889 and purchased ten acres of land on which he raised apricots. He later sold this acreage and purchased the present 8 1/2 acre parcel on which he planted citrus. Le Bard married Eletha Daugherty in 1888 and they had three children: Frank Lester, Otho Edward and Alma Foster. Active in the community, Le Bard helped to organize the Methodist Church and served on the Bardsdale Cemetery Board. The house is still owned by descendents of J.D. LeBard.

20. Main theme of the historic resource: (if more than one is checked, number in order of importance.)
- |                          |                             |
|--------------------------|-----------------------------|
| Architecture <u>X</u>    | Arts & Leisure ____         |
| Economic/Industrial ____ | Exploration/Settlement ____ |
| Government ____          | Military ____               |
| Religion ____            | Social/Education ____       |
21. Sources (List books, documents, surveys, personal interviews and their dates).  
**Ventura County Assessor's records; Sheridan, History of Ventura County; interview with Marge Le Bard**
22. Date form prepared October 2, 1987

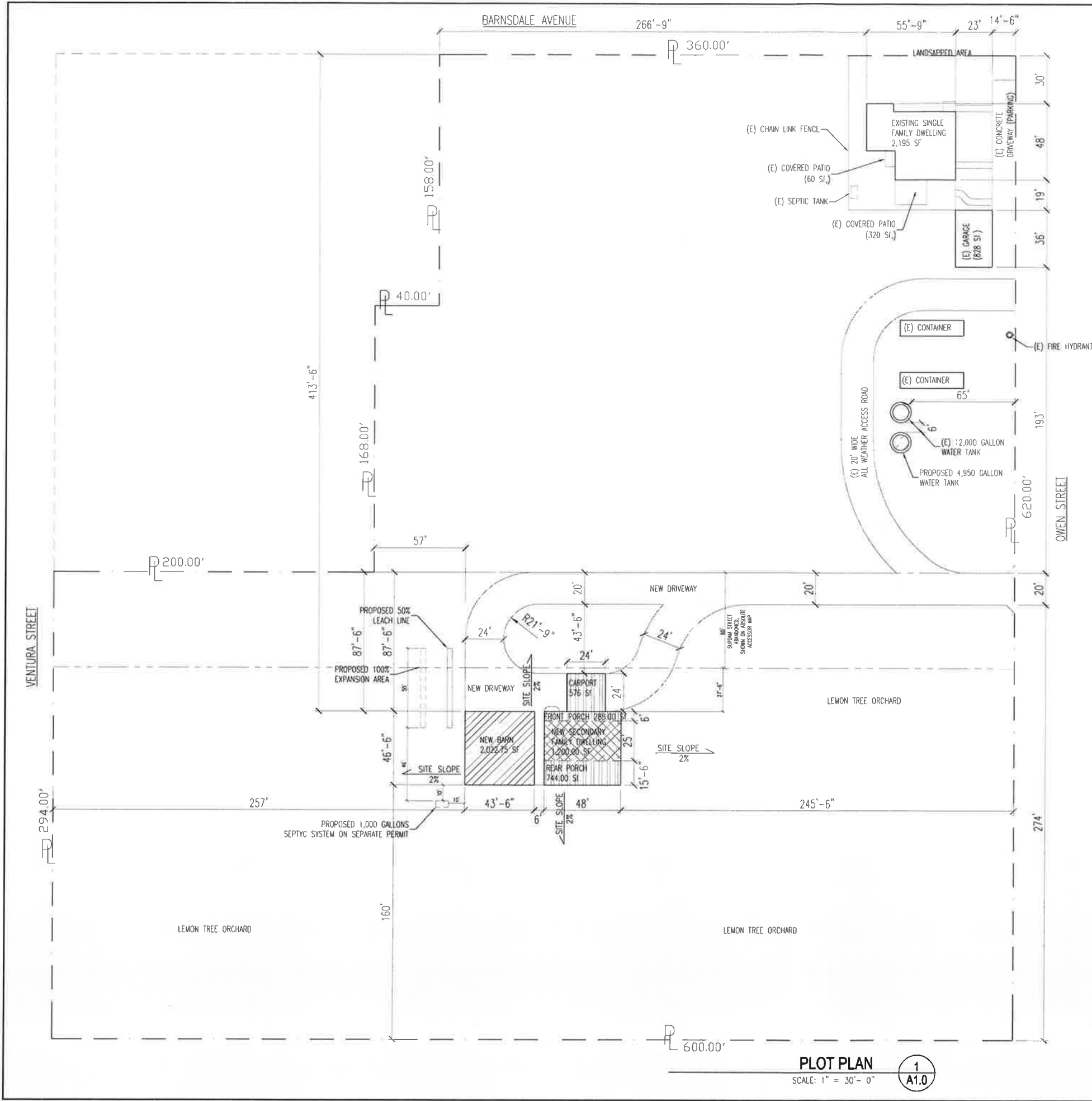
By (name) Judy Triem  
Organization Ventura Co. Cultural Heritage Board  
Address: 800 S. Victoria Ave.  
City Ventura Zip 93009  
Phone: (805) 654-3967

Locational sketch map (draw and label site and surrounding streets, roads and prominent landmarks):



40a





**JOB SCOPE - LEGAL DESCRIPTION**  
PLANNED TO BUILD A SECONDARY DWELLING UNIT A DETACHED BARN, AND AN ATTACHED CARPORT AT THE FRONT OF HOME

**LEGAL DESCRIPTION**  
LOT 2 OF (TRACT NO. UNAVAILABLE)  
APN: 046-0-214-060-070  
MAP SHEET: 046-21

PARCEL AREA (APPROXIMATE) 305,830.00 SF (7.02 ACRES)  
EXISTING MAIN BUILDING LIVABLE AREA 2,022.75 SF

PROPOSED SECONDARY HOME 1,200.00 SF  
PROPOSED BARN 2,022.75 SF  
PROPOSED FRONT PORCH 288.00 SF  
PROPOSED REAR PORCH 744.00 SF  
PROPOSED CARPORT 576.00 SF

OCCUPANCY: GROUP R, U, CONSTRUCTION TYPE "VN"  
ZONING AE-40 ac  
MAXIMUM BUILDING HEIGHT 18'-6" (SINGLE STORY)

- KEY NOTES:**
- NEW SECONDARY HOME
  - NEW BARN
  - NEW PORCHES AND CARPORT
  - NEW DRIVEWAY

- GENERAL NOTES:**
- CONTRACTOR SHALL VERIFY EVERY DIMENSIONS AND CONDITION ON JOB SITE.
  - ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE APPROVED DRAWINGS AND SPECIFICATIONS AND SHALL COMPLY WITH THE UNIFORM BUILDING CODE 1997 EDITION.
  - DRAWINGS INDICATE TYPICAL DETAILS OF CONSTRUCTION APPLICABLE TO MOST CONDITIONS OF SUBJECT JOB, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN SIMILAR DETAILS MAY BE USED.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY DURING THE CONSTRUCTION.
  - COMPLY WITH THE PROVISIONS OF SECTION 91.1804.4 FOR EXPANSIVE SOIL CONDITIONS.
  - ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM SLOPE.
  - A WATER BASED AUTOMATIC IRRIGATION CONTROLLER UNIT SHALL BE INSTALLED.

**ENERGY NOTES:**

INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION AN THE BUILDING AN INSTALLATION CERTIFICATE (IC-6R) AND INSULATION CERTIFICATE (IC-1) SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLES 24, CHAPTER 2 - 53 AND THAT THE MATERIALS INSTALLED CONFORM WITH REQUIREMENTS OF TITLE 20 CHAPTER 2 SUBCHAPTER 4, ARTICLE 3.

ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

ALL EXTERIOR WALLS SHALL BE INSULATED WITH MINERAL FIBER OR GLASS FIBER BATTS, CONFORMING TO FEDERAL SPECIFICATIONS, THICK WITH R-VALUE OF 11 USE R-13 INSULATION IN EXTERIOR WALLS FRAMED WITH 2x4 STUDS.

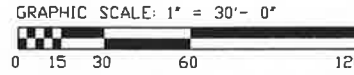
ROOF SHALL BE INSULATED BY R-30 RAISED FLOOR BY R-19 THERMAL RESISTANCE.

MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN TABLE 2-53V OF THE ENERGY REGULATIONS. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES BETWEEN EXTERIOR WALL PANELS. CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATION INTO BUILDING ENVELOPE.

**GRADING NOTE:**

NO GRADING NECESSARY.

A WATER BASED AUTOMATIC IRRIGATION CONTROLLER UNIT SHALL BE INSTALLED.



1 BUILDING PLANS

PLANS - BLUEPRINTS

18420 CORDILL STREET  
NORTH HILLS, CA 91343  
818-225-9578

ISSUED FOR:  
☒ PRELIMINARY ISSUE (not for construction)  
☐ DESIGN DEVELOPMENT  
☐ BIDDING  
☐ PERMIT  
☐ CONSTRUCTION DOCUMENT

REVISION  
DATE  
BY  
DESCRIPTION

CLIENT  
KATHY AND JIM LEBARD  
1416 BARDSDALE AVENUE  
FILLMORE, CALIFORNIA 93015

PLOT PLAN

SECONDARY HOME PROJECT

Lebard Residence

1416 BARDSDALE AVENUE

FILLMORE, CALIFORNIA 93015

SHEET TITLE

DATE 10-10-2015

DRAWN ELEMER

CHECKED XXX

PROJECT NO. 24515

A1.0

01 OF 05

County of Ventura  
Cultural Heritage Board Hearing  
April 11, 2016  
Exhibit 2 - Proposed Plans

## NOTES:

1. A 22"x30" ATTIC ACCESS IS REQUIRED FOR ALL ATTICS WHICH ARE MORE THAN 30" IN HEIGHT. THE ATTIC ACCESS NEEDS TO BE IN AN ACCESSIBLE LOCATION AND IS NOT TO BE LOCATED ABOVE A CLOSET SHELF OR POLE. 30" MINIMUM HEADROOM IS REQUIRED ABOVE THE ACCESS. ATTICS WITH EQUIPMENT NEED A 30"x30" ACCESS. EXEMPTIONS: THE ACCESS MAY BE 22"x30" WHEN TRUSSES ARE USED, PROVIDED THE LARGEST PIECE OF EQUIPMENT CAN BE REMOVED THROUGH THE OPENING.

2. MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR. THE POINT OF DISCHARGE SHALL BE AT LEAST 3' FROM ANY OPENINGS.

3. LANDINGS AT DOORS SHALL BE A MINIMUM OF THE WIDTH OF THE DOOR AND EXTENDED IN THE DIRECTION OF TRAVEL A MINIMUM OF 36" A 36" HIGH GUARDRAIL WITH NO OPENING LARGE ENOUGH FOR A 4" SPHERE TO PASS THROUGH IS REQUIRED ON ALL LANDINGS MORE THAN 30" ABOVE THE ADJOINING LEVEL OR GROUND. A HAND RAIL IS REQUIRED FOR STAIRS WITH FOUR (4) OR MORE RISERS.

4. CONTRACTOR TO VERIFY ALL DIMENSIONS. NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.

5. COMBUSTION AIR OPENINGS WITHIN 12" OF FLOORS AND CEILINGS FOR GAS BURNING EQUIPMENT.

6. METHODS OF FLASHING MUST CONFORM TO CODE.

7. SLEEPING ROOMS SHALL HAVE A MINIMUM NET OPENABLE AREA OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WINDOWS SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

8. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.

9. AN APPROVED SEISMIC SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

10. THE STRUCTURE SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOD-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

11. DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 D.F. AT A POINT 3' ABOVE THE GROUND, AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.

12. SHOWER AND/OR TUB-SHOWER COMBINATIONS ARE TO BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. THE WATER TEMPERATURE MAXIMUM IS A SETTING OF 120 DEG. FAHREN. SHOWER WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 70" ABOVE THE DRAIN INLET. GLASS ENCLOSURE, DOORS AND PANELS MUST BE LABELED CATEGORY II, SWING DOOR OUTWARD. THE WATER TEMPERATURE MAXIMUM IS A SETTING OF 120 F.

13. PROVIDE MINIMUM OF 15" BETWEEN THE CENTER OF WATER CLOSET, TOILET SIDE WALL AND AT LEAST 24" IN FRONT.

14. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE FOLLOWING STANDARDS:  
LAVATORY & SINK FAUCETS 2.0 GPM MAX  
ULTRA FLUSH WATER CLOSETS 1.28 GAL/FLUSH  
MAX SHOWER HEADS 2.0 GPM MAX

15. WATER HEATER TO HAVE SEISMIC BRACING AS PER LABC. ALL STORAGE TYPE WATER HEATERS NEED A TEMPERATURE/PRESSURE RELIEF VALVE WITH A HARD PIPE DRAIN WHICH TERMINATES 6" TO 18" ABOVE GRADE AND POINTING DOWNWARD. THE DRAINPIPE SHALL MAINTAIN A DOWNWARD SLOPE TO THE EXTERIOR.

16. INSTALL R-30 MINIMUM INSULATION IN THE CEILINGS R-13 INTO WALLS AND R-19 INTO FLOORS.

17. A 42" HIGH GUARDRAIL WITH NO OPENING LARGE ENOUGH FOR A 4" SPHERE TO PASS THROUGH IS REQUIRED ON ALL LANDINGS MORE THAN 30" ABOVE THE ADJOINING LEVEL OR GROUND. A HAND RAIL IS REQUIRED FOR STAIRS WITH FOUR (4) OR MORE RISERS.

18. HARD-WIRED SMOKE ALARMS WITH BATTERY BACKUP ARE REQUIRED IN EVERY SLEEPING AREAS AND ADJACENT HALLWAYS. SMOKE ALARMS MUST RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. IN EXISTING CONSTRUCTION BATTERY OPERATED DETECTORS ARE PERMITTED. THE ALARM SHALL BE AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING.

19. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

20. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

## DOOR AND WINDOW SCHEDULE FOR NEW INSTALLATIONS

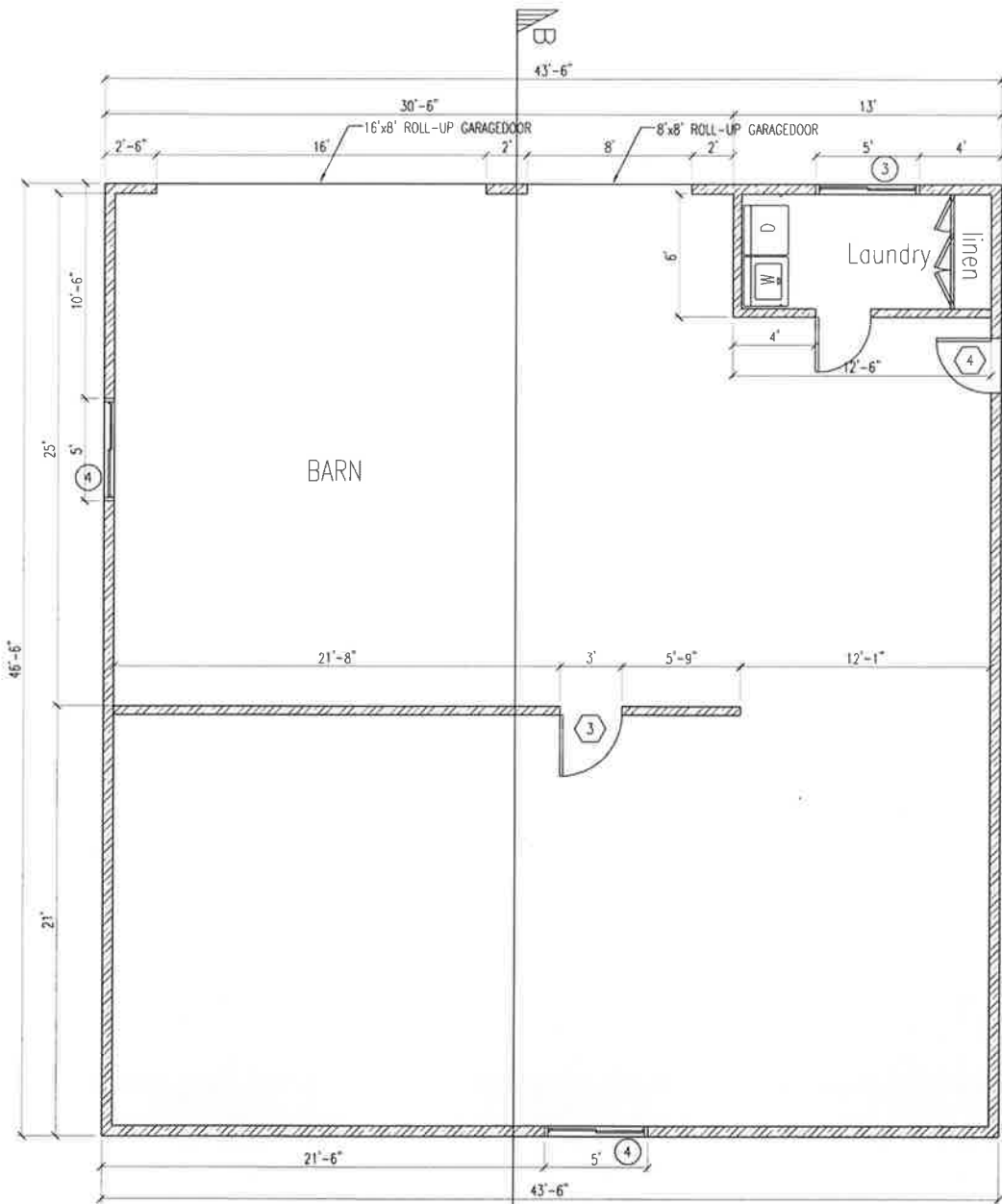
SYMB.	QUANT	SIZE		DESCRIPTION
		WIDTH	HEIGHT	
DOORS				
1	1	6'-0"	8'-0"	ARCH TOP DOUBLE SWING ENTRY DOOR WITH SIDE LIGHT
2	1	6'-0"	6'-8"	EXTERIOR PATIO DOOR
3	2	3'-0"	6'-8"	SOLID CORE WOOD DOOR
4	4	2'-8"	6'-8"	INTERIOR HOLLOW WOOD DOOR
WINDOWS				
ALL WINDOWS ARE TYPE OF VINYL DUAL GLAZED W/LOW -E2				
ALL WINDOWS ARE MILGARD TUSCANY STYLE WHITE VINYL WITH GRIDS				
COMPLIANT WITH T-24 ENERGY REQUIREMENTS				
1	2	2'-6"	5'-0"	SINGLE HUNG WITH GRID
2	2	6'-0"	5'-0"	FIXED ARCHED WINDOW
3	2	5'-0"	1'-6"	SLIDER WINDOW
4	3	5'-0"	4'-0"	FIXED ARCHED WINDOW
5	1	5'-0"	4'-0"	BAY WINDOW WITH SINGLE HUNG SIDE WINDOWS
6	1	8'-0"	5'-0"	3 PART FIXED CENTER AND SINGLE HUNG SIDE WINDOW
7	3	4'-8"	3'-6"	FIXED DORMER WINDOW

## LEGEND

- SMOKE DETECTOR  
 CARBON MONOXIDE DETECTOR  
 EXHAUST FAN MUST BE CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE AND MUST BE ENERGY STAR COMPLIANT & HUMIDISTAT CONTROLLED

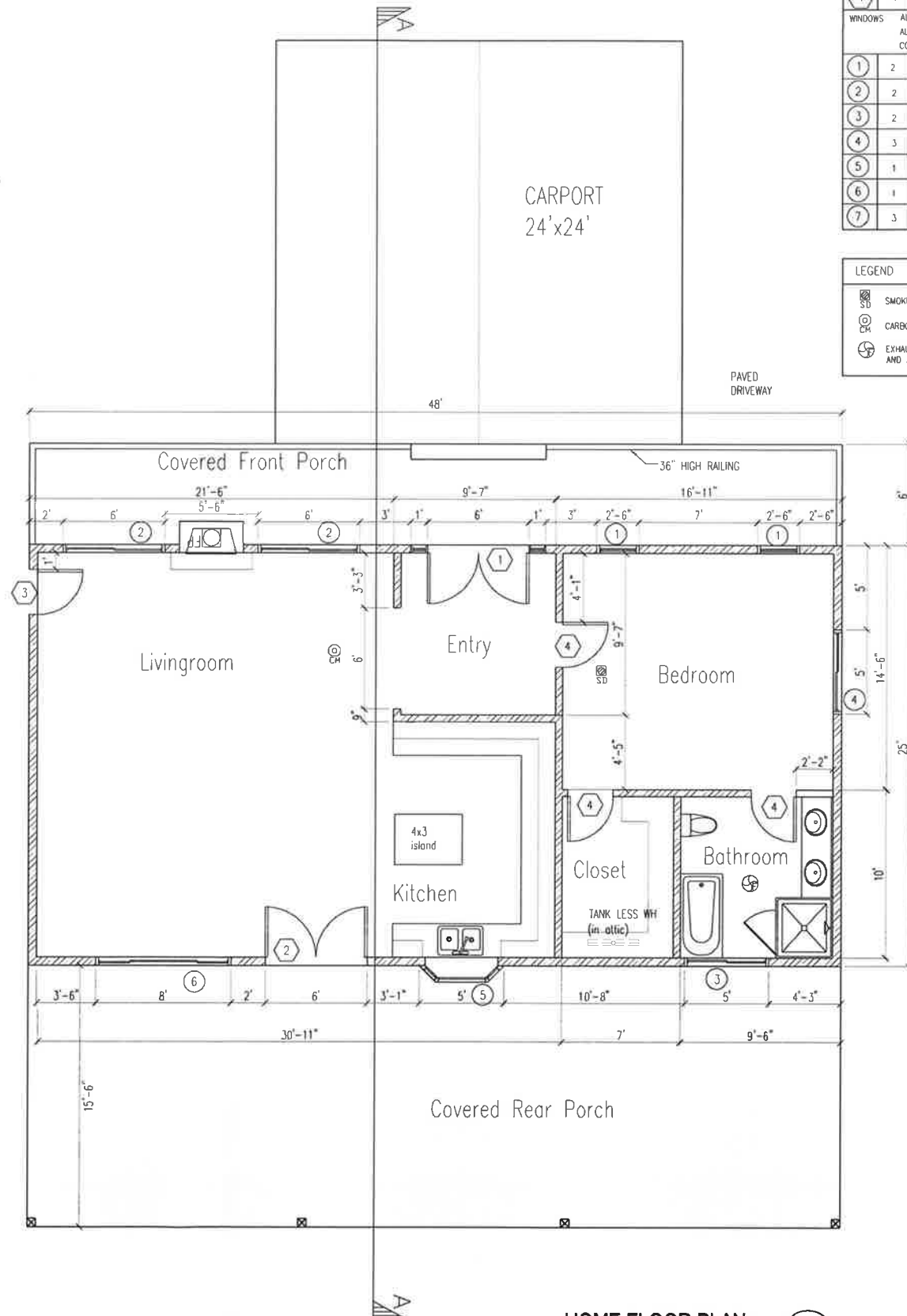
## WALL LEGEND:

NEW WALL



BARN FLOOR PLAN

SCALE: 1/4" = 1'-0"

2  
A2.0

HOME FLOOR PLAN

SCALE: 1/4" = 1'-0"

1  
A2.0

GRAPHIC SCALE: 1/4" = 1'-0"



ISSUED FOR:  
☒ PRELIMINARY ISSUE (not for construction)  
☐ DESIGN DEVELOPMENT  
☐ BIDDING  
☐ PERMIT  
☐ CONSTRUCTION DOCUMENT  
☐ CLIENT

REVISION

DATE

CLIENT  
KATHY AND JIM LEBARD  
1416 BARDSDALE AVENUE  
FILLMORE, CALIFORNIA 93015

FLOOR PLANS  
SECONDARY HOME PROJECT  
LeBard Residence  
1416 BARDSDALE AVENUE  
FILLMORE, CALIFORNIA 93015

SHEET TITLE

DATE 11-10-2015

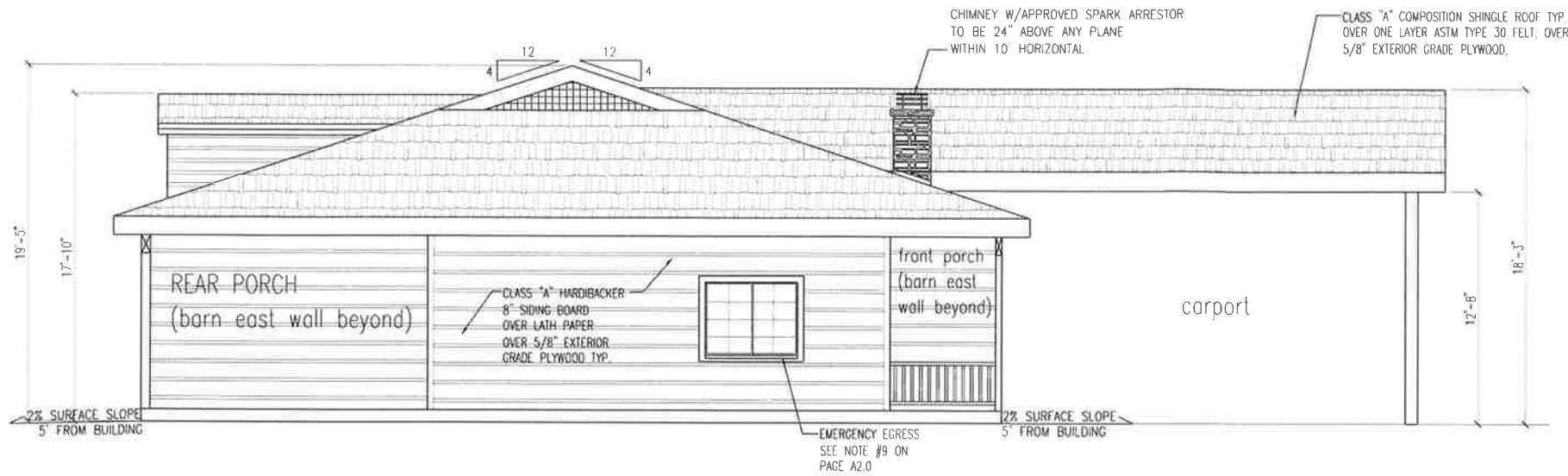
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CHECKED XXX

PROJECT NO 24515

A2.0

01 05



SECONDARY DWELLING EAST ELEVATION

SCALE: 1/4" = 1'- 0"

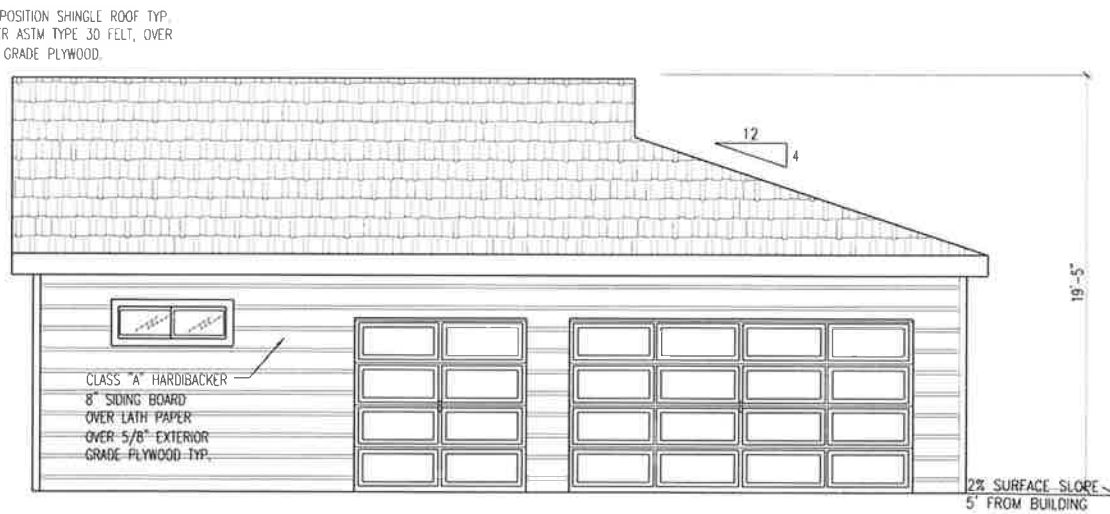
01  
A3.0



SECONDARY DWELLING NORTH ELEVATION

SCALE: 1/4" = 1'- 0"

02  
A3.0



BARN NORTH ELEVATION

SCALE: 1/4" = 1'- 0"

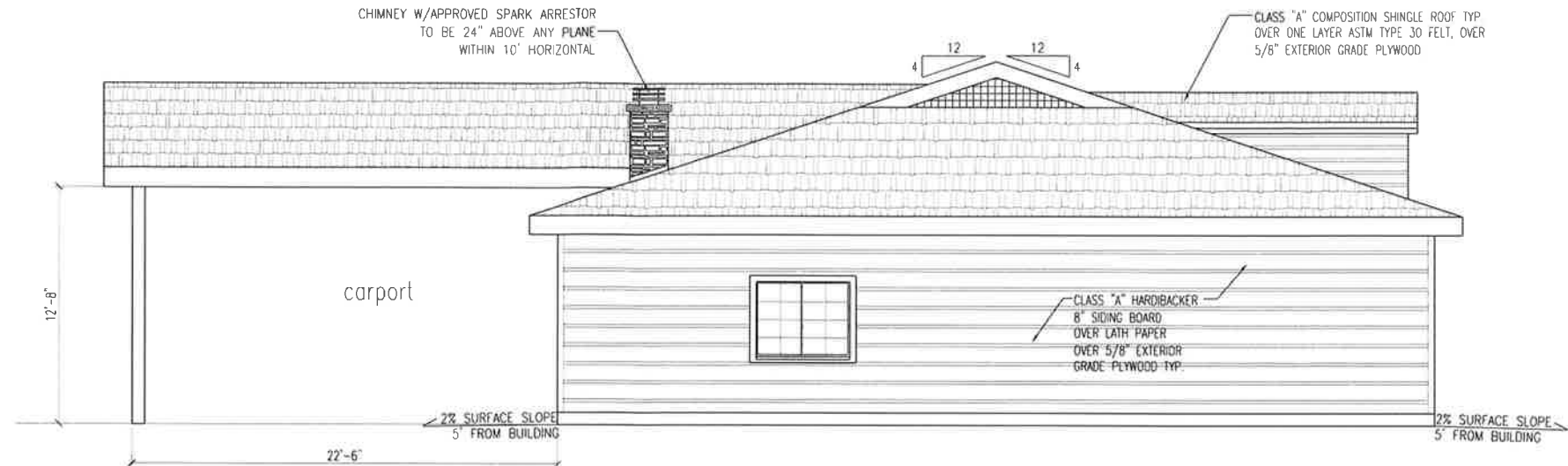
03  
A3.0

CONSTRUCTION NOTES:

CLASS "A" HARDIBACKER 8" SIDING BOARD  
OVER LATH PAPER OVER 5/8" EXTERIOR  
GRADE PLYWOOD TYP.

GRAPHIC SCALE: 1/4" = 1'- 0"





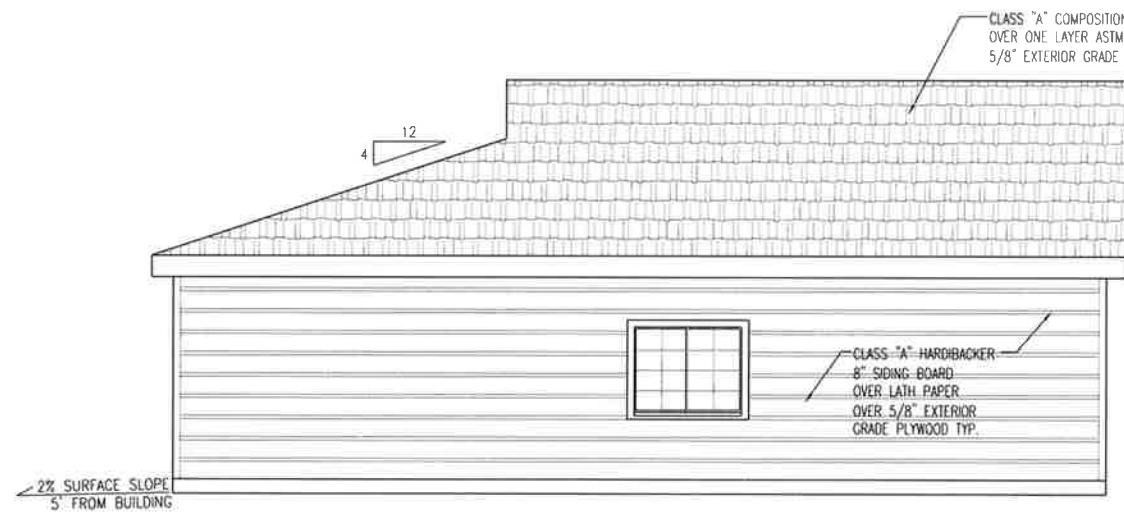
SECONDARY DWELLING WEST ELEVATION

01  
A3.0

SCALE: 1/4" = 1'- 0"

CONSTRUCTION NOTES:

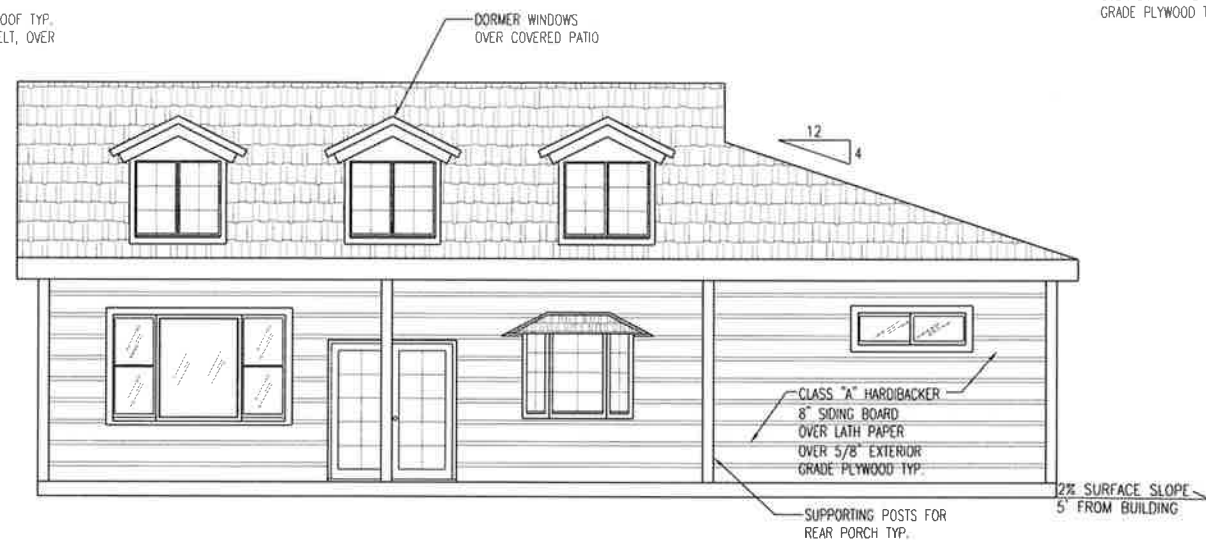
CLASS "A" HARDBACKER 8" SIDING BOARD OVER LATH PAPER OVER 5/8" EXTERIOR GRADE PLYWOOD TYP.



BARN SOUTH ELEVATION

02  
A3.0

SCALE: 1/4" = 1'- 0"



SECONDARY DWELLING SOUTH ELEVATION

03  
A3.0

SCALE: 1/4" = 1'- 0"

GRAPHIC SCALE: 1/4" = 1'- 0"



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REVISION

DATE

EAST AND SOUTH ELEVATIONS

SECONDARY HOME PROJECT

LeBard Residence  
1416 BARDSDALE AVENUE  
FILLMORE, CALIFORNIA 93015

KATHY AND JIM LEBARD  
1416 BARDSDALE AVENUE  
FILLMORE, CALIFORNIA 93015

SHEET FILE

DATE 10-10-2015

DRAWN ELEMER

CHECKED XXX

PROJECT NO 24515

A4.0

04 of 05

PART OF LA 060914-0194252





## CHB Chair and Vice-Chair Elections Process

### Step #1

Chair opens nominations for the position of Chair. Any member may nominate any other member including him or herself. A second is not necessary for nomination. Nominations stays open until there are no more.

### Step #2

Chair entertains a motion to close the nominations for Chair.

### Step #3

Chair calls for a vote of each nominated member for Chair in the same sequence the nominations were received. For example, if member 'A' nominates member 'C' and then member 'D' nominates member 'B', the vote will first be called for the election of member 'C'. If that fails, then the Cultural Heritage Board will vote on member 'B's' nomination, etc.

To be elected to either the position of Chair or Vice-Chair, the nominee must receive a majority of the votes of the members present and voting. Once the new Chair is elected, the new Chair will call for nominations of Vice-Chair following the same procedure outlined above.