
Subject: RE: Public Comment | Nocciola | Item 3

From: Craig Walker
Sent: Thursday, October 27, 2022 10:24 AM
To: James Vega; Lucas Seibert; Brian Aikens
Subject: Nocciolo Additions

Hello,

I just saw the request by Nocciolo to construct a permanent porch structure onto the side of the building. The CEQA exemption should not be approved because the building falls under the historic exemption. The building is a historic resource based on the "fair argument standard."

The "fair argument standard" can be used to trigger an environmental review under CEQA if:

1. It can be fairly argued based on substantial evidence that the proposed project may have a significant impact.
2. The "Fair Argument Standard" is met if substantial evidence supports a conclusion that proposed project may have a significant adverse effect on the environment--in this case a historic resource.

The building was the Presbyterian Manse, designed by Mead & Requa and built by Robert Winfield after the 1917 fire burned down the original.

In the City's Historic Resources Reconnaissance Survey by San Buenaventura Research Associates, the building was given a 1 for visual level of historic significance and a 1 for integrity. It is described in Patty Fry's book, *The Ojai Valley: An Illustrated History*, 3rd Edition. It is also on a list of Historic Structures of Merit created by the Historic Preservation Commission.

There is substantial evidence that the building is a City of Ojai Historic Resource and that the project could have a significant impact on its historical significance. There needs to be a historic report written evaluating the impact the project would have on the building. Only such a report can provide the evidence needed to allow the exemption.

Please forward this letter to the planning commission so they are aware of the historic character of the building and the need to investigate it further before allowing the proposed project to move forward.

Thank you, Craig Walker