

**CITY OF OJAI**

**RESOLUTION NO. 17-48**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OJAI  
APPROVING A HISTORIC LANDMARK PROPERTY (MILLS ACT) AGREEMENT  
BETWEEN THE CITY OF OJAI AND THE PROPERTY OWNERS  
OF THE SUBJECT PROPERTY  
LOCATED AT 700 SAN ANTONIO STREET,  
ASSESSOR'S PARCEL NUMBER 024-0-050-060  
FOR THE STRUCTURES AND 52- ACRES ESTATE KNOWN AS "WESTWAYS"  
CITY OF OJAI HISTORIC LANDMARK NO. 25**

**WHEREAS**, on June 17, 2017, the property owner, Kevin Bagley and Manuel Almeida, Submitted a request to the City of Ojai for a Landmark Property (Mills Act) Agreement property known as "Westways" located at 700 San Antonio Street (Assessor's Parcel Number 024-0-050-060) as it relates to the two-story, shingle-clad wood frame, single-family main residence, guest house, outbuilding #2, outbuilding #3, outbuilding #4, outbuilding #5, and the 52-acre estate; and

**WHEREAS** the features defining the character of the shingle style Architecture and the property include

- Wood shingle siding
- Cobblestone chimneys
- Multi-light casement windows set in wood frames and glazed wood doors,
- Steeply-pitched roofs and shed dormers,
- The buildings' simple cubic volumes,
- Main House,
- Guest House,
- Outbuilding #2 ((former office),
- Outbuilding #3 (original use unknown),
- Outbuilding #4 (recreation building),
- Outbuilding #5 (stable),
- Original stone-lined estate drives; and
- Mature native oaks set in pasture.

See Object Records for details of each of the following character defining elements included as Exhibit B to the Mills Act Agreement.

**WHEREAS**, the purpose of Ordinance No. 675, known as the "Cultural and Historic Preservation Law," Chapter 8 of the Ojai Municipal Code, is to promote the economic and general welfare of the City by preserving and protecting landmarks, monuments and points of historical interest having a special historical or aesthetic character or interest, in order to make

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the citizens of the City and visitors mindful of the historic, cultural and natural heritage of the City; and

**WHEREAS**, on September 14, 2017 the Historic Preservation Commission of the City of Ojai moved to forward a favorable recommendation to the City Council on entering into a Landmark Property “Mills Act” Agreement with the owners of 700 San Antonio Street (Assessor’s Parcel Number: 024-0-050-060); as it relates to the main residence, guest house, outbuildings #2, #3, #4, #5, and the 52-acre estate; and

**WHEREAS**, the purpose of Ordinance No. 800, known as the “Historic Landmark Property Agreements,” Chapter 9 of the Ojai Municipal Code, is to implement the provisions of the California Code Sections 50280, *et seq.* (the “Mills Act”), which serves as an incentive to property owners to preserve and maintain historic landmark property; and

**WHEREAS** The City acknowledges that the City of Ojai contains numerous historic buildings, which add to its character and identity. Some of these buildings may have not been adequately maintained over time, may be structurally deficient or may need rehabilitation. The costs of properly rehabilitating, restoring, preserving and maintaining historic buildings may be prohibitive for property owners. Implementation of the Mills Act as provided by this chapter is intended to serve as an incentive to property owners to preserve and maintain historic landmark property.

**WHEREAS**, on September 14, 2017, the Historic Preservation Commission received for its review and consideration a Staff Report and presentation in conjunction with the above-mentioned project and adopted HPC Resolution No. 17-05 recommending the City Council enter into the Historic Landmark Property (Mills Act) Agreement with the property owners.

**WHEREAS**, on October 24, 2017, the City Council received for its review and consideration a Staff Report and presentation in conjunction with the above-mentioned project. After taking public testimony, hearing evidence from the City staff and the applicants and reviewing the Phase I Historic Resources Report, the City Council finds that the main residence, guest house, outbuildings #2, #3, #4, #5, and the 52-acre estate located at 700 San Antonio Street and known as “Westways” is historically and culturally significant based on the findings contained in the Historic Resources Report and qualifies for recordation of a Mills Act Agreement on the subject property.

**WHEREAS** The City Council has considered the benefits of the Mills Act to the individual property owners and the historic value of individual buildings proposed for historic landmark property agreements with the potential cost to the City in providing the property tax reductions set forth in the Mills Act.

**WHEREAS**, entering into a Historic Landmark Property (Mills Act) Agreement between the City of Ojai and the property owners of 700 San Antonio Street is exempt from CEQA

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pursuant to Section 15061.b.3 (activities that can be seen with certainty to have no significant effect on the environment) of the CEQA Guidelines; and

***NOW THEREFORE, BE IT RESOLVED*** by the Historic Preservation Commission of the City of Ojai, California, that:

**SECTION 1.** The City Council hereby approves the Historic Landmark Property (Mills Act) Agreement for “Westways” subject to the conditions outlined in the attached Mills Act Agreement below.

DRAFT  
MILLS ACT AGREEMENT

**RECORDING REQUESTED BY**

City of Ojai

**WHEN RECORDED MAIL TO**

City of Ojai  
Gail Davis, Deputy City Clerk  
401 S. Ventura Street  
Ojai, CA 93023

(FOR RECORDER'S USE ONLY)

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**REQUEST RECORDING WITHOUT FEE. RECORD FOR THE BENEFIT OF THE  
CITY OF OJAI PURSUANT TO SECTION 6103 OF THE GOVERNMENT CODE**

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***HISTORIC LANDMARK PROPERTY AGREEMENT  
FOR CITY HISTORIC LANDMARK PROPERTY NO. 25  
LOCATED AT 700 SAN ANTONIO STREET, OJAI, CALIFORNIA 93023***

***THIS AGREEMENT*** (this "Agreement") is made and entered into this 24th day of October 2017 by and between the ***CITY OF OJAI, CALIFORNIA, a municipal corporation*** ("City"), and Kevin Bagley and Manuel Almeida, ("Owners").

**RECITALS:**

A. California Government Code Sections 50280, *et seq.* (the "Mills Act") authorizes cities to enter into agreements of qualified historic landmark property to provide for the use, maintenance and restoration of such historic landmark property so as to retain its characteristics as property of historical significance.

B. Owners hold fee title in and to that certain real property, located at 700 San Antonio Street, Ojai, California (the "Historic Landmark Property") and situated on and comprising Assessor's Parcel No. 024-0-050-060. This Agreement

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shall apply to the main residence, guest house, outbuildings #2, #3, #4, #5, and the 52-acre estate known as "Westways." This agreement includes the two-story, shingle-clad wood frame, single-family main residence, guest house, outbuilding #2, outbuilding #3, outbuilding #4, outbuilding #5, and the 52-acre estate. A legal description of the Historic Landmark Property is attached hereto as Exhibit "A" and incorporated herein by this reference.

Character Defining Features of the shingle style Architecture and the property include:

- Wood shingle siding
- Cobblestone chimneys
- Multi-light casement windows set in wood frames and glazed wood doors,
- Steeply-pitched roofs and shed dormers,
- The buildings' simple cubic volumes,
- Main House,
- Guest House,
- Outbuilding #2 ((former office),
- Outbuilding #3 (original use unknown),
- Outbuilding #4 (recreation building),
- Outbuilding #5 (stable),
- Original stone-lined estate drives; and
- Mature native oaks set in pasture.

See Object Records for details of each of the following character defining elements included as Exhibit B to this Mills Act Agreement.

C. On October, 24, 2017 the City Council of the City of Ojai accepted the recommendations of its Historic Preservation Commission ("HPC") and adopted Resolution No. 17-48 thereby:

- 1) Declaring and designating the Historical Landmark Property as a landmark pursuant to the terms and provisions of Chapter 8 of Title 4 of the City's Municipal Code (the "Code") and thereby eligible for the execution and recordation of this Agreement; and
- 2) Determining that it is in the public interest to enter into this Agreement with the Owners of the Historic Landmark Property pursuant to the terms and provisions of Chapter 9 of Title 4 of the Code.



















