

Council Chambers
300 First Street
Woodland, California

March 28, 1995

The Woodland City Council met in adjourned session at 7:00 p.m. in the City Hall Council Chambers. Vice Mayor Rominger called the meeting to order.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Sandy, Borchard, Flory, Rominger, Slaven

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: James, Ruggiero, Pinegar

HISTORICAL PRESERVATION
COMMISSIONERS PRESENT: Judith Boyer, David Wilkinson, Frank Corona,
Thomas Mucha, Randall Pack, Charles
Chase

HISTORICAL PRESERVATION
COMMISSIONERS ABSENT: Marcia Cary

PUBLIC COMMENT:

There were no public comments.

PROCLAMATION - CESAR CHAVEZ DAY:

Carlos Matos spoke to the Council in support of the adoption of a proclamation designating March 31, 1995 as Cesar Chavez Day.

Additional speakers who presented testimony in support of the proclamation included: Andy Porras, Yolo Unite; Frank Corona, Mexican American Concilio and Charros Caporales; David Nevarez, California Association of Bilingual Educators; Frances Losoya, President of Hispanic Chamber of Commerce; and Melton Losoya, Yolo County Hispanic Association of Professional Development, who read the proclamation.

On motion of Council Member Flory, seconded by Council Member Slaven and carried by unanimous vote, the City Council proclaimed March 31, 1995, as Cesar Chavez Day.

Mayor Sandy presented the proclamation to Carlos Matos who then presented the proclamation to Rick Gonzales. Mr. Gonzales thanked the Council for its action.

JOINT MEETING WITH HISTORICAL PRESERVATION COMMISSION:

Vice Mayor Rominger started the joint meeting with self-introductions.

Historical Preservation Commission Chairperson Boyer gave an overview of how preservation planning operates: It starts with Federal enabling legislation which in turn funds Federal and State programs. These programs then help local boards and commissions with technical assistance, standards and criteria, etc.

Vice Chairperson Mucha gave an overview of the Commission's past education and outreach activities which involve the Heritage Homes Awards, Preservation Week activities, Stroll Through History, Historic Site and Marker Programs and the walking tour brochures. All of these are intended to foster an appreciation of the City's history and historical resources which in turn helps to encourage preservation of those resources.

Commissioner Wilkinson went over the Goals, Objectives and Actions that are proposed by the Commission as part of the Policy Plan Update of the Historic Element of the General Plan. Wilkinson also summarized some of the economic incentives and advantages of preserving historical buildings, districts and sites such as investment tax audits, use of the historic building code, tourism and overall economic development.

Some of the concerns and comments raised by the Council pertained to: working together and not at cross purposes, setting reasonable standards for evaluation and designation of historic resources, how preservation can benefit the whole community, how the Hays Truck Museum can be retained and not relocated out of Woodland, ways to enhance and improve neighborhoods, considering more Heritage Homes Awards and recognition to homes and properties north of Main Street and possibly holding public workshops on rehabilitation/restoration of historic homes for technical assistance to homeowners.

Chairperson Boyer explained the Historical Resources Inventory Study List Evaluation Criteria that had been adopted at the last Commission meeting. This criteria will be use when evaluating and rating the properties on the study list in order to determine whether these properties will remain on the study list and eventually be submitted to the City Council for placement on the City's Historical Resource Inventory.

Council Member Flory at that point explained that he had a potential conflict of interest and moved away from the table. Commissioner Wilkinson explained that there were a lot of judgement calls to be made regarding the study list properties and that in reality some of the structures have little potential for adaptive reuse.

Commission Chairperson Boyer noted that in situations where buildings cannot be preserved the inventory process helps preserve history by documenting a historic use or site.

Community Development Director Janet Ruggiero stated that being on an inventory can help reduce delays by documenting in advance the significance of a site so that an assessment will not have to be completed at a later date if a demolition request is received. The inventory listing also can save time for the use of Block Grant funds or use of rehab loan funds.

Mayor Sandy emphasized the need for working together to avoid past conflicts and

to have more of a dialogue. Property owners are concerned about the City trying to preserve all historic or potentially historic buildings.

Commissioner Wilkinson noted that the demolition ordinance is not an absolute ban but rather a delay process for further study and looking at alternatives to demolition.

When asked about CEQA and preservation the Community Development Director stated that in the case of a demolition request the City under new CEQA law is required to make a determination of whether a property is a historical resource or potential historical resource even if the property is not on the City's Historical Resources Inventory.

Neal Peart, resident of Woodland, made a presentation to the Council outlining specific charges and allegations of wrongdoing by the City and the Historical Preservation Commission regarding the Historic Resources Inventory that is underway. At the end of his presentation he presented a letter to the Mayor asking for a full investigation of the allegations. Mr. Peart's main objection concerned his building at 1225 East Oak Avenue being on the study list. He felt that being on the list was an economic burden and liability and that he could not sell the property because of the uncertainties.

The following property owners also spoke at the meeting and voiced concerns about property rights being diminished, questioned whether their buildings are indeed historic, questioned the authority of the City to regulate demolition requests, suggested a perceived "shot gun" approach to preservation and insensitivity of the Commission to economics, and asked what is historic, etc: Xavier Tafoya, Ron Vannucci, Jerry Shaddinger, Dudley Holman, Sam Coffey, Earl Compton, Ken Reiff, and Rich Harrison.

The City Council directed staff to prepare a response regarding Mr. Peart's letter and to report back to the Council.

Commissioner Wilkinson stated that he felt there was also a community interest in preserving historic buildings and that property owners alone should not have the final say on demolitions.

Commissioner Boyer pointed out the advantages of studying the properties and being placed on an inventory and questioned whether the Commission needed permission from property owners to do a survey. She also noted that there is a difference between being on an inventory and on a study list. A study list does not control land use or zoning.

Mayor Sandy said the City needs to be responsive and move in unison regarding these issues and that the kinks in the process need to be worked out. He also asked that staff respond to the various questions raised.

RESOLUTION NO. 3874 - OFFICE OF EMERGENCY SERVICES:

On motion of Mayor Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council adopted Resolution No. 3874 designating City Agents for filing for financial assistance with the Office of Emergency Services.

ADJOURNMENT:

At 9:50 p.m. the meeting was adjourned.

A closed session scheduled for a Public Employee Performance Evaluation (Government Code Section 54957) regarding the City Manager was cancelled.

Mayor of the City of Woodland