

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Meeting – May 11, 2011
Fresno City Hall, Room 2165 A - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:09 p.m.

Commissioners

Present:

Rogenia Cox, CHAIR
Armando Rodriguez, VICE-CHAIR
Izzy Einsidler, Commissioner
Connor Murphy, Commissioner

Absent: Bobby Bliatout, Commissioner
Daniel Payne, Commissioner

Staff

Present:

Claudia Cázares, Manager
Housing and Community Development
Kathy Cornell, Recording Secretary

Absent: Craig Scharton, Assistant Director
Development and Resource Management

B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

Minutes of April 13, 2011 were approved as presented.

D. GENERAL ADMINISTRATION

1. CONSIDER RECOMMENDING APPROVAL OF THE FOLLOWING ACTIONS RELATING TO THE PROPOSED REHABILITATION OF 129 N. COLLEGE AVENUE, FRESNO, CA 93701 (APN 459-311-10) IN THE FREEWAY-99 IN THE FREEWAY-99 GOLDEN STATE CORRIDOR REDEVELOPMENT PROJECT AREA:
 1. ADOPT A FINDING OF A CATEGORICAL EXEMPTION PER STAFF DETERMINATION, PURSUANT TO SECTION 15301 CLASS 1 OF THE CEQA GUIDELINES, FOR THE REHABILITATION OF A SINGLE FAMILY HOME LOCATED AT 129 NORTH COLLEGE AVENUE, FRESNO, CA 93701.
 2. RECOMMEND APPROVAL OF A JOINT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND THE STATE CENTER COMMUNITY COLLEGE DISTRICT FOR PARTICIPATION IN A RECONSTRUCTION PROGRAM FOR THE REHABILITATION OF 129 N. COLLEGE AVENUE, FRESNO, CA 93701.
 3. RECOMMEND APPROVAL OF A SERVICES AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF FRESNO AND THE COALITION FOR URBAN RENEWAL EXCELLENCE (CURE) FOR CONSTRUCTION CONTRACTING/CONSULTING SERVICES RELATING TO A HOUSING RECONSTRUCTION PROGRAM WITH FRESNO CITY COLLEGE INVOLVING THE REHABILITATION OF 129 N. COLLEGE AVENUE, FRESNO, CA 93701.

Debra Barletta, Project Manager, Redevelopment Agency presented the report to the Commissioners. Vice-Chair Rodriguez was concerned with the removal and replacement of the walls and possible asbestos. With no mention of asbestos in the staff report, and the Commissioners being asked to approve an exemption from the CEQA guidelines, Mr. Rodriguez questioned how the Commission could make that finding with no facts. Ms. Barletta stated the lead and asbestos is a mandatory requirement to have removed before the students enter into the premises. Ms. Barletta stated CEQA is different from toxic material reports or substances within the house and that it is another requirement of the rehabilitation work. Claudia Cázarez Manager, Housing and Community Development Division stated the CEQA finding 15301 Class 1 required a return inspection and the asbestos and lead base paint report will be prepared separately. Ms. Cázarez stated that under CEQA you don't have

to know what the asbestos and the lead problems are with the property site. Lead and asbestos abatement are not part of the CEQA guidelines in determining the exemption or the non-exemption and are done under a separate process. Vice-Chair Rodriguez asked if they have to contend with those two requirements and if they are on-going at this time. Ms. Cázarez confirmed. Vice-Chair Rodriguez asked who will pass judgment on whether they have met the standard. Ms. Cázarez stated The Redevelopment Agency is the responsible entity. Vice-Chair Rodriguez asked under the categorical exemption to the CEQA Guidelines is the Commission making the recommendation to the City Council and inquired who was the petitioner. Ms. Cazares confirmed it was RDA (The Redevelopment Agency). Vice-Chair Rodriguez inquired if CEQA has to go through the planning department of the City of Fresno. Ms. Cázarez replied no. The only CEQA that goes through the Planning Department is if there was a Planning application to the Planning Department for example; a site plan review, lot line adjustment, or a sub-division map. Nathan Magsig, Executive Director, Coalition Urban Renewal Excellent informed the Commission that the interior of the property has been tested and stabilized for lead and asbestos and is being eradicated and treated using Safe Lead Based Paint Practices. On the exterior of the home Park Environmental will be involved in removing and stabilizing the remainder of the lead and asbestos materials that exist prior to the volunteers from the school entering to perform their work. Vice-Chair Rodriguez asked if Coalition for Urban Renewal Excellence (CURE) and State Center Community College District had liability insurance coverage. Mr. Magsig and Tamara Glover (Fresno City College) both confirmed. No public comment was provided. CHAIR Cox recued herself from voting due to being employed by The State Center Community College District. Voting was invalid due to lack of quorum.

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **May 11, 2011.**

There being no further business to bring before the Housing and Community Development Commission, the Meeting adjourned at 6:20 p.m.

Attest: Rogenia Cox, CHAIR

Attest: Claudia Cázarez, Manager
Housing and Community Development