



## City of Rohnert Park Planning Commission Report

**DATE:** December 14, 2017

**ITEM NO:** 8.5

**SUBJECT:** PLCF17-0001 Finding of Consistency with the General Plan to Complete CDBG Funded Improvements

**LOCATION:** Various locations citywide

**REQUEST:** Consider adoption of Resolution 2017-31 finding that proposed Rohnert Park Senior Center Accessibility Improvements are consistent with General Plan 2020 and eligible for CDBG and other funding resources.

**APPLICANT:** City of Rohnert Park

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### **Summary**

The Planning Commission is charged with the responsibility for ensuring that City projects and actions are consistent with goals and policies of the adopted General Plan. It is requested that the Planning Commission review the proposal to apply for CDBG funds for the Rohnert Park Senior Center Accessibility Improvements for FY 2018-2019. The determination of General Plan consistency is needed prior to the use of CDBG funding resources.

### **Discussion**

The City of Rohnert Park is preparing a grant application for funding through the FY 2018-19 Community Development Block Grant (CDBG) Program administered by the Sonoma County Community Development Commission. The funding application requires a certification of projects' consistency with the Rohnert Park General Plan.

The Community Development Block Grant ("CDBG") Program was created by the federal Housing and Community Development Acts of 1974 and 1987, with its primary objective being the development of viable communities through the provision of decent housing, a suitable living environment and the expansion of economic opportunities, primarily for lower income persons. The Sonoma County Community Development Commission ("SCCDC") is the designated local administrative body for the CDBG Program.

All funding proposals from municipalities must be submitted to the SCCDC with city/town council resolutions endorsing proposed projects. Staff is seeking Council endorsement of the Rohnert Park Senior Center Accessibility Improvements (“Project”) at the December 12, 2017 City Council meeting.

The Project includes interior and exterior accessibility improvements to the Senior Center building at 6800 Hunter Drive, within the Central Rohnert Park Priority Development Area. The immediate neighborhood around the Senior Center is characterized by a greater concentration of lower-income households compared to the rest of Rohnert Park, having a median household income of \$29,468, which is 50% of the Rohnert Park median household income of \$58,317. The neighborhood also has a greater concentration of older senior households, with 28% of households having 1 or more persons 65 years or older, compared with 20% overall in the city.

The Project is eligible for CDBG funds, meeting the following goal and objective in the Sonoma County CDC FY 2018-19 Funding Policies pertaining to target populations and public facilities accessibility:

- **Goal 2.3.1.1.**  
*Assist in creating and/or replacing infrastructure systems and public facilities that meet the needs of lower income people, people with disabilities, and other special needs subpopulations county-wide.*
- **Objective 2.3.2.2.**  
*Construct, renovate, or install access modifications to reduce or eliminate architectural barriers to meet the special needs of persons with disabilities and the elderly in accordance with the American with Disabilities Act (ADA) in public facilities, including but not limited to public parks, restrooms, youth centers, senior centers, fire stations, libraries, and community recreation facilities.*

The Project will build on the existing Senior Center Restroom Renovation (Project No. 2015-07), which is currently funded with \$109,200 in 2007R Bond Proceeds, approved with the FY 2016-17 Capital Improvement Plan Budget adopted by the City Council on June 14, 2016. The additional upgrades that would be made possible with CDBG funding include widening the hallway adjacent to the restrooms, upgrading the ramp and parking spaces for the facility, and addressing other non ADA-compliant issues with built-in elements and fixtures throughout the building. The total Project cost is estimated to be \$231,800, including environmental clearance, design, project management, construction, permits and construction contingency.

### **General Plan Consistency**

The proposed activities and improvements have been reviewed for consistency with the goals and policies of the Rohnert Park General Plan 2000, and have been found to be consistent. Specifically, the CDBG funding is consistent with the following policies of the General Plan:

#### **Open Space, Parks and Public Facilities**

- OS-H      Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance.*
- PF-K      Provide recreational and cultural facilities serving residents and visitors.*

*PF-37 Use the City's Capital Improvement Program, Public Facilities Fee Program, federal and state grant funds, and other funding sources to implement community-wide or area-wide improvements that cannot be conditioned as part of private development projects.*

**Analysis**

The CDBG funding application seeks to bolster the approved City funds for the Senior Center, which is consistent with General Plan Open Space Goal OS-H to “ensure adequate funding for...facilities acquisition, development and maintenance.”

Furthermore, as the Senior Center is in the Central Rohnert Park PDA, this Project is consistent with General Plan goals specific to that area. Public Facilities Goal PF-K calls for the City to “provide recreational...facilities serving residents and visitors.” The Project will result in the Senior Center being compliant with most current Americans with Disability Act standards, thus making the facility fully accessible to a broad range of users. Finally, the project meets Public Facilities Goal PF-37 to “use the City’s Capital Improvement Program..., federal and state grant funds to implement improvements that cannot be conditioned as part of private development projects.”

**Environmental**

The recommended finding of consistency is not a project pursuant to Section 15378 of the California Environmental Quality Act Guidelines (CEQA) and additionally, since this is a consistency finding the previous environmental documentation for the General Plan is adequate CEQA documentation.

**Public Notification**

Pursuant to Government Code Section 65401 and City Ordinance, no public hearing is required to report on this CDBG funding application’s consistency with the General Plan.

**Recommendation**

Based on the analysis and findings of this report and the attached resolution, Staff recommends that the Planning Commission, by motion, adopt Planning Commission Resolution No. 2017-31 reporting to the City Council that the Rohnert Park Senior Center Accessibility Improvements project is consistent with General Plan 2020 and eligible for CDBG and other funding.

**Attachments:**

1. Planning Commission Resolution No. 2017-31

**APPROVALS:**

J. Beiswenger /sn  
Jeffrey Beiswenger, AICP, Planning Manager

12.8.17  
Date

**RESOLUTION NO. 2017-31**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, FINDING THAT PROPOSED ROHNERT PARK SENIOR CENTER ACCESSIBILITY IMPROVEMENTS IS CONSISTENT WITH GENERAL PLAN 2020 AND ELIGIBLE FOR CDBG AND OTHER FUNDING RESOURCES**

**WHEREAS**, on July 25, 2000 the City Council approved Resolution No. 2000-152 adopting a comprehensive update of the City's General Plan which included specific policies and objectives for infrastructure, construction and maintenance of public facilities; and

**WHEREAS**, the City is pursuing Community Development Block Grant (CDBG) funding for the Rohnert Park Senior Center Accessibility Improvements in order for that facility to meet current Americans with Disabilities Act (ADA) standards; and

**WHEREAS**, the Planning Commission is appointed by the City Council as the Planning Agency for the City of Rohnert Park and is required by State law to review and find that all proposed construction projects initiated by the City are consistent with the adopted General Plan; and

**WHEREAS**, in accordance with the California Environmental Quality Act, the Project manager has determined that the proposed public facilities maintenance project is in conformance with the General Plan and is not a project pursuant to Section 15378 of the CEQA Guidelines, and additionally, since this is consistency finding, the previous environmental documentation for the General Plan is adequate CEQA documentation; and

**WHEREAS**, on December 14, 2017, the Planning Commission reviewed Planning Application No. PLCF17-0001 (Finding of Consistency with the General Plan to Complete CDBG Funded Improvements), at which time interested persons had an opportunity to testify either in support or opposition to the project; and

**WHEREAS**, at the December 14, 2017, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all the facts relating to Planning Application No. PLCF17-0001; and

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE** that the proposal to is complete the Rohnert Park Senior Center Accessibility Improvements is consistent with General Plan 2020 and eligible for CDBG and other funding sources adopted City of Rohnert Park Comprehensive General Plan and incorporates all information and comment provided at its December 14, 2017 public meeting as part of its finding, including the staff report.

**DULY AND REGULARLY ADOPTED** on this 14<sup>th</sup> day of December, 2017 by the City of Rohnert Park Planning Commission by the following vote:

AYES: \_\_\_\_\_ NOES: \_\_\_\_\_ ABSENT: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_

ADAMS \_\_\_\_\_ BLANQUIE \_\_\_\_\_ BORBA \_\_\_\_\_ GIUDICE \_\_\_\_\_ HAYDON \_\_\_\_\_

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Dan Blanquie, Chairperson, Rohnert Park Planning Commission

Attest: \_\_\_\_\_  
Susan Azevedo, Secretary