



City of Rohnert Park Planning Commission Report

DATE: December 8, 2016

ITEM No 8.2

SUBJECT: PLCF16-0001 Finding of Consistency with the General Plan to Complete Street Improvements

LOCATION: Various sidewalk ramp locations along Redwood Drive and Commerce Boulevard

REQUEST: Consider adoption of Resolution 2016-35 finding that street improvements are consistent with General Plan 2020 and eligible for CDBG and other funding resources

APPLICANT: City of Rohnert Park

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. The Planning Commission is being requested to review the proposal by the City to complete improvements along city streets with the use of CDBG and other funding resources.

Discussion

The City of Rohnert Park is preparing a grant application for funding through the FY 2017-18 Community Development Block Grant (CDBG) Program administered by the Sonoma County Community Development Commission (Sonoma County CDC). The Redwood Drive and Commerce Boulevard Sidewalk Ramps ADA Upgrade project is proposed to be submitted for consideration for CDBG funding. The funding application requires a certification of projects' consistency with the Rohnert Park General Plan.

The Redwood Drive and Commerce Boulevard Sidewalk Ramps ADA Upgrades Project is part of an ongoing effort to bring sidewalk ramps in Rohnert Park into compliance with requirements of the Americans with Disabilities Act (ADA). The proposed ramp project includes locations along Redwood Drive at the intersections of Los Feliz, Laguna Drive and Rohnert Park

Expressway, and along Commerce Boulevard at the intersections of Alison Avenue, Arlen Drive, Avram Drive, Padre Parkway and Hinebaugh Creek.

The Community Development Block Grant Program provides resources for activities that benefit lower income persons. The Sonoma County CDC FY 2017-18 Funding Policies specifically require that 70% of Sonoma County's CDBG funds be used to benefit persons earning less than 80% of the area median income. This proposed ramps upgrade project directly serves households earning less than 80% of the area household income. The project area includes residential areas along Redwood Boulevard within Census Tract 1512.01, Block 1, for which the median household income is \$41,780, and Census Tract 1512.01, Block 5 with a median household income of \$38,697 (*2010-2014 American Community Survey 5-Year Estimates, Table B19013, U.S. Census Bureau*). These areas are 73% and 67% of the Rohnert Park median household income, respectively. The residential areas along Commerce Boulevard are within Census Tract 1513.05, for which the median household income is \$41,979 (*2010-2014 American Community Survey 5-Year Estimates, Table DP03, U.S. Census Bureau*), which is 73% below the Rohnert Park median household income of \$57,577.

General Plan Consistency

The proposed street improvement projects have been reviewed for consistency with the goals and policies of the Rohnert Park General Plan 2000, and have been found to be consistent. The relevant goals and policies are listed and discussed in the following section:

Transportation

- CD-K Provide safe, convenient, and comfortable pedestrian connections within commercial centers and between commercial centers and adjacent sites and residential neighborhoods.
- TR-N: Promote safe, efficient, and comfortable circulation for cyclists and pedestrians throughout Rohnert Park.

Analysis

The proposed sidewalk curb ramp project will add ADA-compliant facilities along two corridors that connect residential development with community amenities such as shopping and services found in commercial centers within walking distance, transit stops located along both the Redwood Drive and Commerce Boulevard corridors, and adjacent city facilities. This is consistent with General Plan Community Design Goal CD-K to provide pedestrian connections where needed. Sidewalk curb ramps are also consistent with Transportation Goal TR-N since circulation for disabled individuals will be enhanced throughout Rohnert Park. The lack of ADA-compliant facilities can be impediments to mobility. The City intends to remove these impediments along city streets and sidewalks as funding resources become available.

Environmental

No environmental document is required. This 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.

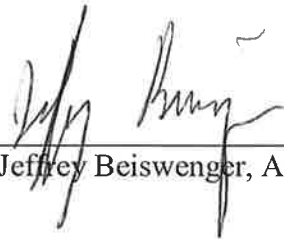
Recommendation

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. 2016-35 reporting to the City Council that proposed street improvements are consistent with General Plan 2020 and eligible for CDBG and other funding.

Attachments:

1. Planning Commission Resolution No. 2016-35

APPROVALS:



Jeffrey Beiswenger, AICP, Planning Manager

12-2-16

Date

RESOLUTION NO. 2016-35

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, FINDING THAT PROPOSED STREET IMPROVEMENTS ARE 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 CDBG and other funding resources to complete Americans with Disabilities Act (ADA) compliant upgrades to existing curb ramps City-wide to meet current 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 finding the proposed park and street improvement projects in conformance with the General Plan 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 8, 2016, the Planning Commission reviewed Planning Application No. PLCF16-0001 (Finding of Consistency with the General Plan to Complete Street Improvements), at which time interested persons had an opportunity to testify either in support or opposition to the project; and

WHEREAS, at the December 8, 2016, 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. PLCF16-0001; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE: that the installation of ADA-compliant sidewalk curb ramps along city streets is consistent with the adopted City of Rohnert Park Comprehensive General Plan and incorporates all information and comment provided at its December 8, 2016 public meeting as part of its finding, including the staff report.

DULY AND REGULARLY ADOPTED on this 8th day of December, 2016 by the City of Rohnert Park Planning Commission by the following vote:

AYES: _____ NOES: _____ ABSENT: _____ ABSTAIN: _____

ADAMS _____ BLANQUIE _____ BORBA _____ GIUDICE _____ HAYDON _____

John Borba, Chairperson, Rohnert Park Planning Commission

Attest: _____
Susan Azevedo, Secretary