



## **PARKING AND TRAFFIC COMMISSION STAFF REPORT**

**MEETING DATE:** April 16, 2024

**TO:** Parking and Traffic Commissioners

**FROM:** Carlye Buchholz, PE, PLS, City Engineer

**SUBJECT:** Parking for Employees in Residential Areas

---

### **RECOMMENDATION**

The business (Tuolumne River Trust) meets current requirements for providing employee parking, and no action is recommended. Consider performing a parking study of the Downtown area to establish residential permit parking districts.

### **BACKGROUND**

The Tuolumne River Trust is occupying a building on W. Jackson Street. This building currently has five (5) designated parking stalls. However, the business has more employees than available parking spaces, and the overflow of employees from Tuolumne River Trust have begun parking on the residential streets. There have been instances where the employee parking has blocked residents' paths to their doors and driveways.

### **DISCUSSION**

As it pertains to the Tuolumne River Trust building, the *City of Sonora Municipal Code Section 17.42.060 Number; Parking Stalls* states that the number of required parking stalls be determined as "One per two hundred gross square feet of floor area." Per our research, this building has a gross area of 1,120 square feet. Therefore, five (5) parking stalls is adequate for this business per City of Sonora Municipal code.

I encourage the Parking and Traffic Commission to consider authorizing a parking study of the downtown area to explore establishing residential permit parking districts.

### **FISCAL IMPACT**

There is no fiscal impact at this time. However, should the Parking and Traffic Commission authorize a parking study, the estimated cost of that work is between \$150,000 and \$200,000.

### **ATTACHMENTS**

Parking and Traffic Commission Request

## Tracy Skelly

---

**To:** Melissa Eads; asegerstrom@sonoraca.com  
**Subject:** RE: W. Jackson Parking

Hi Ann, I have shared with Rachelle and Jerry. Also, I am going to look at the location today. Depending on my understanding of the issue, we may take an item to the parking and traffic committee. Best, ME

**From:** asegerstrom@sonoraca.com <asegerstrom@sonoraca.com>  
**Sent:** Friday, May 5, 2023 10:55 AM  
**To:** Melissa Eads <meads@sonoraca.org>  
**Subject:** Fwd: W. Jackson Parking

FYI. Looking up the location.

----- Original Message -----

**Subject:** W. Jackson Parking  
**Date:** Fri, 5 May 2023 10:48:52 -0700  
**From:** "Danny Boy™" <dannykitchen@icloud.com>  
**To:** amerrill@sonoraca.com, scruz@sonoraca.com, mhawkins@sonoraca.com  
**Cc:** mplummer@sonoraca.com, asegerstrom@sonoraca.com

Greetings, Council Members.

I'm looking for advice on how to approach a newly developed parking issue on W. Jackson St, in downtown Sonora. The Tuolumne River Trust recently leased the building next to my project house, and the building they leased does not have adequate parking for the amount of employees who arrive to work M-F. The building has 5 designated parking spaces in front of 251 W Jackson. They have work vehicles that stay in 2 or 3 of the designated parking spaces, which leaves 11-12 of the 14 employees taking over the residential parking. I normally communicate with Pam who works there and she's a very nice person, who has asked employees not to block my entrance path to my door & not to block my driveway. I was asking them (politely) to move multiple times a week for a few weeks due to the blocking of the driveway & pathway to the front door. I called the non emergency SPD number once to find out what is legally acceptable (blocking driveways or access to a door are prohibited). I've solved my issue for the most part by working with Pam. My driveway hasn't been blocked for 3 days, so far (knock on wood). Although, the neighbors and neighborhood are clearly upset, and have voiced their concerns about the parking issue, and one of the nicest elderly neighbors of mine is getting his established parking spot taken from him daily—now that they've steered away from my driveway. Is there a law about businesses meeting parking requirements to accommodate their employees? Or is there something that states that a company (for profit or nonprofit) cannot take over the residential parking spaces for a daily business or work practice? I'm looking for the most effective and peaceful solution possible to move forward. I was going to suggest they carpool, but I am the only one who's been bold enough to knock on their door about the issue, and don't want to overstep or become a pest myself. Thank you for your time. You can reach out to me by email, or by phone 209-206-8070.

Respectfully,

Danny Kitchen