



PARKING AND TRAFFIC COMMISSION STAFF REPORT

MEETING DATE: April 16th 2024

TO: Parking and Traffic Commissioners

FROM: Carlye Buchholz, PE, PLS, City Engineer

SUBJECT: Request for Additional Parking on Calaveras Street

RECOMMENDATION

Option 1: Consider extending the lease of City Right of Way (ROW) that the applicant currently has to include City ROW on the south side of Calaveras Street (which is adjacent to Tuolumne County Facilities).

Option 2: Consider extending the lease of City ROW that the applicant currently has to include City ROW on the north side of Calaveras Street east of their existing lease.

Option 3: Consider selling the County an ingress/egress easement over the existing driveway through the City owned parcel on the south side of Calaveras Street. Construct city-owned and maintained short-term parking on the south side of Calaveras Street between said driveway and the County facilities loading dock.

Option 4: A combination of Option 1 and Option 2 or a combination of Option 2 and Option 3.

BACKGROUND

The Bract House opened for business in 2023.

Bract House currently leases a portion of City ROW which allowed for the improvement of this property to facilitate parking for this business.

DISCUSSION

The applicant has fully complied with all City ordinances and agreements consistent with the development and operation of their facility at 10 Calaveras Street. The business has periods of activity which require that customers park in City ROW outside of the developed parking as identified in the leased City ROW map included as an attachment to this report. Due to the realignment of South Washington Street in the past, the City has ROW to the north and south of Calaveras Street beginning near the intersection of S. Washington and extending to Oregon Street.

The ROW to the south of Calaveras Street is unimproved and includes drainage elements such as being a low spot in the area, a storm drain and culverts. This area abuts the Tuolumne County Facilities Yard, where County employees and vehicles are parked.

Although the ROW south of Calaveras Street is unimproved, it is wide enough to accommodate additional parking for the area. Customers of Bract House have been using this area to park as they patronize the business. There is typically a high turnover of parking spaces.

Additionally, the City has ROW to the northeast of Bract House that has also been used to facilitate parking. Bract House is providing the number of spaces required by their permit with the City. As the business has matured, it is clear that the additional parking in City ROW, in addition to the area currently being leased, is necessary to keep patrons from parking on adjacent residential streets.

To complicate matters, according to the County Facilities Manager, the facilities department has grown recently, not only in the number of employees working for the department, but also in the number of vehicles trying to park in the facilities yard. The result has been competition between County vehicle and County employee parking for the parking taking place in the City ROW along Calaveras Street.

This competition for limited parking in the area has been frustrating for all involved—customers, business operators and neighborhood residents. As previously mentioned, as customers struggle to find parking near the business, they travel into the neighborhood in search of parking. The circulation in the area also suffers at times, impacting motorists' ability to make a left turn off S. Washington onto Calaveras Street, as patrons look for parking.

Engineering spoke with Bill Canning who has a proposed development south of the proposed parking improvements, and he has no opposition to the potential improvements.

An exhibit, with three options has been prepared to illustrate where the parking improvements could be made and parking stalls added. The proposed improvements include new roadway surfacing, either hot mix asphalt or concrete; culvert extension and concrete valley gutter; retaining wall, and thermoplastic traffic striping.

Cost estimates have been prepared by both the City and the property owner of the Bract House facility site. These estimates only include the hard cost of construction and do not include costs for engineering, construction management and inspection, staff time, or contingencies. It should be noted that the property owners would be self-performing the construction of the improvements, significantly reducing costs. The estimates corresponding to the provided exhibits are as follows:

Option A – Hard cost of construction

City Estimate: Approximately \$56k

Property Owner Estimate: TBD

Option B – Hard cost of construction

City Estimate: Approximately \$71k

Property Owner Estimate: Approximately \$15k

Option C – Hard cost of construction

City Estimate: Approximately \$50k

Property Owner Estimate: Approximately \$15k

FISCAL IMPACT

The cost at this time is undetermined and depends on the selected action taken.

ATTACHMENTS

Parking and Traffic Commission Request

Leased City Right of Way (ROW) for Bract House Parking Map

ROW map for Calaveras Street

Photos of Calaveras Street (looking east from S. Washington)

Bract House Improvement Exhibits

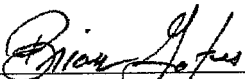


City of Sonora
94 N. Washington Street
Sonora, CA 95370
Parking & Traffic Commission Request

Name: Brian Gates	Date: 02/02/24
Address: P.O.Box 69. Burson, California 95225	
Home Phone # (209)304-1212	Work Phone # (209)304-1212
Location of Concern: 10 Calaveras Street, Sonora. [Bracthouse/contiguous street parking]	

Nature of Request:
 Property owner of 10 Calaveras Street, Sonora [Bracthouse], in conjunction with the Bracthouse tenant, seek to have several parking time limit signage, of 15 minutes duration, placed on or upon the City right-of-way street parking/areas adjacent or contiguous to the Bracthouse to allow patron/public parking turnover in available parking spaces at or around the Bracthouse.

In addition, Requestor presently leases parking under written agreement with the City, and requests a lease of an additional lot which appears to be available.



 Signature of Requestor

February 2, 2024

 Date

Use reverse for additional space if needed

Recommendation: *City Use Only*

Action Taken: *City Use Only*

City Staff Receiving Request

Date of Receipt

Meetings are held on an as needed basis. Please complete this form with a digital photo attached to the back, or a detailed sketch of the subject area, along with any backup information you feel will be helpful in processing your request.
YOU OR A REPRESENTATIVE MUST BE PRESENT AT THE MEETING FOR YOUR REQUEST TO BE HEARD!

Please return this form to City Building & Planning Department at 94 N. Washington Street, Sonora, CA 95370 Phone (209) 532-3508.

SEE OTHER SIDE TO ATTACH PHOTO OR SKETCH

ATTACH PHOTO OR SKETCH HERE



BRACT HOUSE

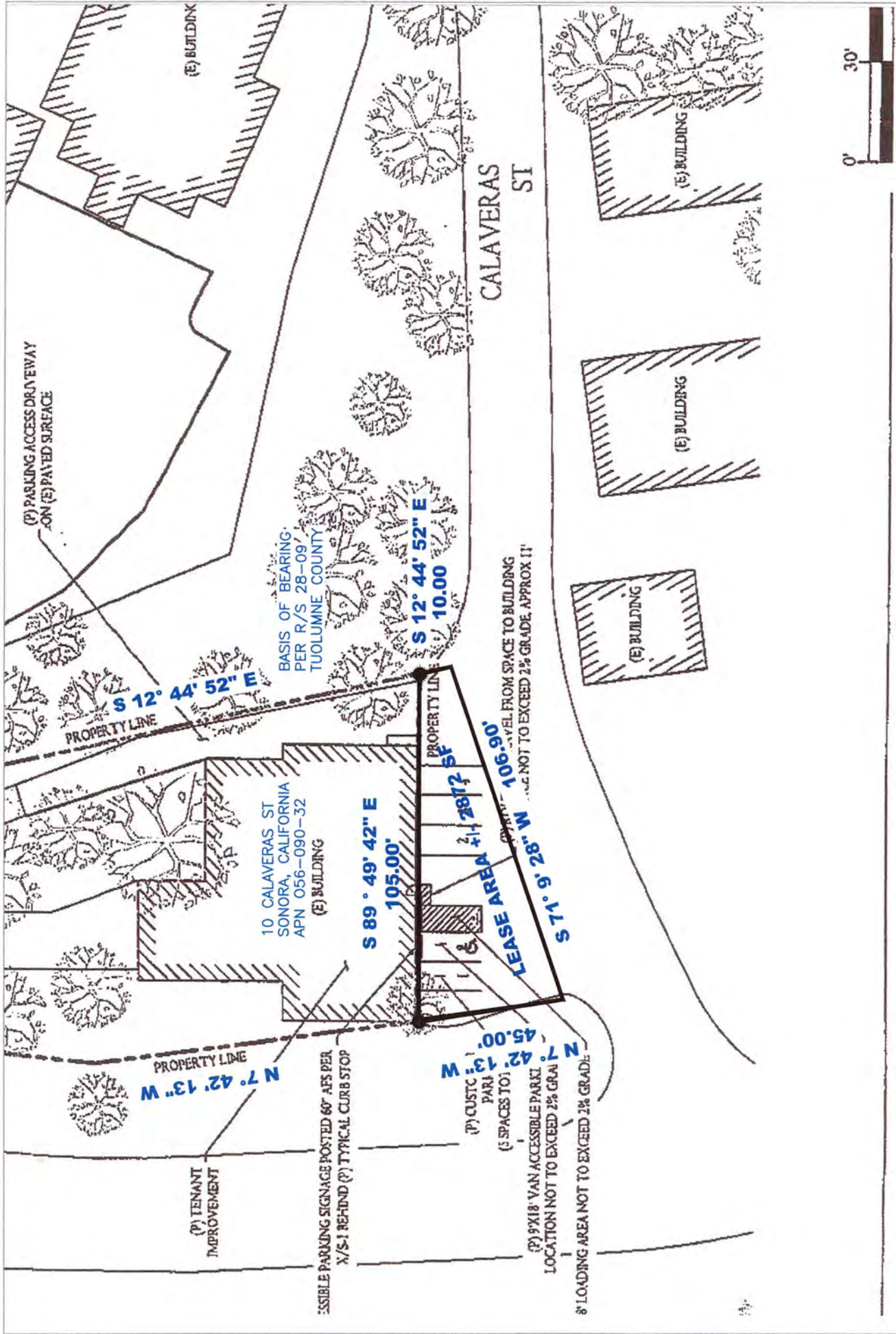








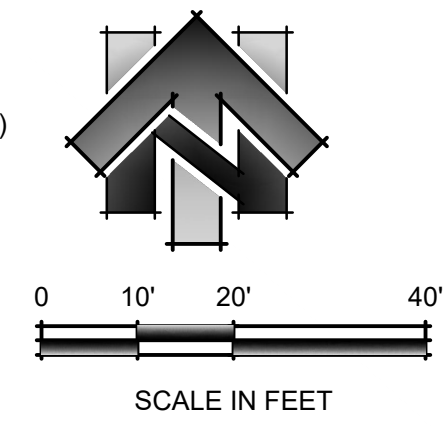
EXHIBIT A-Bract House Parking Area Lease

1"=40' Scale



LEGEND

-  2" HMA / 6" CLASS II AB (OR CONCRETE EQUIVALENT)
-  RIP-RAP
-  ROADSIDE SIGN
-  12" CULVERT (CMP)
-  6" THERMOPLASTIC TRAFFIC STRIPE
-  EXISTING THERMOPLASTIC TRAFFIC STRIPE



NO.	REVISION	DESCRIPTION	CHECKED BY	DATE

DRAWING SCALE
 HOR. SCALE: AS NOTED
 VERT. SCALE: N.T.S.



R.E.Y. ENGINEERS, Inc.
 Civil Engineering | Land Surveying | Remote Sensing
 905 S. Main Street, Suite 200 | Sonoma, CA 95060
 707.366.3040 | Fax: 707.366.3033

BRACT HOUSE PARKING EXHIBIT

OPTION A







SONORA CITY **CA**

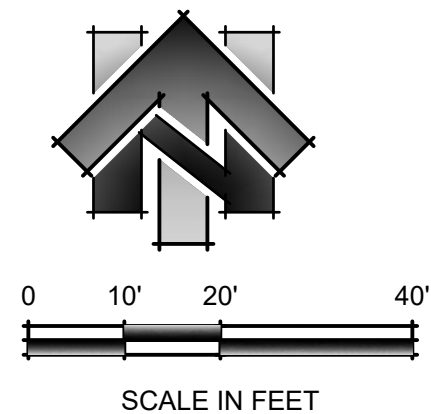
DRAWING INFO
 DATE: 04/03/24
 DRAFTER: JC
 DESIGNER: KH
 REVIEWER: KH

R.E.Y. PROJECT NO.
2204.005
 SHEET NO. **1** OF **3**

N:\2204 - Dewberry\005 - City of Sonora City Engineering Services\10 - CAD Drawings\Exhibits\Bract House Improvements\2204-005 Bract House Improvement Exhibit.dwg Apr 03, 2024 - 1:40pm, jcheung

LEGEND

-  2" HMA / 6" CLASS II AB (OR CONCRETE EQUIVALENT)
-  RIP-RAP
-  ROADSIDE SIGN
-  12" CULVERT (CMP)
-  6" THERMOPLASTIC TRAFFIC STRIPE
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



SONORA CITY **OPTION B** **CA**

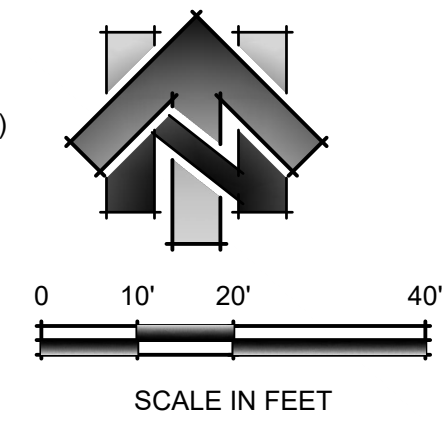
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R.E.Y. PROJECT NO.
2204.005
 SHEET NO. **2** OF **3**

N:\2204 - Dewberry\005 - City of Sonora City Engineering Services\10 - CAD Drawings\Exhibits\Bract House Improvements\2204-005 Bract House Improvement Exhibit.dwg Apr 03, 2024 - 1:40pm, jcheung

LEGEND

-  2" HMA / 6" CLASS II AB (OR CONCRETE EQUIVALENT)
-  RIP-RAP
-  CONCRETE VALLEY GUTTER (SEE DETAIL ON THIS SHEET)
-  ROADSIDE SIGN
-  12" CULVERT (CMP)
-  6" THERMOPLASTIC TRAFFIC STRIPE
-  EXISTING THERMOPLASTIC TRAFFIC STRIPE



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BRACT HOUSE PARKING EXHIBIT

OPTION C

SONORA CITY

CA

DRAWING INFO
 DATE: 04/03/24
 DRAFTER: JC
 DESIGNER: KH
 REVIEWER: KH

R.E.Y. PROJECT NO.
2204.005
 SHEET NO. **3** OF **3**