

## **PUBLIC HEARINGS**

**E-1:**

***Continued Public Hearing  
Vacation of H Street between Barioni Blvd & Ninth St.***

DATE SUBMITTED 03/27/15  
 SUBMITTED BY PLANNING  
DIRECTOR  
 DATE ACTION REQUIRED 04/01/15

COUNCIL ACTION (x)  
 PUBLIC HEARING REQUIRED (x)  
 RESOLUTION (x)  
 ORDINANCE 1<sup>ST</sup> READING ( )  
 ORDINANCE 2<sup>ND</sup> READING ( )  
 CITY CLERK'S INITIALS ( )

**IMPERIAL CITY COUNCIL  
 AGENDA ITEM**

SUBJECT: PUBLIC HEARING, DISCUSSION/ACTION: ABANDONMENT AND VACATION OF H STREET BETWEEN BARIONI BOULEVARD AND NINTH STREET

1. APPROVE RESOLUTION NO. 2015-XXXXX ABANDONING AND VACATING THAT PORTION OF H STREET BETWEEN BARIONI BOULEVARD AND NINTH STREET

DEPARTMENT INVOLVED: Planning Department

BACKGROUND/SUMMARY:  
 See attached Staff Report.

FISCAL IMPACT: F.O. INITIALS: \_\_\_\_\_

STAFF RECOMMENDATION:  
 See attached Staff Report.

MANAGER'S RECOMMENDATION: MANAGER'S INITIALS

MOTION:

SECONDED: APPROVED ( ) REJECTED ( )  
 AYES: DISAPPROVED ( ) DEFERRED ( )  
 NAYES:  
 ABSENT: REFERRED TO:



## staff report

**To:** City of Imperial City Council

**From:** Jorge Galvan, AICP  
Director of Planning and Development

**Date:** March 18, 2015

**Subject: Abandonment and Vacation of H Street Between Barioni Boulevard and Ninth Street**

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The Planning Commission approved a site plan and architectural design for the proposed Worthington Square project in 2011. The approved concept was a 4-story mixed use project with ground-floor commercial fronting Barioni Boulevard and Ninth Street. The upper floors consisted of residential apartments. The Developers revised their building plan to eliminate podium parking underneath the apartment units and reduce the number of apartment units as it was proving to be cost prohibitive to construct the \$13M project.

Subsequently, the Developer submitted a request to abandon and vacate H Street between Barioni Boulevard and Ninth Street which would be used as parking for residents of the Worthington Square project. The Developers want gated parking, so through access on H Street would be eliminated. The sidewalk would remain un-gated so that pedestrian access is still available.

Council opened the public hearing on March 4, 2015 to consider the vacation and abandonment of H Street between Barioni Boulevard and Ninth Street but deferred a decision until such time as the Planning Commission was able to conduct a review pursuant to Government Code Section 65100-65763. After a lengthy discussion and examination, the Planning Commission found that the abandonment and vacation of H Street is consistent with the Circulation Element of the General Plan. They found that closing off the street would not severely impact circulation in the area since G Street and Imperial Avenue would become the alternate route and they are only 600' apart. The Commission found that there are other streets in the City (Silverwood Street in the Sandalwood Glen subdivision and Sunset Drive in the Sunset Ranch subdivision) that are 1200' in distance before there are any cross street. Pedestrian flow would not be impacted since a sidewalk on the west side will be provided by the Developer. Resolution PC2015-02 outlines the specific reasons for the Planning Commission's decision.

Council raised the issue of the number of parking spaces available for the residential portion of the project. There will be a total of 20 1-bedroom units and 28 2-bedroom units. In other parts of the City, a total 83 parking would be required but the Downtown Imperial Master Plan reduces that requirement in half to 42 parking spaces. Still, Council expressed a desire to provide at least one parking space for each residential unit (48 parking spaces). The Developer has since revised the parking layout and is able to provide a total of 50 parking spaces within H Street and the alley. This would require acquiring a 10' strip of land from the Romero apartments and the library.

Additional parking can be made available on nearby street by changing the configuration from parallel parking to angle parking. On the south side of Ninth Street between H Street and Imperial Avenue, the change would result in a total of 22 angled parking spaces instead of 14 parallel parking spaces. On the west side of H Street between Ninth and Tenth Street, there would be a total 24 angled spaces instead of the normal 15 parking spaces. The area in front of the Napa store on Imperial Avenue can yield 11 parking spaces instead of 6 parallel spaces. Changing the parking configuration on Barioni Boulevard will not result in additional parking spaces. These changes would result in 22 additional parking spaces within the vicinity.

Closing off this portion of H Street would close off one access to the Romero Apartments (105 North H Street), but access to the property is available through an alley accessible from Barioni Boulevard and another alley accessible from G Street. The driveway access for the library would also be closed off but there is another driveway access from G Street. The address for the Romero Apartments would have to be changed to 205 West Barioni Blvd. If the parking area will be gated, an additional fire hydrant will need to be located at the northwest corner of H and Barioni. Easement will need to be recorded for the existing overhead utilities.

The Fire Department does not oppose the closure of a portion of H Street provided that a minimum 24' drive aisle be maintained and that an Opti-Com type sensor be provided at all gates to provide the Fire Department emergency access. The Fire Department is also requiring an additional fire hydrant be installed on Barioni Boulevard outside of the gated area to provide fire water access to the surrounding area.

Staff recommends that the Council consider all alternatives.

Respectfully Submitted,



Jorge Galvan, AICP  
Director of Planning and Development

**RESOLUTION NO. 2015-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IMPERIAL, CALIFORNIA  
VACATING THAT PORTION OF "H" STREET BETWEEN BARIONI BOULEVARD AND  
NINTH STREET**

**WHEREAS**, the Developer of the Worthington Square Mixed-Use project submitted a request to vacate that portion of "H" Street between Barioni Boulevard and Ninth Street to provide for parking for the project; and

**WHEREAS**, California Streets and Highway Code Sections 8320-8325 contains provisions for the vacation of a street; and

**WHEREAS**, the Planning Commission adopted Resolution PC2015-02 on March 25, 2015 finding that the proposed vacation is consistent with the General Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Imperial does hereby find that the recitals set forth in this Resolution are true and correct and hereby orders the vacation of "H" Street between Barioni Boulevard and Ninth Street..

**PASSED, ADOPTED AND APPROVED** by the City Council of the City of Imperial, this 1<sup>st</sup> day of April 2015.

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Mayor

ATTEST:

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City Clerk