

PUBLIC HEARING

ITEM C-1

***Abandonment & Vacation of "H" Street
Between Barioni Blvd and 9th Street***

DATE SUBMITTED 03/13/15
 SUBMITTED BY PLANNING DIRECTOR
 DATE ACTION REQUIRED 03/18/15

COUNCIL ACTION (X)
 PUBLIC HEARING REQUIRED (X)
 RESOLUTION (X)
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND 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 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

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. The 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.

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-Corn 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.

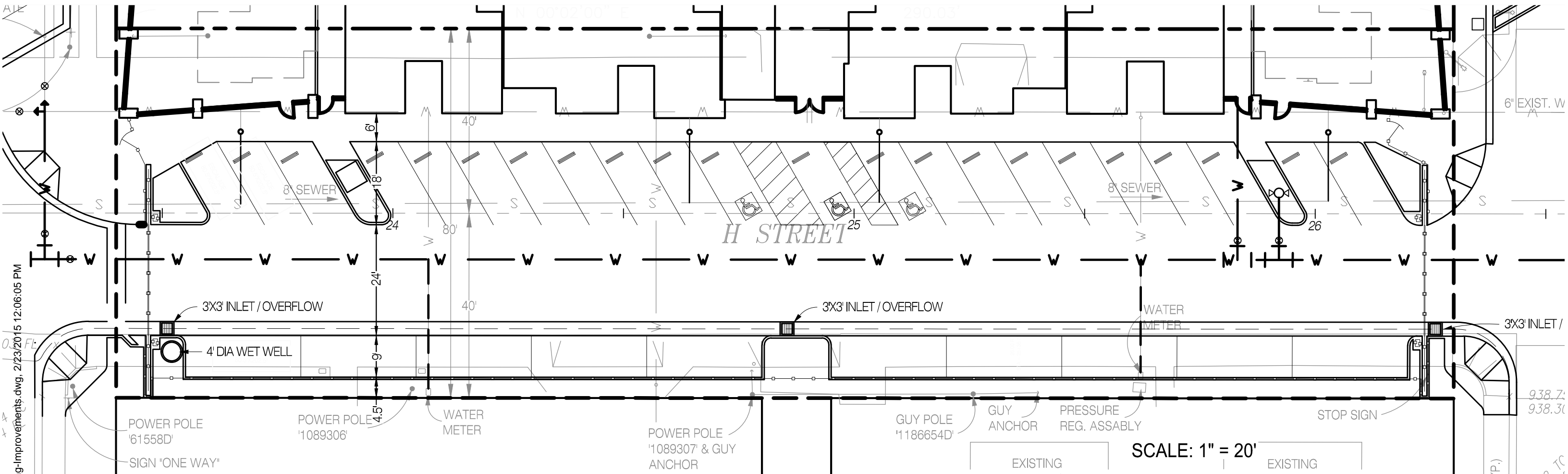
Staff recommends that the Council consider all alternatives.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jorge Galvan". The signature is stylized and cursive.

Jorge Galvan, AICP
Director of Planning and Development

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SCALE: 1" = 20'

EXISTING

EXISTING

6" EXIST. W

938.7
938.3

(P)

LEGAL DESCRIPTION

PARCEL 1:
LOTS 10 AND 11, AND THE WEST 50 FEET OF LOTS 1 THROUGH 5, INCLUSIVE, IN BLOCK 74, OF THE RE-SUBDIVISION OF BLOCKS 67 THROUGH 88, INCLUSIVE, OF THE TOWNSITE OF IMPERIAL, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 885 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

PARCEL 2:
LOTS 7, 8 AND 9 AND THE EAST 87 1/2 FEET OF LOTS 1 THROUGH 5, INCLUSIVE, IN BLOCK 74, OF THE RE-SUBDIVISION OF BLOCKS 67 THROUGH 88, INCLUSIVE, OF THE TOWNSITE OF IMPERIAL, IN THE CITY OF IMPERIAL, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 885 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY. A COPY OF SAID MAP BEING ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

DATE OF SURVEY

DATE: JUNE 22 AND 27, 2011

BENCHMARK

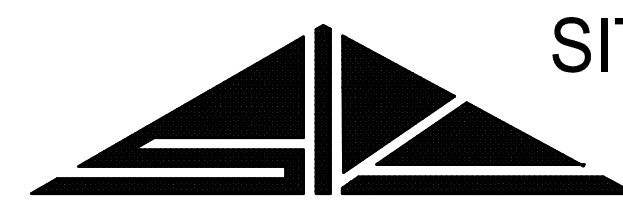
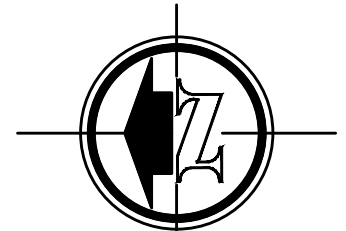
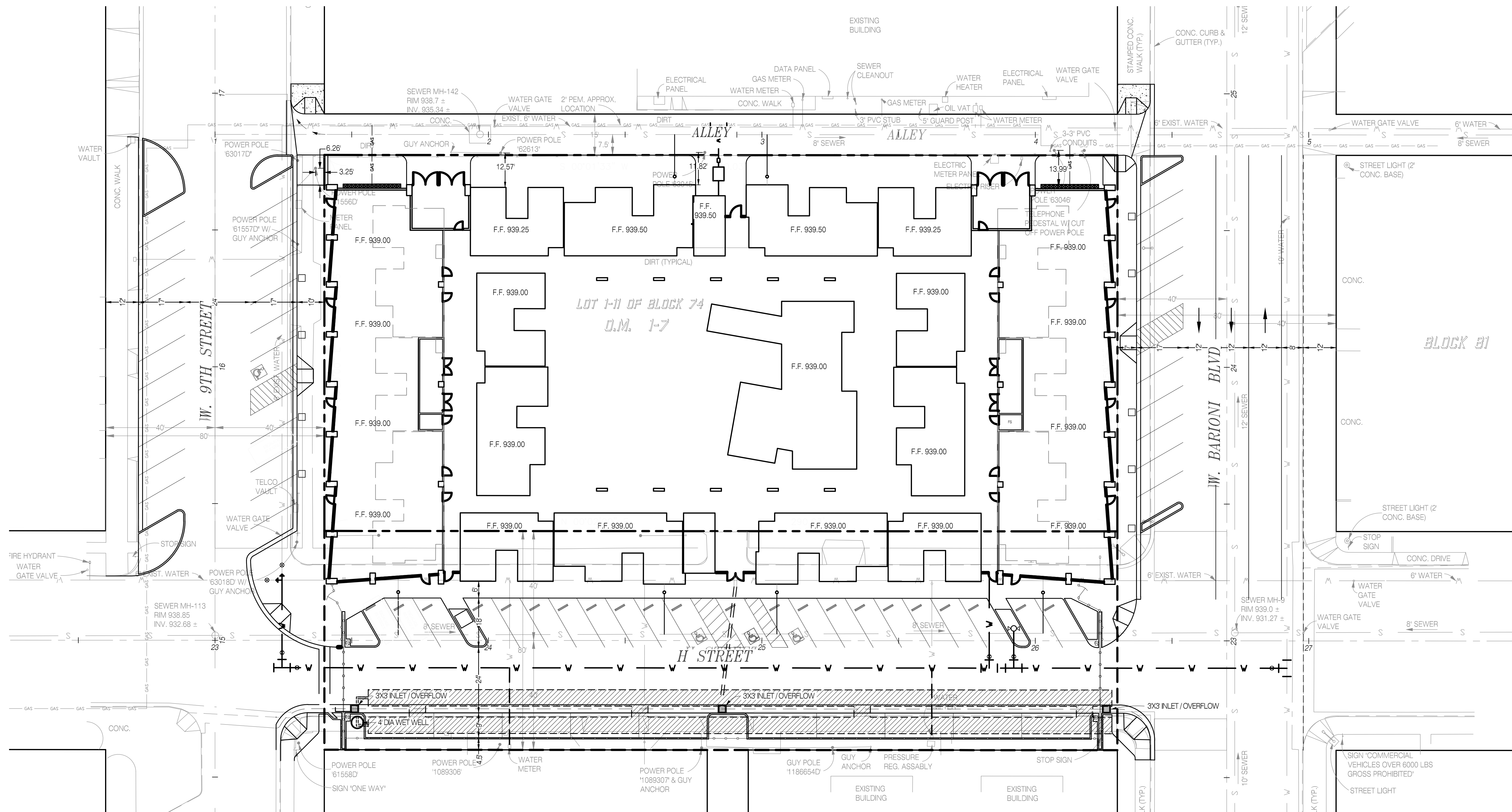
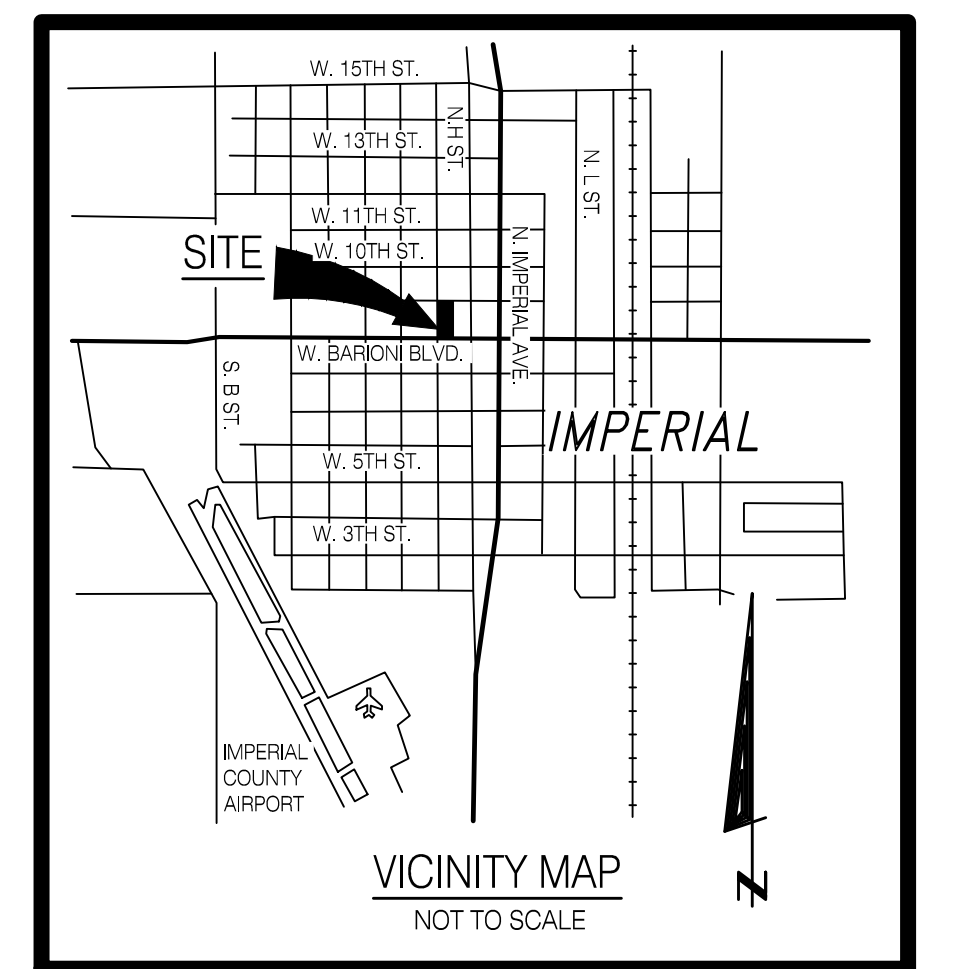
FOUND 2-1/2" BRASS DISK ON THE WEST UPSTREAM WINGWALL OF CHECK IN N. DATE CANAL @ DEL. #59 MARKED 'IMP. CO. SURV. RESET 2002 CO-W-1' ELEV. = 942.59'

ASSESSOR'S PARCEL NO.

064-053-006, 064-053-007, 064-053-008, 064-053-009, & 064-053-010

TOPOGRAPHY SOURCE

TOPOGRAPHIC SURVEY WAS PERFORMED BY SITE DESIGN ASSOCIATES, INC. JUNE 27, 2011

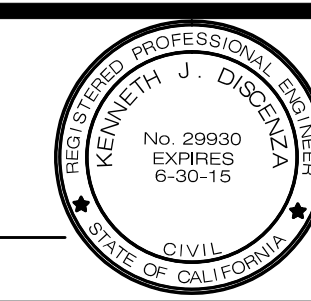


SITE DESIGN ASSOCIATES, INC.
1016 BROADWAY SUITE "A"
EL CAJON, CALIFORNIA 92021
(619) 442-8467

SITE PLAN
OF WORTHINGTON SQUARE, IMPERIAL CA.

ENGINEER OF WORK

ROBERT J. DISCIPAL, R.C.E. 29930
EXPIRES DATE: 6-30-15



No.	Date	By	Revision

SCALE: 1"=20'
JOB NO.: 1860
DATE: 2/23/15
SHEET 1 OF 1

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