

DATE SUBMITTED November 12, 2025
 SUBMITTED BY Community Development Director
 DATE ACTION REQUIRED November 19, 2025

COUNCIL ACTION (X)
 PUBLIC HEARING (X)
 REQUIRED RESOLUTION (X)
 ORDINANCE 1ST READING ()
 ORDINANCE 2ND READING ()
 CITY CLERK'S INITIALS ()

**IMPERIAL CITY COUNCIL
 AGENDA ITEM**

SUBJECT: DISCUSSION/ACTION: CONTINUE THE PUBLIC HEARING OF THE CITY COUNCIL TO DISCUSS THE INTENT TO VACATE A PUBLIC RIGHT-OF-WAY PORTION OF O STREET BETWEEN 1ST STREET AND 2ND STREET WITHIN THE CITY OF IMPERIAL

1. Adoption of Resolution No 2025-53, Approving the City's Intention to Vacate a public right-of-way portion of O Street between 1st Street and 2nd Street within the City of Imperial

DEPARTMENT INVOLVED: Community Development Department

BACKGROUND/SUMMARY:
 See attached Staff Report.

FISCAL IMPACT: N/A	ADMIN SERV INITIALS <u>VMS</u>
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STAFF RECOMMENDATION: Staff recommends approval of Resolution No. 2025-53.	DEPT. INITIALS <u>GM</u>
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MANAGER'S RECOMMENDATION:	CITY MANAGER'S INITIALS <u>DM</u> For D Morita
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MOTION:

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



Staff Report

Agenda Item No.

To: City of Imperial Planning Commission

From: Yvonne Cordero

Date: November 12, 2025

Subject: Vacation of O Street between 1st Street and 2nd Street

Summary:

Applicant:	Raul Parra
Project Description:	Vacation of O Street between 1 st Street and 2 nd Street
Zoning:	Rail Served Industrial (I-2)
General Plan:	Industrial Zone
Environmental:	Categorically Exempt – 15305 Minor Alterations in Land Use Limitations Facilities
Recommendation:	Approve, subject to conditions.

Background

Raul Parra, owner of Imperial Truss & Lumber, is requesting the vacation of the portion of O Street between 1st Street and 2nd Street to support the expansion of his operations. Mr. Parra recently completed a lot merger, combining four parcels into one to accommodate the construction of twelve new office suites. The street vacation is a key component of the project, as the additional area will provide the necessary space for on-site parking to serve the planned development. Mr. Parra owns eight parcels in the surrounding area, and this investment is part of a broader effort to revitalize and modernize the Rail-Served Industrial Zone. The project reflects the City's goals of encouraging economic growth, attracting new professional services, and improving the district's overall functionality and appearance.

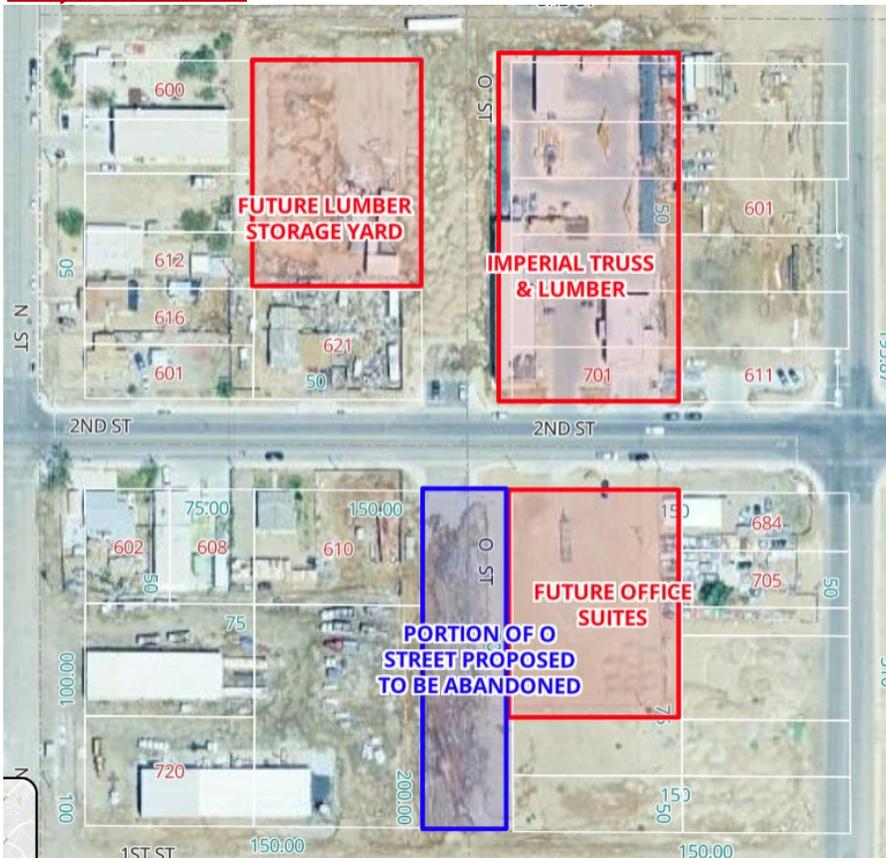
During the initial phase of this right-of-way vacation, adjoining property owners were notified of the applicant's intention to vacate. Staff received one objection to the project from Alex Abatti, property owner of APN 044-200-094. The form, provided in Attachment B, shows Mr. Abatti's objection; however, it lacks a comment or reason as to why he is opposing the vacation. The location map in Attachment D shows that Mr. Abatti's property is

located south of the project area and outside the City's jurisdictional boundary. The vacation will not adversely affect Mr. Abatti's property or restrict access, as the parcel has three access points via P Street, 1st Street, and N Street.

Future Office Suites



Project Location





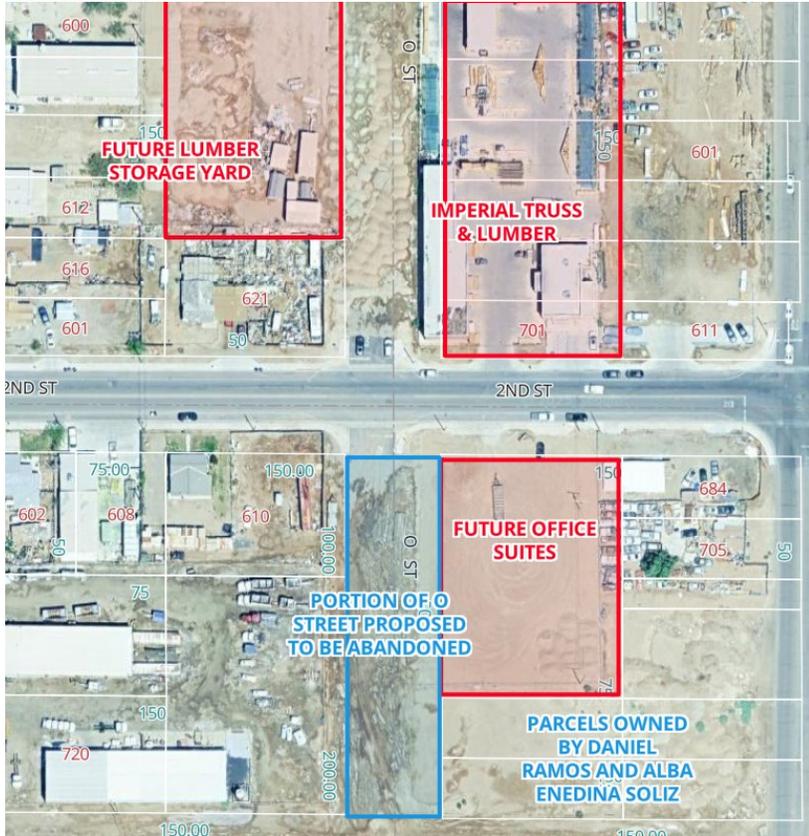
Discussion/Analysis

California Government Code 65402 stipulates that the City of Imperial cannot vacate or abandon streets unless such actions align with the General Plan. The vacation of O Street between 1st and 2nd Street has been confirmed to comply with the Land Use and Circulation Elements of the General Plan. According to the City of Imperial General Plan Circulation Element, streets are classified based on the traffic levels they are designed to serve. O Street as a whole is not designated as a Major or Secondary Arterial and has not been built to its full capacity. All parts of O Street are classified as local streets, meaning they are not crucial for traffic flow. P Street, to the East of O Street, is classified as a secondary arterial and has enough capacity to handle any increased traffic resulting from the vacation of any portion of O Street and will not disrupt local circulation.

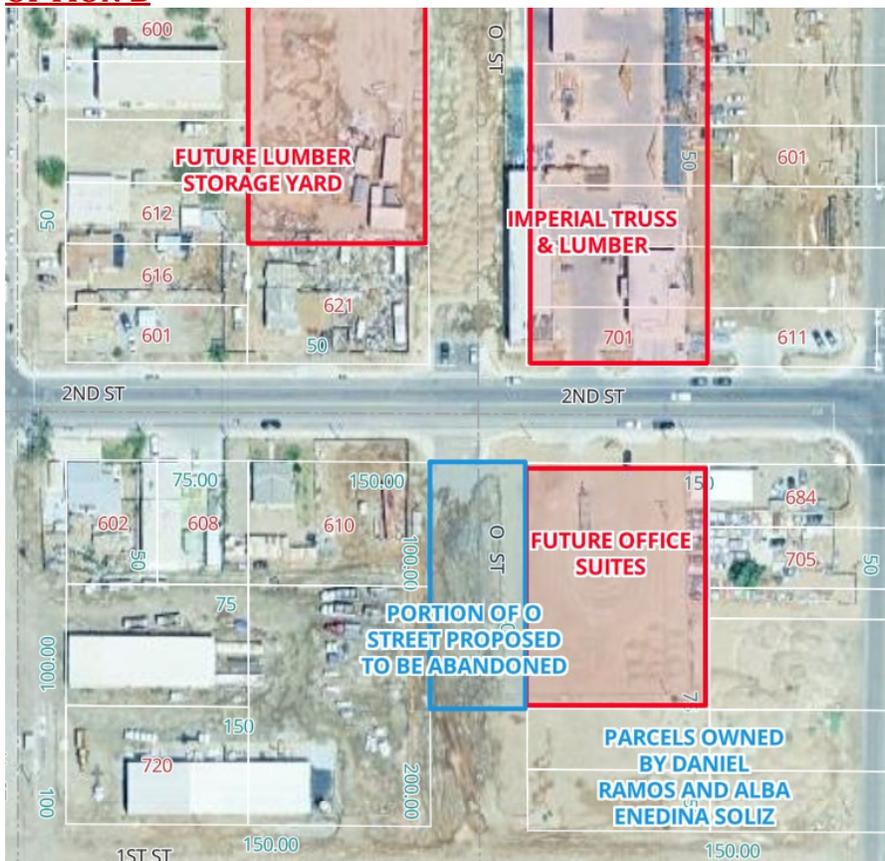
The project aligns with the General Plan's Land Use Element by promoting economic growth and development within the Rail-Served Industrial Zone. The vacation of the proposed portion of O Street ensures adequate parking spaces for the planned office suites. Once the project is finalized, it will help attract a more diverse business community, encourage redevelopment and revitalization, and foster economic prosperity while also enhancing the area's aesthetics.

The City of Imperial's Planning Commission held a public hearing on September 24, 2025, and adopted Resolution PC2025-12, confirming its conformance with the City's General Plan. The public hearing before the City Council was continued to November 19, 2025, to provide the City Council with more information, along with alternative options, after the property owner of the adjacent parcels, Mr. Daniel Ramos, spoke in opposition to the street vacation due to it restricting access to his vacant properties. Staff met with the applicant and Mr. Ramos, and as of the date of this Staff Report, all parties agree that Options B and C are alternative options for the City Council to also consider.

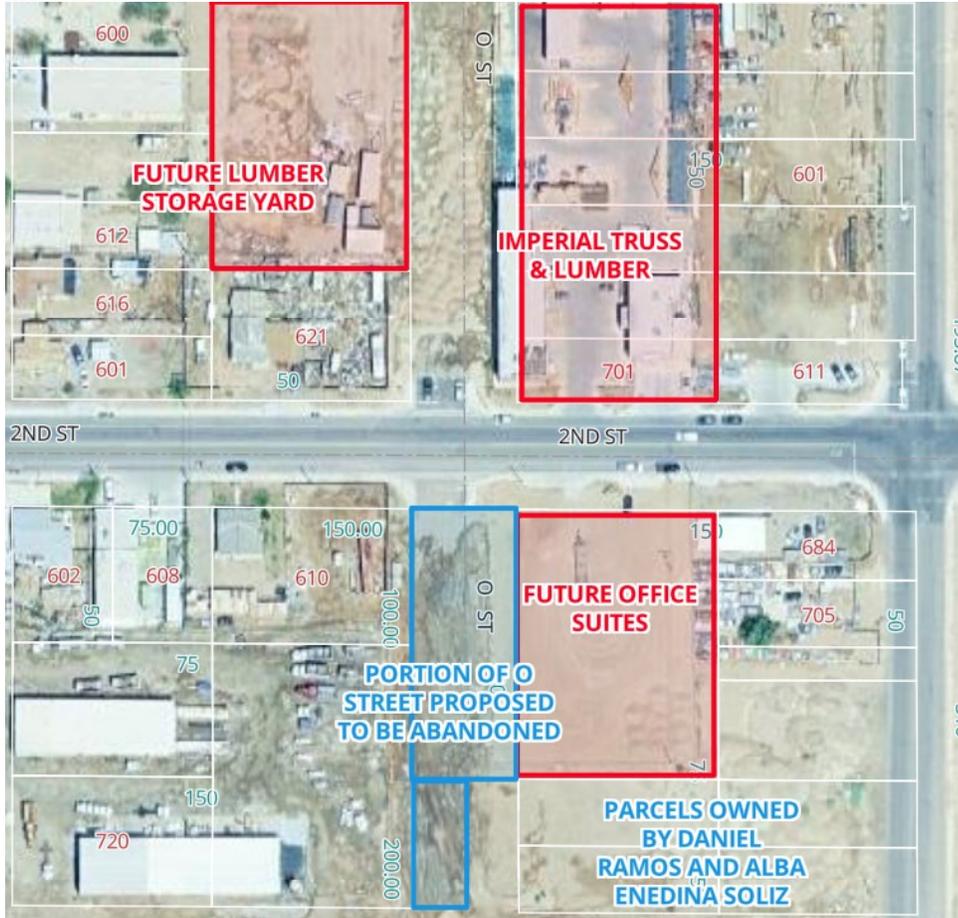
OPTION A



OPTION B



OPTION C



Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15305 (Class 5) – Minor Alterations in Land Use Limitations.

Public Notification

The public hearing scheduled for November 5, 2025 and continued to November 19, 2025 was duly noticed in the IV Weekly and Calexico Chronicle, newspapers of general circulation, on October 23, 2025. An Intent to Vacate Public Hearing Notice was sent to all property owners within 300 feet of the proposed vacation site, and an Intent to Vacate Notice of Public Hearing was posted at the proposed vacation site.

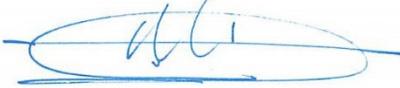
Recommendation

Staff recommends that the City Council conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends the adoption of Resolution 2025-53, approving the City of Imperial's intent to vacate the public right-of-way portion of O Street between 1st Street and 2nd Street.

Attachments

- Attachment A - Draft Resolution 2025-53
- Attachment B - Alex Abatti's Project Objection Form

Respectfully submitted,



Othon Mora, MCM, CBO
Community Development Director

ATTACHMENT A

***DRAFT* RESOLUTION NO 2025-53**

RESOLUTION OF INTENTION TO VACATE A PUBLIC RIGHT-OF-WAY

WHEREAS, an owner of property adjoining a city street has requested the City to vacate a portion thereof and has further agreed to pay costs associated therewith; and

WHEREAS, the City Council of the City of Imperial hereby declares its intention to vacate a portion of a Right of Way along O Street, approximately 8,000 square feet; and

WHEREAS, the instant vacation proceeding is being conducted in accordance with Chapter 3, Part 3, Division 9 of the California Streets and Highways Code (Sec. 8320 et seq); and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of the City of Imperial proposes to vacate that portion of the right-of-way described herein.
2. A Public Hearing will be held at the City Council Chambers, 200 West 9th Street, Imperial Avenue, Imperial, CA on December 17, 2025 at 7:00 p.m. or as soon thereafter as the matter can be heard.
3. This Resolution shall be published in accordance with Streets and Highways Code Section 8322, and notice shall be given in accordance with Streets and Highways Code Section 8323.

PASSED, APPROVED AND ADOPTED this 19th day of November 2025.

James Tucker, Mayor

ATTEST:

Kristina Shields
City Clerk

ATTACHMENT B



Community Development Department
420 S. Imperial Avenue
Imperial, CA 92251
Phone: 760-355-1152
Fax: 760-355-4718

ADJOINING PROPERTY OWNER CONTACT FORM

TO: Alex C. Abatti
(Adjoining Property Owner's Name & Phone Number)
APN 044-200-094
(Adjoining Property Address / City / State / Zip)
2015 Silsbee Road El Centro, CA 92243
(Adjoining Property Owner's Mailing Address / City / State / Zip)
442-297-9835

FROM: Raul Parra
(Applicant's Name & Phone Number)
701 E. 2nd Street Imperial, CA 92251
(Applicant's Address / City / State / Zip)

1. REGARDING VACATION/ABANDONMENT OF: _____
O Street - 1st Street to 2nd Street and O Street - 2nd Street to 3rd Street

2. PROPOSED USE OF VACATED/ABANDONED AREA: _____
Proposed use of O Street 1st to 2nd Street will be for parking spaces for the office complex applicant is proposing to construct.
Proposed use of O Street 2nd to 3rd Street is for the expansion of the existing truss and lumbar yard.

The applicant is requesting the City of Imperial to vacate the:

- Public right-of-way
 Public service easement within the property described above

As an adjoining property owner to the property, your opinion to the vacation is requested.
Please check the appropriate box below and print or type your comments.

Return the completed form to the applicant at the address above within one week.

- I support the proposed vacation/abandonment described above.
 I object to the proposed vacation/abandonment described above.

COMMENTS: _____

	/	Alex C. Abatti Jr	8/19/2022
(Signature)		(Print Name)	(Date)
	/		
(Signature)		(Print Name)	(Date)