



# Staff Report

Agenda Item No. D-1

**To:** City of Imperial Planning Commission

**From:** Yvonne Cordero

**Date:** September 16, 2025

**Subject:** O Street Abandonment between 1<sup>st</sup> Street and 2<sup>nd</sup> Street

## Summary:

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

## **Background**

Raul Parra, owner of Imperial Truss & Lumber, is requesting the abandonment 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 abandonment 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.

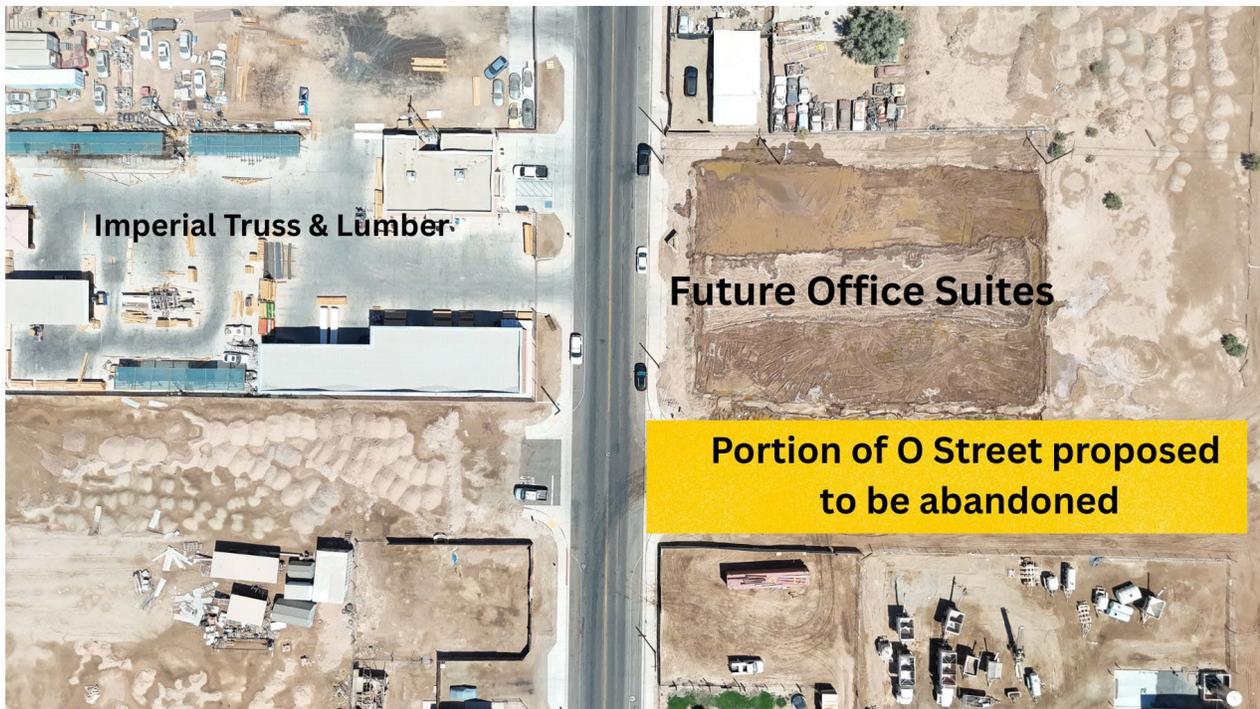
During the initial phase of this right-of-way vacation, adjoining property owners were notified of the applicant's intention to vacate. Staff received one objection to the project from Alex Abatti, property owner of APN 044-200-094. The form, provided in Attachment B, shows Mr. Abatti's objection; however, 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 limit access, as the parcel has two access points, via 1st Street and N Street.

**Future Office Suites**



**Aerial View of Proposed Street Abandonment**





### **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 abandonment 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 abandonment 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 abandonment 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.

### **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 August 27, 2025 was duly noticed in the Holtville Tribune and Calexico Chronicle, newspapers of general circulation on August 14, 2025. Due to a lack of a quorum at the August 27, 2025 and September 10, 2025 Planning Commission meeting, the public hearing was continued to September 24, 2025. A Notice of Public Hearing was sent to all property owners within 300-feet of the properties.

### **Recommendation**

Staff recommends that the Planning Commission 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 that the Planning Commission find that the proposed street abandonment is in conformity with the General Plan, adopt Resolution PC2025-12, and forward their recommendation for approval to the City Council.

### **Attachments**

- Attachment A - Draft Resolution PC2025-12 with Conditions of Approval
- Attachment B – Alex Abatti's Project Objection Form
- Attachment C – Alex Abatti's property location map

Respectfully submitted,



Othon Mora, MCM, CBO  
Community Development Director

**ATTACHMENT A**  
***DRAFT* RESOLUTION PC2025-12**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF IMPERIAL FINDING CONFORMANCE WITH THE GENERAL  
PLAN FOR THE RIGHT-OF-WAY VACATION OF O STREET  
BETWEEN 1<sup>ST</sup> STREET AND 2<sup>ND</sup> STREET**

**WHEREAS**, the City of Imperial proposes to vacate a portion of the right-of-way of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street, and

**WHEREAS**, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not vacate or abandon any streets until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto; and

**WHEREAS**, the right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street is not identified in the Circulation Element of the General Plan as a major or secondary arterial roadway circulation system, nor will it restrict access to private property; and

**WHEREAS**, the right-of-way portion of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15305 (Class 5) - Minor Alterations in Land Use Limitations.

**NOW THEREFORE LET IT BE RESOLVED**, that the City of Imperial Planning Commission does hereby find the proposed vacation of the portion of the right-of-way of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street to be in conformance with the City of Imperial General Plan; and

**BE IT FURTHER RESOLVED** that the City of Imperial Planning Commission hereby determines that the Imperial City Council take the necessary procedures to effect the vacation of a portion of the right-of-way of O Street between 1<sup>st</sup> Street and 2<sup>nd</sup> Street as described in Exhibit A and shown on Exhibit B.

**ADOPTED AND RECOMMENDED FOR APPROVAL** to the City Council by the City of Imperial's Planning Commission, this 24<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Planning Commission Chairman

ATTEST:

\_\_\_\_\_  
Kristina Shields, City Clerk

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**FOR O STREET ABANDONMENT**  
**1<sup>ST</sup> STREET TO 2<sup>ND</sup> STREET**

1. The Developer/Applicant shall comply with all local, State and Federal laws, regulations, rules, ordinances, and standards as they pertain to this project, whether specified herein or not. Where conflicts occur, the most stringent shall apply.
2. The Developer/Applicant shall pay all applicable impact and capacity fees.
3. The Right of Way Abandonment does not constitute the waiver of any requirement of the City's Ordinances or regulations, except where a condition set forth herein specifically provides for a waiver.
4. The Applicant shall agree to defend, indemnify and hold harmless the City of Imperial and its agents, including consultants, officers and employees from any claim, action or proceeding against the City or its agents, including consultants, officers and employees to attack, set aside, void, or annul the approval of the Right of Way Abandonment. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the Property Owner/Applicant arising out of or in connection with the approval of the Right of Way Abandonment, including any claim for private attorney general fees claimed by, or awarded to any party from the City.
5. All conditions of approval for this Right of Way Abandonment shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on, at all times, all grading, landscaping, and construction plans kept on the project site. It is the responsibility of the Applicant to ensure that the project contractor is aware of, and abides by, all conditions of approval. Prior approval from the Community Development Department must be received before any changes are constituted in site design, grading, building design, building colors or materials, landscape material, etc.
6. All storage of materials waiting or to be worked on shall be stored within the building during the time that the business is not open for business. There shall be no outdoor storage of materials.
7. If the Community Development Department finds and determines that the Applicant or successor-in-interest has not complied or cannot comply with the terms and conditions of approval, or the Planning/Building Department determines that the permitted activities constitute a nuisance, the City shall provide the Applicant with notice and opportunity to comply with the enforcement or abatement order. If after receipt of the order (1) the Applicant fails to comply, and/or (2) the Applicant cannot comply with the conditions of approval, then the matter shall be referred to the Planning Commission for modification, suspension, or termination, or to the appropriate enforcement authority.

8. Department Comments

**Public Services**

a) Right of Way Abandonment of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup> Street is recommended at the requester's expense.

**Community Development**

b) Prior to recordation of the street abandonment, any parcel(s) that would become landlocked or otherwise lose legal access as a result of the abandonment shall be legally merged with an adjoining parcel under the same ownership, or otherwise provided legal access, to the satisfaction of the City. Proof of the recorded merger or access instrument shall be submitted to the City prior to the recordation of the abandonment.

c) The abandoned right-of-way reverting to an adjacent property owner shall be legally merged with that owner's adjoining parcel prior to the recording of the street abandonment. Proof of all required mergers or legal access instruments shall be submitted to the City prior to recordation.

**Imperial County Fire Department**

d) Abandonment of any public street presents concerns to the ICFD. Any time a right-of-way is abandoned, it leads to operational challenges in emergency situations and could cause unforeseen issues in the future. The abandonment of portions of O Street between 1<sup>st</sup> and 2<sup>nd</sup> Street and between 2<sup>nd</sup> and 3<sup>rd</sup> Streets does not currently present an issue since it will be used for private enterprise.

9. As between the City and the Applicant, any violation of this permit may be a "nuisance per se". The City may enforce the terms and conditions of this permit in accordance with its Codified Ordinances and/or State law. The provisions of this paragraph shall not apply to any claim of nuisance per se brought by a third party.

10. The Applicant shall not be permitted to maintain a "nuisance", which is anything which: (1) is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, and/or (2) affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal, and/or (3) occurs during or as a result of the business.

## 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)

FROM: Raul Parra  
(Applicant's Name & Phone Number)  
442-297-9835  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

_____ (Signature)	/	_____ (Print Name)	_____ (Date)
_____ (Signature)	/	_____ (Print Name)	_____ (Date)

## ATTACHMENT C

