



## Legislation Details (With Text)

**File #:** 18-2179      **Version:** 1      **Name:**  
**Type:** Agreement      **Status:** Passed  
**File created:** 10/4/2018      **In control:** City Council  
**On agenda:** 10/17/2018      **Final action:** 10/17/2018  
**Title:** City Council consideration of an Improvement Agreement for 1071 West Sixth Street - Hitesh P. Patel and Nirmala H. Patel, as joint tenants.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Staff Report with Attachments

Date	Ver.	Action By	Action	Result
10/17/2018	1	City Council	approved	

### AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

**DATE:** 10/17/2018

**TO:** Honorable Mayor and City Council Members

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration of an Improvement Agreement for 1071 West Sixth Street - Hitesh P. Patel and Nirmala H. Patel, as joint tenants.

#### RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute an Improvement Agreement between the City and Hitesh P. Patel and Nirmala H. Patel, as joint tenants for 1071 West Sixth Street.

#### ANALYSIS:

On February 6, 2017, Conditional Use Permit (CUP) 17-001 was approved by City Council to expand an existing motel with the addition of 14 rooms on 0.43-acres in the GC (General Commercial) designation of the Downtown Corona Revitalization Specific Plan. The project is located on the north side of West Sixth Street approximately 50 feet east of Lincoln Avenue, as shown on Exhibit "A." A Grading Agreement for precise grading was previously approved by Council on July 18, 2018.

The owners, Hitesh and Nirmala Patel, will now enter into an Improvement Agreement with the City and post sufficient securities to guarantee the construction of public street, water, and sewer improvements associated with the project.

Securities have been posted as follows:

Security	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements	100405413	\$135,200	100405413	\$67,600

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

All applicable fees have been paid by the developer.

**ENVIRONMENTAL ANALYSIS:**

In conjunction with the approval for CUP17-001 on February 6, 2017, City staff determined this project qualifies as a Class 32 Categorical Exemption under CEQA Section 15332 (Infill Development Projects), because the project is consistent with the General Plan designation, zoning, and all applicable development standards of the project site. The project site is less than five (5) acres and surrounded by existing development to the north, east, south and west. The project site was previously developed with a residential building; therefore, it is highly unlikely for the site to contain any habitat for endangered, rare or threatened species. Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services. There is no possibility that the project will have any significant effects on the environment. Therefore, no environmental analysis is required.

**PREPARED BY:** CHRISTOPHER L. HORN, P.E., SENIOR CIVIL ENGINEER

**REVIEWED BY:** TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

**REVIEWED BY:** NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

Exhibit "A" - Location Map

Owner: Hitesh and Nirmala Patel  
1059 W. Sixth Street  
Corona, CA 92880

Engineer: Raab Engineering, Inc.  
510 Branding Iron Way  
Norco, CA 92860