

Notice of Public Hearing

THE CITY OF TEMECULA
41000 Main Street
Temecula, CA 92590

A PUBLIC HEARING has been scheduled before the **CITY COUNCIL** to consider the matter(s) described below.

APPLICANT: City of Temecula; and Habitat for Humanity Inland Valley, Inc.

PROJECT LOCATION: West of Pujol Street and northerly of 1st Street in the City of Temecula (APN: 922-062-016 and APN: 922-062-010).

PROPOSAL: Habitat for Humanity Inland Valley, Inc. ("Developer") proposes to construct six (6) attached residential units on a 0.46-acre site located west of Pujol Street and northerly of 1st Street in the City of Temecula ("Property"). The Property is located the former Redevelopment Agency of the City of Temecula Project Area and is adjacent to an existing five-unit affordable single-family development completed by the Developer in 2008. The units planned for the Property will average 1,255 square feet (SF) with attached private garages ("Project").

The proposed Disposition and Development Agreement ("Agreement") to be considered at the public hearing generally provides that: (1) The City will convey fee simple interest in the Property to the Developer; (2) the Developer will pay the City \$561,000 for the Property in the form of a City Loan (Purchase Money Loan); 3) the City will contribute a total of \$700,000 to the Project in the form of a City Loan (Construction Loan); and 4) the Developer will construct six (6) residential units comprising five (5) units affordable to Very Low-Income households and one (1) unit affordable to a Low-Income household, as defined in Section 50093 of the California Health and Safety Code, in accordance with applicable laws and ordinances.

The proposed Agreement is intended to effectuate the objectives of the City in complying with its obligation to assist in providing low and moderate income housing pursuant to the Health and Safety Code of California and the goals of the City's Housing Element to the Temecula General Plan. The development of the Project and the fulfillment generally of this Agreement are in the best interest of the City and the welfare of its residents, and in accordance with the public purposes and provisions of applicable federal, state, and local laws and requirements.

Pursuant to the requirements of Health & Safety Code Section 33433, a comprehensive report summarizing and analyzing the proposed Disposition and Development Agreement has been prepared. The report specifically contains the information required by Section 33433 and has been prepared within the time limit set forth therein and is available for public review from the date of the first publication of this Notice of Public Hearing. The conveyance of the Property as proposed by the Disposition and Development Agreement is at less than fair market value based on the Agency's real estate analysis. Therefore, it is proposed that the City Council specifically find in accordance with the authority of Health & Safety Code Section 33433 that: (1) the sales price is not less than the fair reuse value of the Property; and (2) said difference is necessary to effectuate the provisions of the Housing Element, the Former Agency's Housing Obligations, and the Old Town Specific Plan and to allow development and housing opportunities to come to the City and increase employment opportunities within the City.

COPIES OF DOCUMENTS: The City will make available, for public inspection and copying at a cost not to exceed the cost of duplication the Report required by Health and Safety Code Section 33433, and the proposed Disposition and Development Agreement. These documents will be available from the Case Planner, Haide Urias at City Hall 41000 Main St., Temecula, CA 92590, City of Temecula, (951) 694-6400, on the date which is not later than the date of the first publication of this Public Hearing Notice.

ENVIRONMENTAL ACTION: The approval of the proposed Agreement by the City Council constitutes an action by the City to implement an adopted Housing Assistance Plan by acquiring interests in housing units to assure they are affordable to persons of low and moderate income. Therefore, the Project is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15326 of the CEQA Guidelines (Title 14 of the California Code of Regulations). Additionally, the Project is: (1) consistent with the applicable General Plan designation and all applicable General Plan Policies as well as with applicable zoning designation and regulations; (2) the Project occurs within the city limits of the City of Temecula on a project site of less than five acres substantially surrounded by urban uses; (3) the Project site has no value as habitat for endangered, rare, or threatened species; (4) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (5) the Site can be adequately served by all required utilities and public services. Therefore, the Project is and "in-fill project" and is exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 of the CEQA Guidelines (Title 14 of the California Code of Regulations).

CASE PLANNER: Haide Urias (951) 694-6400

PLACE OF HEARING: 41000 Main St., Temecula, CA 92590, City of Temecula, Council Chambers

DATE OF HEARING: May 23, 2023

TIME OF HEARING: 6:00 PM or as soon thereafter as the matter may be heard.

Any person may submit written comments to the City Council before the hearing or may appear and be heard in support of or opposition to the approval of the project at the time of hearing.

The complete agenda packet (including any supplemental materials) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the City Council Meeting. At that time, the packet may also be accessed on the City's website – TemeculaCA.gov and will be available for public review at the respective meeting. Any writing distributed to a majority of the Council regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – TemeculaCA.gov – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the City Council shall be filed within the time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the City Council, shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

The proposed project application may be viewed at the public information counter, Temecula Civic Center, Community Development Department, 41000 Main Street, Monday through Friday from 8:00 a.m. until 5:00 p.m. Questions concerning the project(s) may be addressed to Haide Urias, City of Temecula Community Development Department, (951) 694-6400, or by email at Haide.Urias@TemeculaCA.gov.