

## **NOTICE OF PUBLIC HEARING**

### **CITY COUNCIL OF THE CITY OF TEMECULA**

#### **CONSIDERATION OF A MODIFIED GROUND LEASE RELATING TO THE MISSION VILLAGE APARTMENTS PROJECT**

NOTICE IS HEREBY GIVEN that the City Council of the City of Temecula (the "City") will hold a public hearing on August 13, 2019 at 7:00 P.M. (or as soon thereafter as the matter may be heard) at City Council Chambers at City Hall, 41000 Main Street, Temecula, California. The hearing may be continued from time to time until completed. Any person desiring the opportunity to be heard will be afforded an opportunity to do so.

The purpose of this hearing is to consider the approval of an agreement (the "Modification Agreement") to modify the terms of a Ground Lease, originally executed in July 1998 (the "Ground Lease"), by and between the former Redevelopment Agency of the City of Temecula (the "Former Agency") and Temecula Gardens, L.P. ("Temecula Gardens I"), with respect to land located at 28493 Pujol Street, Temecula, California, where the Mission Village Apartments project, a multifamily affordable housing development, is located. With the dissolution of the Former Agency in 2012, the City has assumed the housing functions of the Former Agency and the Former Agency's rights and interests under the Ground Lease. The Modification Agreement will provide for: (i) the assumption by Temecula Gardens II L.P. (a new California limited partnership) of Temecula Garden I's rights and interests under the Ground Lease, (ii) an extension of the term of the Ground Lease, and (iii) certain changes to the rent and other provisions of the Ground Lease and a related regulatory agreement.

As required by California Health and Safety Code Section 33433, a report has been prepared summarizing certain aspects of the Ground Lease as modified by the Modification Agreement. Copies of such report, the Modification Agreement and the Ground Lease are available for public inspection and copying, at a cost not to exceed the cost of duplication, at the office of the City Clerk at 41000 Main Street, Temecula, California 92590.

Interested persons wishing to express their views on the matter may attend the public hearing or, prior to the time of the hearing, submit written comments to the City Clerk's office. An individual who challenges any decision regarding the above proposal in court may be limited to raising only those issues raised by any individual at the public hearing described in this notice or in written correspondence delivered to the City Council, at or prior to the public hearing. Due to the time constraints and the number of persons wishing to give oral testimony, time restrictions may be placed on oral testimony at the public hearing.

In compliance with the Americans with Disabilities Act, anyone needing special assistance to participate in a City Council meeting should contact the Office of the City Clerk at (951) 694-6444. Notification at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service. Assisted hearing devices will be available at this hearing without prior notification.

Further information may be obtained by contacting Lynn Kelly-Lehner, Principal Management Analyst, City of Temecula, at 41000 Main Street, Temecula, California 92590, or by telephone at (951) 694-6400, or by email at [lynn.lehner@TemeculaCA.gov](mailto:lynn.lehner@TemeculaCA.gov)

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