

July 24, 2024

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property, San Diego, CA: Langley St

As required by Government Code Section 54220 of the State of California, the City of San Diego ("City") is providing notification that the City intends to sell the surplus property listed in the accompanying table.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via electronic mail to notify the City of your interest in purchasing the property. However, this offer shall not obligate the City to sell property to you. Instead, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no agreement is reached on terms, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest for the same property during this 60 day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing the property, you must notify the City in writing within sixty (60) days of the date this notice was sent via electronic mail. Notice of your interest and/or questions shall be emailed or sent via US Mail to:

Marc Frederick, Program Manager
City of San Diego, Economic Development Department
1200 Third Ave, Suite 1700
San Diego, CA 92101
Email: MFrederick@sandiego.gov

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

Any entity or individual considering making an offer will be solely responsible for making its own determination as to the suitability of the property for any specific purpose. The property will be sold "as is" with no warranties – written, implied or expressed – by the City and its agents or employees. Any future developer of the property will be solely responsible for obtaining all permits, land use approvals, and environmental clearances necessary to complete their proposed project(s).

For additional information about the City of San Diego's planning, zoning and/or building regulations, please visit: <https://www.arcgis.com/apps/webappviewer/index.html?id=3057676023954a828ad92ef22b5ff349>

Sincerely,

Marc Frederick
Program Manager
Economic Development

Property Information

Jurisdiction Name: ***City of San Diego***

Jurisdiction Type: ***City***

Site Address/Intersection: ***Langley St***

City: ***San Diego***

Zip Code: ***92102***

County: ***San Diego***

Assessor Parcel Number: ***535-532-15 & 535-532-16***

General Plan Land Use Designation: ***Residential***

Community Plan Land Use Designation: ***Residential – Low***

Zone Designation: ***RM-1-1***

Minimum Density allowed (units/acre): ***10 units per acre***

Maximum Density Allowed (units/acre): ***14 units per acre***

Parcel Size (gross acres): ***0.14***

Existing Use/Vacancy: ***Vacant Lot***

Minimum Sale Price: ***N/A***

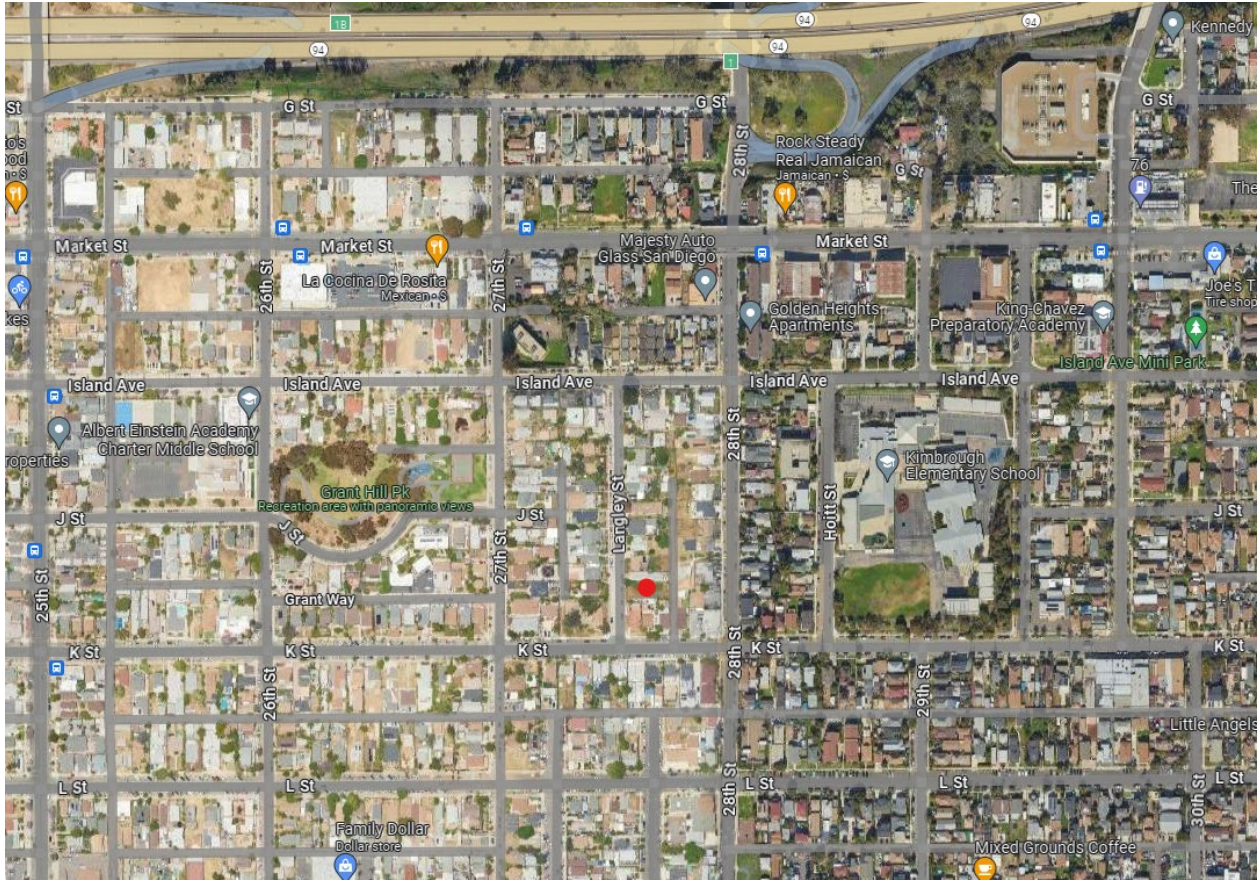
Last Appraised: ***N/A***

Last Appraised Date: ***N/A***

Additional Notes/Information (if applicable):

Property Photos

Aerial



Street View



