

May 5, 2023 *As updated by June 9, 2023

VIA Email

To All Interested Parties:

**RE: Notice of Availability/Offer to Sell Surplus Property:
7th and Market, San Diego, CA
(APN 535-112-12)**

Due to the interest and questions received on the City's Notice of Availability for both 7th and Market and Civic Center Revitalization Project, the City would like to host an optional open developer forum to ask questions of city staff on Wednesday, June 28 at 10am via Zoom:

<https://sandiego.zoomgov.com/j/1611013798>

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.

The City is seeking a Buyer for the property that will maximize its residential and commercial development potential, while paying fair market value for the property. As a reasonable development condition, the City will require that the Buyer include a residential component within its project and that the residential component must provide a minimum 25% of the residential units to lower income households at affordable rents for a period of not less than 55 years.

In accordance with Government Code Section 54222, you have sixty (60) days (now 90 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 (now 90 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 90 days of the date this notice (by August 4, 2023) was sent via electronic mail. The City requests that you use the attached Letter of Interest/Supplementary Information Request form to submit your interest, and to provide preliminary information regarding your development team and proposed project concept.

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).

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>

Notice of your interest and/or questions shall be emailed or sent via US Mail to:

Michael Wong, Program Manager
City of San Diego, Economic Development Department
1200 Third Ave, Suite 1400
San Diego, CA 92101
Email: SDBusiness@sandiego.gov

Thank you for your interest.

Sincerely,

(Signature on file)

Christina Bibler, Director
Economic Development Department

Exhibits:

Exhibit A – Notice of Availability of Surplus Land Property Description

Exhibit B – Letter of Interest Template/Supplemental Information Request