

September 4, 2024

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property
City of Long Beach – 620 South Street / 5705-5723 Lime Avenue

As required by California Government Code Section 54220, the City of Long Beach (City) is providing notification that the City intends to sell surplus property located at 620 South Street/5705-5723 Lime Avenue, Assessor Parcel Numbers 7127-006-916 & -917 (Subject Property). A depiction of the Subject Property and pertinent information are included in the attached Property Profile.

In accordance with Government Code Section 54222, your firm or agency has sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring the Subject Property. Please note that the City is not obligated to accept any offer made and both parties would enter into a minimum ninety (90) day period of negotiations pursuant to Government Code Section 54223. If no agreement is reached on sales price and 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 during this 60-day period, first priority will be given 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 firm or agency is interested in purchasing the Subject Property, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail. Notice of your interest in acquiring the Subject Property shall be delivered to *Mary Frances Torres, Real Estate Development Bureau Manager at 411 West Ocean Boulevard, 10th Floor, Long Beach, California 90802*. You may also direct your questions to RealEstateDivision@longbeach.gov or by calling 562.570.6028.

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).

Sincerely,



BO MARTINEZ
DIRECTOR





Surplus Property Profile

620 South Street / 5705-5723 Lime Avenue

Long Beach 90805



Owner: City of Long Beach (municipality)

County: Los Angeles

Assessor Parcel Number: 7127-006-916 & 7127-006-917

Size: 29,375 square feet of land improved with multi-unit commercial building addressed 620 South Street.

Current Status: Vacant - review of the building condition is currently in process.

General Plan Designation: Neighborhood-Serving Center or Corridor - Moderate (NSC-M) & Founding and Contemporary Neighborhood (FCN)

Zoning Designation: Mixed-Use 2-A (MU2-A) & Three-Family Residential District (R-3-S) Zoning Districts

Maximum density allowed:

- The NSC-M PlaceType in the Land Use Element allows up to 62 du/ac based on lot size
- Nonresidential Intensity (FAR) at 0.50 to 1.50
- R-3-S zoning district allows for up to three (3) principal dwelling units based on the lot area

Additional information:

The City has initiated a zone change to provide unified MU-2-A zone (3 stories) over both parcels and facilitate high-quality residential or mixed-use development. While many development scenarios are possible, the City anticipates a townhouse development of up to 15 units or apartment development up to 30 units. The zone change is anticipated to be effective by December 31, 2024 and is subject to City Council approval.