MINUTE ITEM
This Calendar Item No. C13 was approved as Minute Item No. 13 by the California State Lands Commission by a vote of 3 to Ø at its 08/21/96 meeting.

CALENDAR ITEM
C13

A 58

S 27

08/21/96
PRC 6696.1
B. Dugal

RENT REVIEW
GENERAL LEASE - COMMERCIAL USE

LESSEE:
City of Avalon
P. O. Box 707
Avalon, California 90704

LOCATION:
10.35-acres , more or less, of tide and submerged land located in Hamilton Cove, Santa Catalina Island, Los Angeles County.

AUTHORIZED USE:
Continued use and maintenance of existing recreational mooring facilities.

TERM: Fifteen years beginning July 1, 1984.

CONSIDERATION:
Proposed change in annual rent from $195 per mooring per year to 25 percent of the gross income derived form the leased moorings against a minimum annual rent of $296 per mooring per year.

EXHIBIT:
A. Location Map

AB 884:
N/A

OTHER PERTINENT INFORMATION:

The recommended adjustment of the minimum mooring rent is based on adjustment of the prior rent by application of the Consumer Price Index (CPI). Application of the CPI to adjust rents at this time is an interim measure necessitated by budget constraints and resultant losses in staff, and does not obligate the Commission to use the CPI to adjust rents other than as specifically set forth herein.

The recommended percentage of gross rent is based on staff's review of rental terms for other commercial mooring leases on Santa Catalina Island which are the most comparable to the City's mooring lease.

RECOMMENDED ACTION:

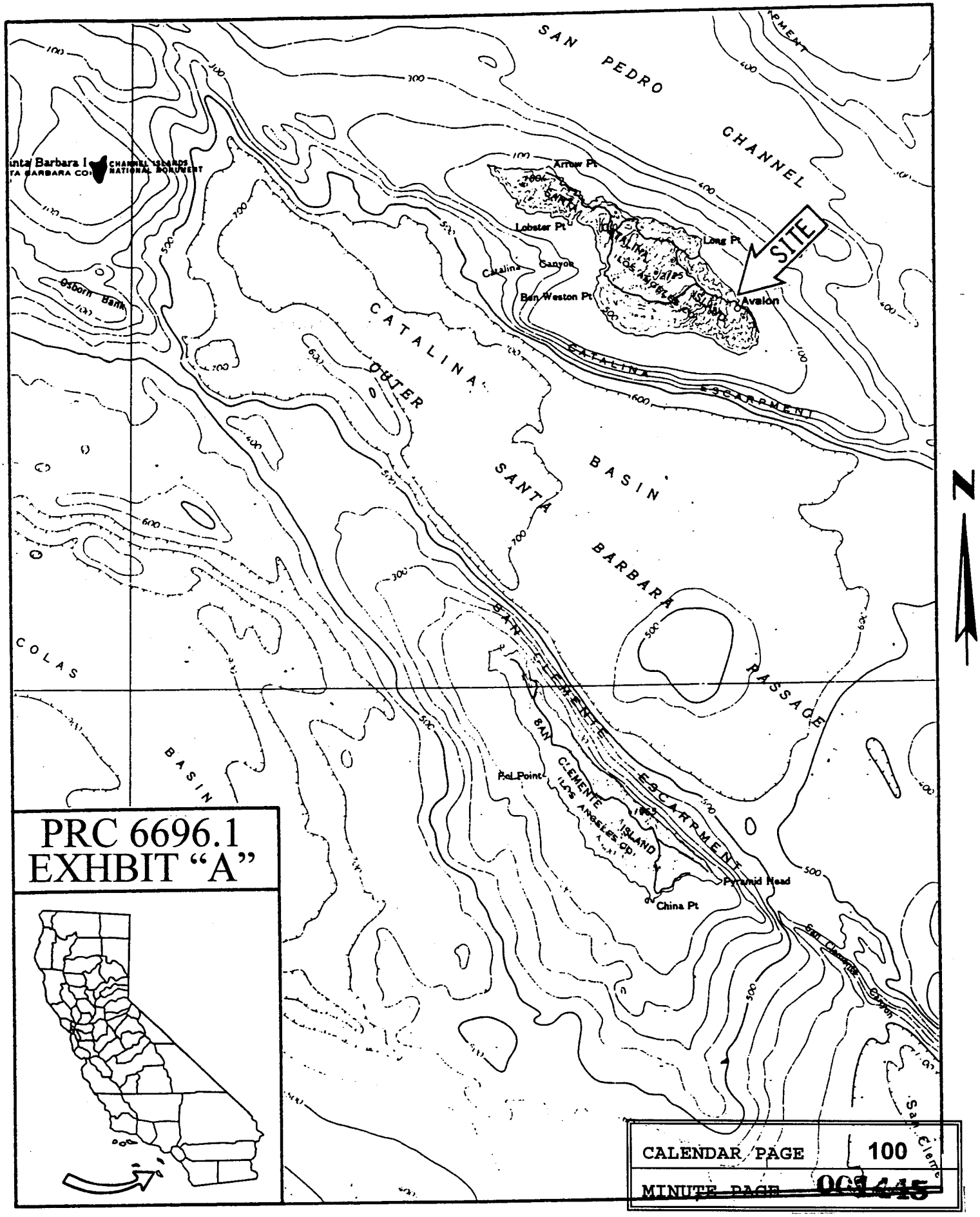
IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDING:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. CODE REGS. 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND 14 CAL. CODE REGS. 15378.

AUTHORIZATION:

AUTHORIZE THE CHANGE IN ANNUAL RENT OF LEASE NO. PRC 6696.1 FROM $195 PER INSTALLED MOORING TO 25 PERCENT OF THE GROSS INCOME DERIVED FORM THE LEASED MOORINGS AGAINST A MINIMUM ANNUAL RENT OF $296 PER MOORING EFFECTIVE JULY 1, 1996.



PRC 6696.1
EXHBIT "A"