

**CALENDAR ITEM  
C29**

A 74  
S 38

06/23/11  
PRC 8660.1  
M. Andersen

**REVISION OF RENT**

**LESSEE:**

Seascape Shores Homeowners Association

**AREA, LAND TYPE, AND LOCATION:**

0.03 acres, more or less, of sovereign land in the Pacific Ocean, Solana Beach San Diego County.

**AUTHORIZED USE:**

Continued use and maintenance of an existing seawall, seacave notch infill, and access stairway as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning March 1, 2006.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends that the rent be revised from \$7,524 per year to \$9,852 per year, effective March 1, 2012.

**OTHER PERTINENT INFORMATION:**

1. The Lessee has the right to use the uplands adjoining the lease premises.
2. On February 9, 2006, the Commission authorized a General Lease - Recreational and Protective Structure Use to Seascape Shores Homeowners Association for a seawall, seacave notch infill and access stairway. That lease will expire on February 29, 2016. The protective structure was constructed to provide bluff support and prevent further marine erosion.

**EXHIBIT:**

- A. Site and Location Map

CALENDAR ITEM NO. **C29** (CONT'D)

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**AUTHORIZATION:**

Approve the Revision of Rent for Lease No. PRC 8660.1 from \$7,524 per year to \$9,851 per year, effective March 1, 2012.