

MINUTE ITEM

This Calendar Item No. 50
was approved as Minute Item
No. 50 by the State Lands
Commission by a vote of 3
to 0 at its 4/28/77
meeting.

CALENDAR ITEM

50

4/77

SA

WP 4432

PROSPECTIVE LESSEE
SEAL BEACH, ORANGE COUNTY

BACKGROUND:

The State Lands Commission, at its June 24, 1976 meeting, authorized the Division staff to take all steps necessary to find a developer for its 2.78 acre parcel located at the intersection of Pacific Coast Highway and First Street in Seal Beach. Advertisements were placed in newspapers and signs were placed on the property. Numerous proposals were received and analyzed for income to the State, conformity to the desires of the City of Seal Beach, strength of the developer, aesthetics of the proposed development, etc. In addition, we solicited input from the Coastal Zone Commission. Our analysis narrowed the prospective lessees to three. Two were for recreational uses, tennis-handball-racquetball facilities, and the other a combination dinnerhouse-convenience store complex.

The Commission need not make an environmental finding at this time as this issue will be dealt with when the proposed lease is presented for Commission approval.

PRESENT SITUATION:

Staff feels that the combination dinnerhouse-shop complex proposal by Mexico City Restaurants, Inc. would be the best developer to pursue this lease with because of the following reasons:

1. Based on projected income, the restaurant should return a larger income to the State.
2. Aesthetically this proposal would be more pleasing.
3. This facility would serve a broader spectrum of people in the community, as well as vacationers from other areas.
4. The restaurant-shop facility will employ between 90-100 people.

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5. The restaurant operator has two existing locations in the Los Angeles area, and has twenty-four years of experience in restaurant operations.

EXHIBIT:

- A. Location Map.

IT IS RECOMMENDED THAT THE COMMISSION AUTHORIZE THE STAFF OF THE STATE LANDS DIVISION TO PURSUE NEGOTIATIONS WITH MEXICO CITY RESTAURANTS, INC. TO LEASE THE COMMISSION'S 2.78 ACRE PARCEL LOCATED AT THE INTERSECTION OF PACIFIC COAST HIGHWAY AND FIRST STREET IN SEAL BEACH, ORANGE COUNTY.