

MINUTE ITEM

1. Under Item No. C23  
was entered as Minute Item  
No. 23 by the State Lands  
Commission by a vote of 2  
to 0 at its 8/21/84  
meeting.

CALENDAR ITEM

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WP 6504

Horn

GENERAL LEASES - COMMERCIAL USE

PRG 6504

ASSIGNOR: Burlingame Group  
P. O. Box 7920  
Newport Beach, California 92660

ASSIGNEE: Burlingame Joint Venture

AREA, TYPE LAND AND LOCATION:

8.8 acres of filled tidelands at City of  
Burlingame, Anza Park, San Mateo County.

LAND USE:

A 300 room hotel and two free-standing  
restaurants together with typical amenities and  
concessions.

TERMS OF ORIGINAL LEASE:

Initial period: 49 years from November 1,  
1983.

Surety bond: \$50,000.

Special: Fixed minimum rentals  
escalating to \$200,000 per  
annum during years 7-12;  
thereafter various  
percentages of gross revenues.

BASIS FOR CONSIDERATION:

Pursuant to 2 Cal. Adm. Code 2003.

STATUTORY AND OTHER REFERENCES:

A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.

B. Cal. Adm. Code: Title 2, Div. 3; Title 14,  
Div. 6.

AB 884: N/A.

CALENDAR ITEM NO. C 23 (CONT'D)

OTHER PERTINENT INFORMATION:

1. At its October 26, 1983 meeting (Minute Item 28) the Commission approved the issuance of three leases, covering a hotel site and two free-stand restaurant sites to the Burlingame Group. The leases contemplated subsequent assignment to third parties by the Burlingame Group. The form of assignment was approved by the Commission as exhibit "B" to the leases as well as the form to be used for encumbering the leases (Exhibit "C" to the leases).

The Burlingame Group has negotiated a sale of its leasehold interests with "Burlingame Joint Venture I", and is seeking Commission approval of an assignment of the leases. The Burlingame Group, First South Savings Association and Marci, Inc. will provide leasehold acquisition financing of the hotel and restaurants and is requesting commission approval to secure its loan by encumbering the leaseholds as a secured party-lender.

2. The Burlingame Group is also seeking approval of Brock Hotel Corporation as operator of the hotel development. Staff has investigated the Brock Company and finds them to be a leading hotel operator/manager/owner. Staff believes that Brock will provide strong management which should help the site realize its full potential in maximizing revenues to the State. Staff is recommending approval of Brock as hotel operator.

3. This activity involves lands which have NOT been identified as possessing significant environmental values pursuant to P.R.C. 6370, et seq. However, the Commission has declared that all tide and submerged lands are "significant" by nature of their public ownership (as opposed to "environmental significant"). Since such declaration of significance is not based upon the requirements and criteria of P.R.C. 6370, et seq., use classifications for such lands have not been designated.

CALENDAR ITEM NO. C23 (CONT'D)

Therefore, the finding of the project's consistency with the use classification as required by 2 Cal. Adm. Code 2954 is not applicable.

4. Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (14 Cal. Adm. Code 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by CEQA and the State CEQA Guidelines.

Authority: P.R.C. 21065 and 14 Cal. Adm. Code 15378.

EXHIBITS:

- B. Location Map.
- C. Site Plat.

IT IS RECOMMENDED THAT THE COMMISSION:

1. FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO 14 CAL. ADM. CODE 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY P.R.C. 21065 AND 14 CAL. ADM. CODE 15378.
2. APPROVE THE ASSIGNMENT OF LEASES PRC 6504.1, 6505.1 AND 6506.1 FROM THE BURLINGAME GROUP TO BURLINGAME JOINT VENTURE I, EFFECTIVE UPON CLOSE OF ESCROW.
3. APPROVE THE AGREEMENT AND CONSENT TO ENCUMBRANCING OF THE LEASES BY BURLINGAME JOINT VENTURE I FOR THE PURPOSE OF FINANCING THE ACQUISITION OF THE LEASEHOLDS WITH A SECURITY INTEREST IN THE LEASEHOLDS RETAINED BY THE BURLINGAME GROUP, FIRST SOUTH SAVINGS ASSOCIATION AND MARCI, INC.
4. APPROVE BROCK HOTEL CORPORATION AS HOTEL OPERATOR.

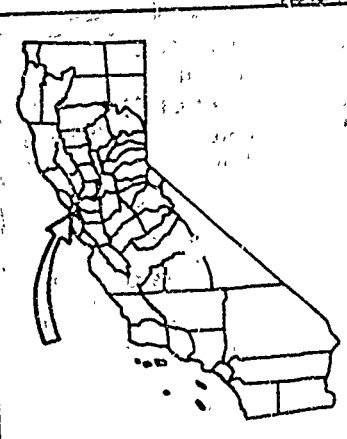
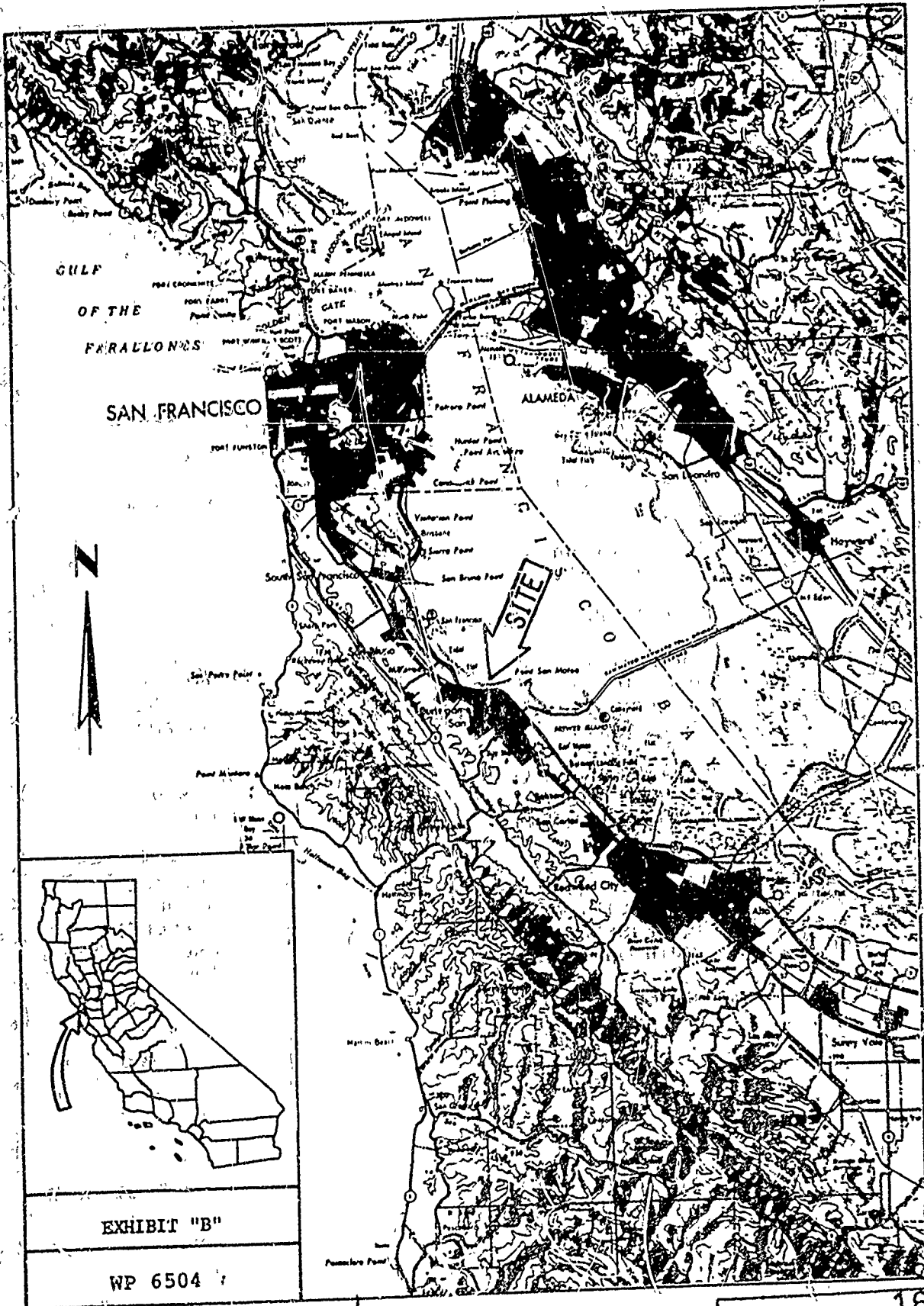
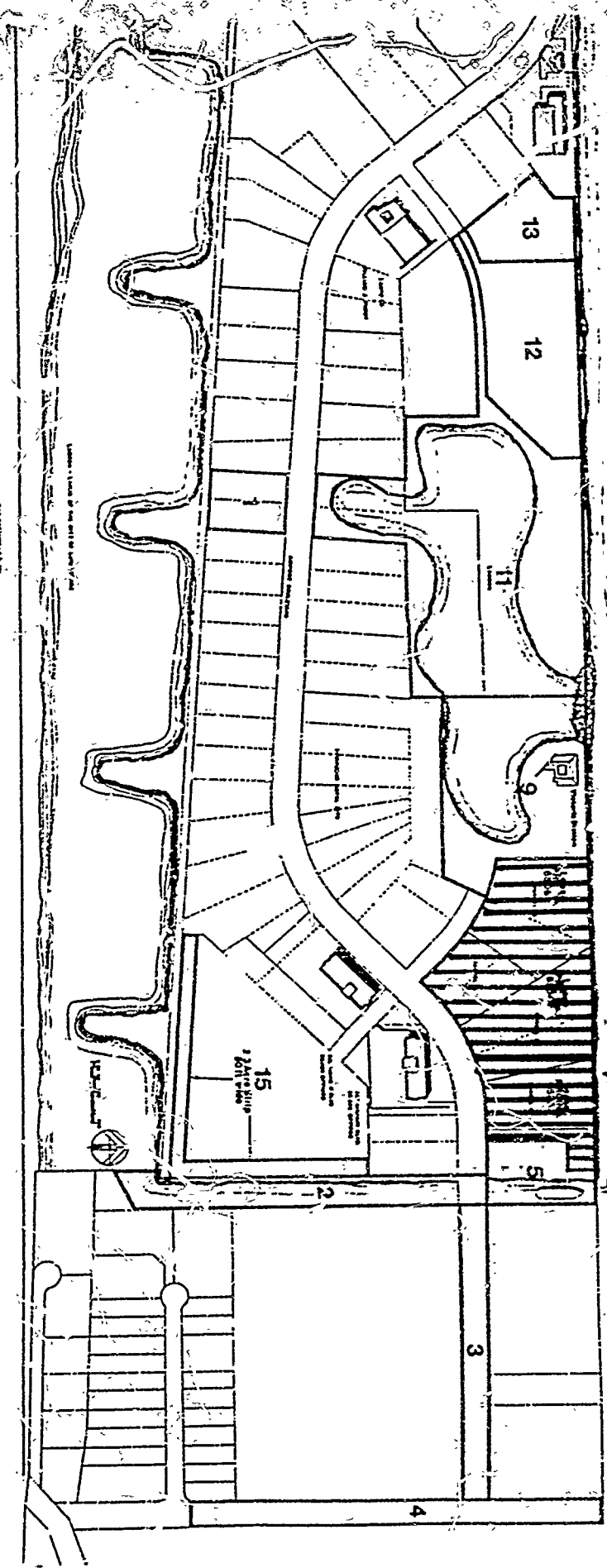


EXHIBIT "B"  
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ANZA PACIFIC CORP.

← SITE

EXHIBIT "C"

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)
101	Office	120	3600
102	Office	120	3600
103	Office	120	3600
104	Office	120	3600
105	Office	120	3600
106	Office	120	3600
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200	Office	120	3600

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