

**CALENDAR ITEM  
C39**

A 74  
S 38

09/1/11  
PRC 8716.1  
M. Andersen

**REVISION OF RENT**

**LESSEE:**

Las Brisas Condominium Association, LLC

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

0.004 acre, 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 and seacave notch infill as shown on Exhibit A.

**LEASE TERM:**

Ten years, beginning October 12, 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 \$1,128 per year to \$1,312 per year, effective October 12, 2011.

**OTHER PERTINENT INFORMATION:**

1. The Lessee has the right to use the uplands adjoining the lease premises.
2. On November 1, 2006, the Commission authorized a General Lease - Protective Structure Use to Las Brisas Condominium Association, LLC for the construction and maintenance of a seawall and seacave notch infill. That lease will expire on October 11, 2016. The 120-foot long by 35-foot high existing protective structure was constructed to provide bluff support for the upland condominium development and prevent further bluff erosion.

CALENDAR ITEM NO. **C39** (CONT'D)

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

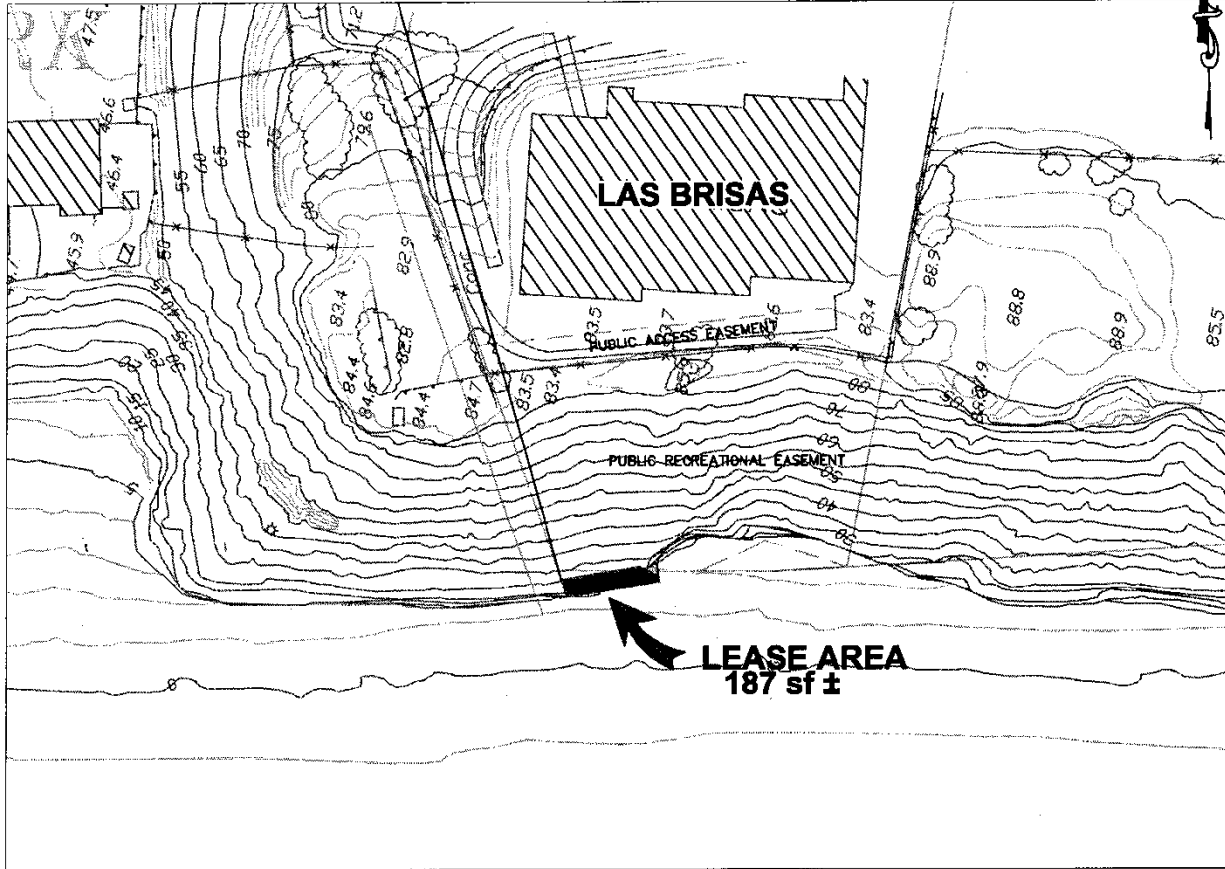
Find that the activity is not subject to the requirements of CEQA pursuant to Title 14, California Code of Regulations, section 15060(c)(3) because the activity is not a project as defined by Public Resources Code section 21065 and Title 14, California Code of Regulations, section 15378.

**AUTHORIZATION:**

Approve the Revision of Rent for Lease No. PRC 8716.1 from \$1,128 per year to \$1,312 per year, effective October 12, 2011.

NO SCALE

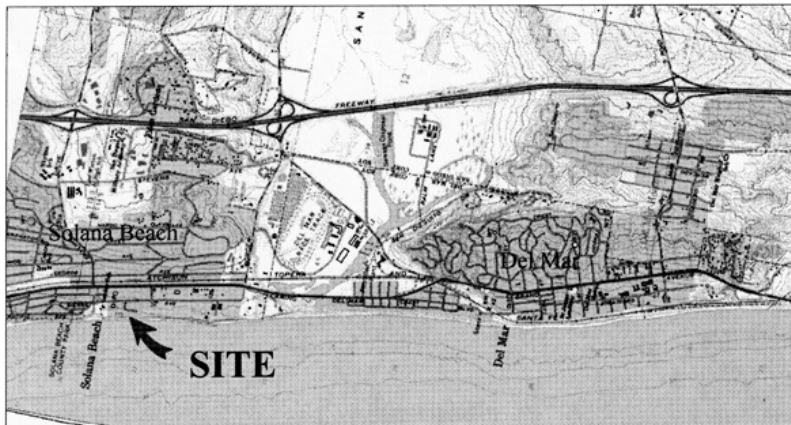
# SITE



135 SOUTH SIERRA AVENUE, SOLANA BEACH

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

## Exhibit A

PRC 8716.1  
 LAS BRISAS HOA  
 APN 298-010-54  
 GENERAL LEASE-  
 PROTECTIVE STRUCTURE  
 SOLANA BEACH  
 SAN DIEGO COUNTY



SITE

SCL 8-01-11

This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.