

**CALENDAR ITEM  
C65**

A 41  
S 23

10/19/12  
PRC 8465.1  
A. Franzoia

**REVISION OF RENT**

**LESSEE:**

Bel-Air Bay Club, Ltd.

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

Sovereign land located at 16801 Pacific Coast Highway, Pacific Palisades, city of Los Angeles, Los Angeles County

**AUTHORIZED USE:**

Continued use and maintenance of three existing groins identified as Groins A, B, and C that are used for beach erosion control.

**LEASE TERM:**

20 years, beginning October 20, 2003.

**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 rent be revised from \$13,423 per year to \$16,702 per year, effective October 20, 2012.

**OTHER PERTINENT INFORMATION:**

1. On October 20, 2003, the Commission approved issuance of a General Lease - Protective Structure use for a 20-year term beginning October 20, 2003 to Bel-Air Bay Club, Ltd. for the continued use and maintenance of three existing groins identified as Groins A, B, and C that are used for beach erosion control.
  
2. The staff recommends that the Commission find that the subject revision of rent does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California environmental Quality Act (CEQA).

CALENDAR ITEM NO. **C65** (CONT'D)

Authority: Public Resources Code section 21065 and California Code of Regulations, title 14, sections 15060, subdivision (c)(3), and 15378

**EXHIBIT:**

- A. Site And Location Map

**RECOMMENDED ACTION:**

It is recommended that the Commission:

**CEQA FINDING:**

Find that the subject revision of rent 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.

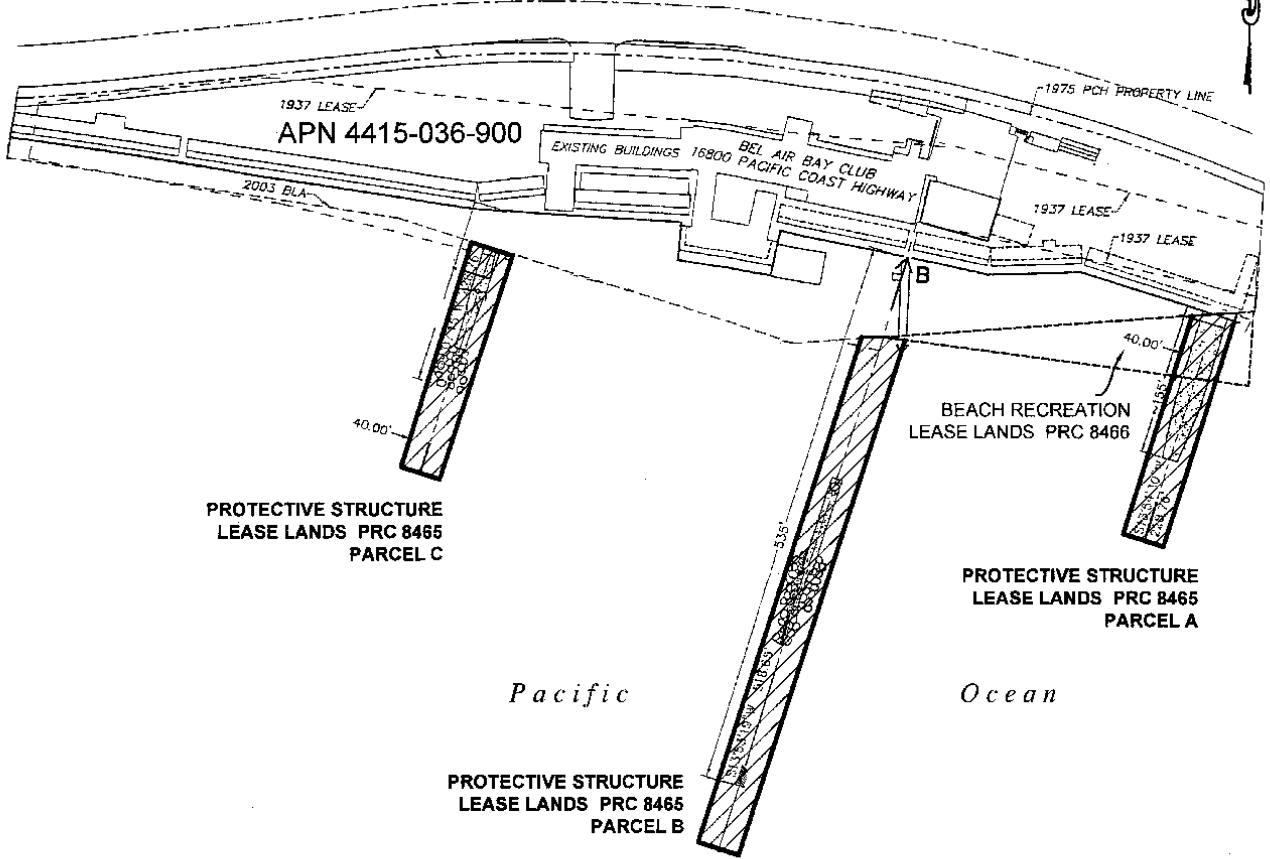
**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 8465.1 from \$13,423 per year to \$16,702 per year, effective October 20, 2012.

NO SCALE

# SITE

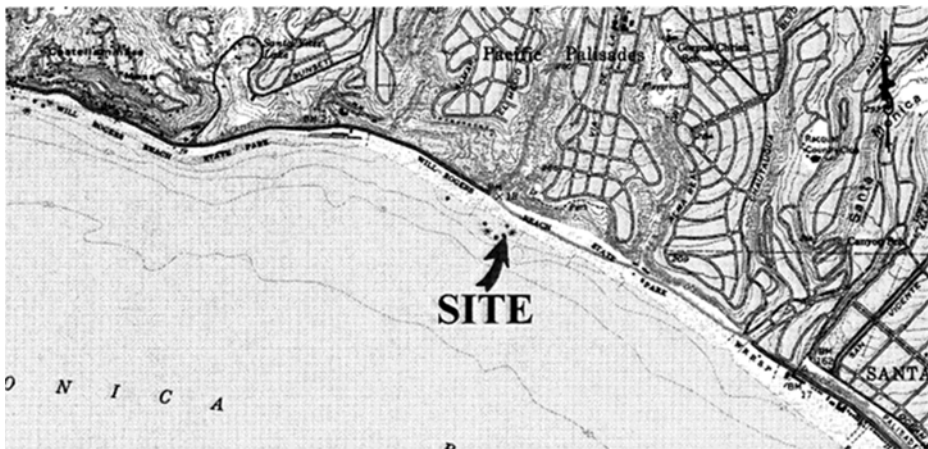
PACIFIC COAST HWY.



16801 PACIFIC COAST HWY., MALIBU

NO SCALE

# LOCATION



MAP SOURCE: USGS QUAD

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.

# Exhibit A

PRC 8465.1  
BEL AIR BAY CLUB LTD  
APN 4415-036-900  
PROTECTIVE STRUCTURE  
LOS ANGELES COUNTY



MJJ 09/13/12