



Administrative Report

N.2., File # 23-7156

Meeting Date: 11/14/2023

To: MAYOR AND CITY COUNCIL

From: GREG KAPOVICH, WATERFRONT & ECONOMIC DEVELOPMENT DIRECTOR

TITLE

RECEIVE AND FILE A PRESENTATION FROM ALLEN SANFORD ON THE APPROVED DESIGN CONCEPTS FOR A NEW WATERFRONT RESTAURANT AND PUBLIC SURF CLUB

EXECUTIVE SUMMARY

On August 15, 2023, the City entered into two leases with "California Surf Club" to occupy two vacant buildings at 239 and 245 North Harbor Drive, formerly the Ruby's and Chillers (On The Rock's) sites. The leases are for a restaurant use (with alcohol service) in the building formerly occupied by Ruby's, and a public surf club use at the building formerly occupied by Chillers. The leases include 10.5-year terms and approximately \$1.5 million worth of improvements to each building. On September 11, 2023, the Harbor Commission approved Conditional Use Permits for the proposed concepts. The intent of the Conditional Use Permit was to obtain the necessary entitlements to locate a restaurant use with associated alcohol service and a public surf club within the commercial coastal zoning designation and also to aesthetically join the two buildings so they could operate in tandem.

The tenants (represented by Allen Sanford) will modify the exterior and interior of the two buildings and expand the outdoor dining area to connect the two properties. In October 2023, the Building and Safety Division issued the necessary demolition permits to allow the applicant to begin demolishing portions of the existing structures in preparation for the anticipated improvements. The demolition efforts are currently underway. Applications for the necessary building permits to accommodate the renovations were submitted to the Building and Safety Division in October 2023 and are currently under review. The restaurant and surf club are expected to open in May 2024.

APPROVED BY:

Mike Witzansky, City Manager