



DATE: February 11, 2020

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Approve Construction at Shoreline Amphitheatre**

RECOMMENDATION

Approve the request of Live Nation, Lessee at 1 Amphitheatre Parkway, to construct approximately 3,670 square feet of new space on the property.

BACKGROUND

The City of Mountain View is the owner of 1 Amphitheatre Parkway. There is an executed lease agreement between the City of Mountain View, Mountain View Shoreline Regional Park Community, and Live Nation for Live Nation to use the site as a concert venue. The lease was effective on May 10, 2006 and has an expiration date of December 31, 2020 with two 5-year options to renew.

The lease agreement states in Article IV, Section 3, Future Consideration:

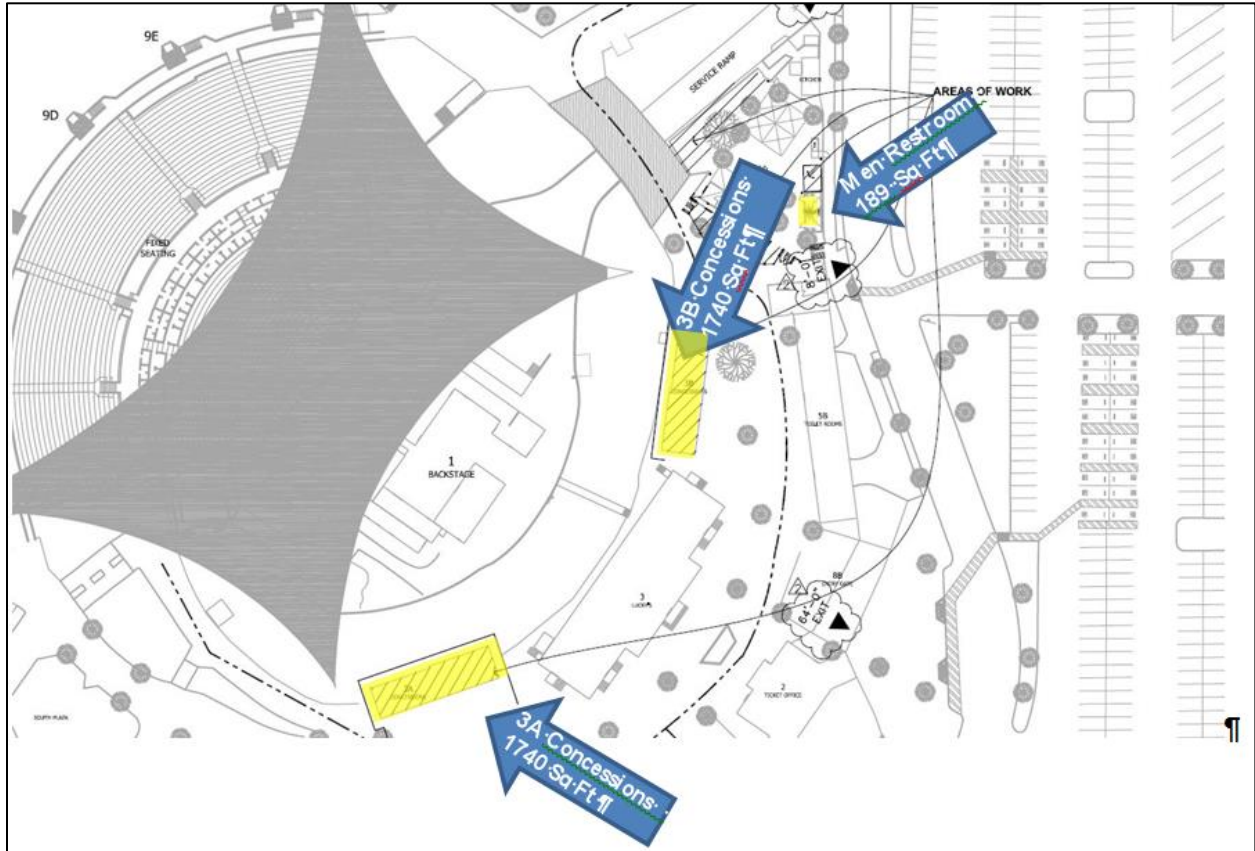
“(ii) New construction to add additional facilities or expand existing facilities requires a permit from the Community Development Department (e.g., a Conditional Use Permit for the Site) and building permits. City approval (in the form of City Council approval) shall be required.”

Live Nation has submitted a development review permit application to the Community Development Department for new construction at the site (Figure 1). The new construction consists of:

- Expanding the existing terrace restroom by constructing a new VIP restroom unit for men. The current women’s restroom will be renovated to incorporate the old men’s restroom. This renovation will result in a larger women’s restroom in the VIP area.

- Expanding the concession structures with two new prefabricated structures. Each structure will include kitchen equipment, a walk-in cooler, and an exhaust hood.

Figure 1: Proposed New Construction



ANALYSIS

As required under the lease terms, the City Council is being asked to approve the scope of the improvements acting as the property owner. Staff reviewed the proposed improvements and has determined they are consistent with the terms of the lease and will improve the concert venue by providing enhanced amenities to event attendees.

The proposed new construction is consistent with zoning and planning standards. With the Council's approval of the construction scope, staff will proceed with the permitting process.

FISCAL IMPACT

Live Nation will pay for the design and construction of the improvements. The City will not have any financial obligations for the new improvements.

ALTERNATIVES

1. Do not approve the construction.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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cc: CSD, RPPA, AP – Horan