

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2022

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNTAIN VIEW
APPROVING THE ANNUAL ENGINEER'S REPORT FOR
THE DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT NO. 2
FOR FISCAL YEAR 2022-23 AND AUTHORIZING ITS DELIVERY TO SANTA CLARA COUNTY

WHEREAS, City staff has prepared an Engineer's Report with proposed assessments on downtown properties in order to fund the operation of the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2022-23 in accordance with Mountain View City Code, Section 17.128.30; and

WHEREAS, said Engineer's Report has been provided to the City Council and made available to affected property owners and the general public; and

WHEREAS, the City intends to maintain the annual assessment, with no changes to the assessment formula, for the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2022-23;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mountain View that the Engineer's Report for the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2022-23 is hereby approved in its entirety.

BE IT FURTHER RESOLVED that the Finance and Administrative Services Director is hereby authorized to deliver a copy of the Engineer's Report, together with the City Clerk's certification as to its approval, to the office designated by law to extend special assessments upon the tax rolls to which they are to be allocated.

TC/4/RESO
822-06-14-22r

Exhibit: A. Engineer's Report



CITY OF MOUNTAIN VIEW

DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2022-23

**LUCAS RAMIREZ
MAYOR**

**ALISON HICKS
VICE-MAYOR**

**MARGARET ABE-KOGA
COUNCILMEMBER**

**ELLEN KAMEI
COUNCILMEMBER**

**SALLY LIEBER
COUNCILMEMBER**

**LISA MATICHAK
COUNCILMEMBER**

**PAT SHOWALTER
COUNCILMEMBER**

KIMBRA MCCARTHY

CITY MANAGER

HEATHER GLASER

CITY CLERK

DAWN S. CAMERON

PUBLIC WORKS DIRECTOR

ED ARANGO

CITY ENGINEER

AARTI SHRIVASTAVA

**ASSISTANT CITY MANAGER/
COMMUNITY DEVELOPMENT DIRECTOR**

**PREPARED BY:
TIFFANY CHEW
BUSINESS DEVELOPMENT SPECIALIST**

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**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23**

I, Heather Glaser, City Clerk of the City of Mountain View, do hereby certify that the foregoing assessment was approved and confirmed by the City Council of the City of Mountain View on June 14, 2022.

Heather Glaser
City Clerk
City of Mountain View

I, Ed Arango, City Engineer of the City of Mountain View, do hereby certify that the foregoing assessment was recorded in my office on June 14, 2022.

Ed Arango
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23**

I, Ed Arango, City Engineer of the City of Mountain View, California, pursuant to the provisions of Section 17.128.30, Division VII of Chapter 17 of the Mountain View City Code, hereby make this report on the following benefit assessments to cover the costs and expenses of maintaining and operating the improvements within the Downtown Parking Maintenance and Operation Assessment District of said City, including the costs and expenses incidental thereto, to be paid for by said District.

The amount to be paid therefor by said District for the Fiscal Year 2022-23 is as follows. (Reference Budget on Page 5.)

I do hereby assess and apportion the amount of said costs and expenses, including the costs and expenses incidental thereto, upon the several lots, parcels or property liable therefor and benefiting thereby in proportion to the benefits received by such lots or parcels of property, for the maintenance and operation hereof, and more particularly set forth in the assessment roll hereto attached and by reference made a part hereof.

Each lot or parcel of land is described in the assessment roll by reference to its Assessor's Parcel Number (A.P.N.) as shown on the Assessor's Map of the County of Santa Clara for Fiscal Year 2022-23

Dated

Signature

June 14, 2022

Ed Arango
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23**

		Audited Actual <u>2020-21</u>	Adopted Budget <u>2021-22</u>	Estimated <u>2021-22</u>	Recom. Budget <u>2022-23</u>
Revenues and Sources of Funds:					
721400-41xxx	Property Taxes	\$ 1,110,294	1,098,500	1,085,200	1,094,700
212217/41499	Permit Revenues	5,890	156,000	(1,200)	156,000
721400 /41601	Investment Earnings	166,789	151,900	152,086	145,700
721400/42151	Homeowner's Tax Exemption	3,114	3,300	2,952	3,000
212217/42731	Maintenance Assessment District	158,196	158,600	158,600	158,600
212217/43699	Other Revenue	10,581	20,000	7,700	20,000
	Total	<u>1,454,864</u>	<u>1,588,300</u>	<u>1,405,338</u>	<u>1,578,000</u>
Expenditures and Uses of Funds:					
	Operations	478,757	553,351	464,487	472,249
721400-57170	General Fund Administration	44,800	45,200	45,200	45,700
721400-57120	Self Insurance	1,130	1,540	1,540	1,980
212217-58900	Transfer to General Operating Fund	108,400	108,400	108,400	108,400
721400-58909	Transfer to Compensated Absences Res	0	2,000	2,000	3,000
721400-58972	Transfer to Equip Replace Res	349	300	300	360
	Total	<u>633,436</u>	<u>710,791</u>	<u>621,927</u>	<u>631,689</u>
Revenues and Sources Over (Under)					
	Expenditures and Uses	821,428	877,509	783,411	946,311
	Beginning Balance, July 1	10,481,555	11,302,982	11,302,982	12,086,393
	Reserve for Future Parking Maintenance	<u>(487,500)</u>	<u>(525,000)</u>	<u>(525,000)</u>	<u>(562,500)</u>
	Ending Balance, June 30	<u>\$ 10,815,482</u>	<u>11,655,491</u>	<u>11,561,393</u>	<u>12,470,204</u>

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23
RULES FOR SPREADING ASSESSMENT**

Each assessment shall be comprised of two components—one based on land use and the other on parcel area. Approximately, seventy-five percent (75%) of the annual assessment shall be on the basis of land use, while the remaining twenty-five (25%) of the annual assessment shall be on the basis of parcel area. The total of all assessed properties in the District is One Hundred Fifty-Eight Thousand Six Hundred Six Dollars (\$158,606). Therefore, the ratio of total assessment is \$118,606 for land use and \$40,000 for parcel area.

I. LAND USE COMPONENT

This component will be based on the total number of off-street parking spaces required by a given land use according to the City of Mountain View Parking Ordinance, Section 36.37.1, Article IV of Chapter 36 of the Mountain View City Code (Appendix A). Vacant buildings will be assessed according to their most recent land use. For properties which have more than one land use, the assessment will be calculated for each land use and then added to get the total assessment for this component.

For Assessment Parcel No. 130, a credit will be given for the land use component to offset services provided to the community. The number of parking spaces assigned to the existing land use on Assessment Parcel No. 130 is zero (0).

The total number of parking spaces required within the district is 5,201. Based on the aforementioned 75 percent ratio and total land use component being \$118,606, the fee per required parking space is \$22.805732.

II. PARCEL AREA COMPONENT

This component is based on the parcel area in square footage. In the case of multi-unit residential subdivisions, the area calculated will be on the square footage of the individual unit.

The total parcel area in the district is 955,786 square feet. Based on the aforementioned 25 percent ratio and the total parcel area component being \$40,000, the fee per square foot of parcel area is \$0.0418504.

ASSESSMENT SUMMARY

		Rate	Total
Parking Required	5,201	\$22.805732	\$118,606.00
Parcel Area	955,786	\$0.0418504	\$ 40,000.00
			\$158,606.00

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
1	Villa Street LP	158-15-024	Total	16,785		15	11,250	\$812.90
	755 Page Mill Road Suite 100	990 Villa	Warehouse	13,017	2			
	Palo Alto CA 94304		Office	3,768	13			
2	M & J Land & Equipment Leasing C	158-15-023	Restaurant	8,200	82	133	11,250	\$3,503.98
	954 Villa Street Mountain View CA 94041	954 Villa	Outdoor Seating	128 outside seats	51			
3	Aviet, Thomas G.	158-15-022		N/A		22	11,250	\$972.54
	938 Villa Street Mountain View CA 94041-1236	938 Villa	Single Residence Restaurant	2 units 44 Seats	4 18			
4	Bryant Park Plaza Inc 111 Main Street Suite A Los Altos CA 94022	158-15-037 900 Villa	Office	21,745	72	72	11,250	\$2,112.82
5	City of Mountain View	N/A 1XX Bryant	Alley	N/A	0	0		\$0.00
6	Bryant Place Limited Partnership 1068 E. Meadow Circle Palo Alto CA 94303	158-51-001/044 907 W. Evelyn	Residential Condominiums 44 units					
Note: parcels 5, 6, 7, 8, & 9 were redeveloped during the 1999-00 fiscal year. Parcel 5 is the alley, parcel 6 is the residential development and parcels 7, 8, & 9 have been eliminated. Update: All units were sold. Owner does not appear in existing County database.								
6a	Rhodes, Bradley J. 2908 Bayview Dr Alameda CA 94501	158-51-001 108 Bryant #1	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6b	Li, Enling 3140 Joann Circle Pleasanton, CA 94588	158-51-002 108 Bryant #3	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6c	Chao, Clifford Hsiang & Ling-Chao, Jackie 311 Ely Place Palo Alto, CA 94306	158-51-003 108 Bryant #5	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6d	Chen Yann-Shin Et Al 108 Bryant St, Unit 7 Mountain View CA 94041	158-51-004 108 Bryant #7	Residence Condominium	1 Unit	2	2	1,059	\$89.92

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6e	King Christopher P 656 Jefferson Street Santa Clara CA 95050	158-51-005 108 Bryant #9	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6f	Estoesta, Sheilah S 108 Bryant Street Unit 11 Mountain View CA 94041	158-51-006 108 Bryant #11	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6g	Lin, Hung-Jen & Chen, Hsueh-Mei 108 Bryant Street Apt 2 Mountain View CA 94041	158-51-007 108 Bryant #2	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6h	Nair Rekha and Sundar Kartik 108 Bryant Street Unit 4 Mountain View CA 94041	158-51-008 108 Bryant #4	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6i	Goff, Thomas G. & Ecklund, Deanne 27440 Sherlock Road Los Altos Hills CA 94022	158-51-009 108 Bryant #6	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6j	Agarwal, Suresh and Renu 3423 Meadowsland Ln San Jose CA 95135	158-51-010 108 Bryant #8	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6k	Ucpinar Sibel and Taskin 108 Bryant Street Unit 10 Monterey CA 93940	158-51-011 108 Bryant #10	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6l	Lee, Cheryl C 108 Bryant Street Unit 12 Mountain View CA 94041	158-51-012 108 Bryant #12	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6m	Young, Karen K Living Trust 116 Melville Ave Palo Alto CA 94301	158-51-013 108 Bryant #33	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6n	Loughlin Trust 25501 Chapin Road Los Altos Hills CA 94022	158-51-014 108 Bryant #35	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6o	Liu Alice Cheng-Yi Trustee 10704 Grapnel Place Cupertino CA 95014	158-51-015 108 Bryant #37	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6p	Viswanathan Krishnaswamy 108 Bryant Street Apt 39 Mountain View CA 94041	158-51-016 108 Bryant #39	Residence Condominium	1 Unit	2	2	1,030	\$88.72
6q	Manungay, Albert L 108 Bryant Street Apt 41 Mountain View CA 94041	158-51-017 108 Bryant #41	Residence Condominium	1 Unit	2	2	1,059	\$89.92

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6r	Martinez, Wayne & Maria I Truste 2676 Greenrock Road Milpitas CA 95035	158-51-018 108 Bryant #43	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6s	Joshi, Ruta 108 Bryant Street Unit 34 Mountain View CA 94041	158-51-019 108 Bryant #34	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6t	Tanouchi Reiko 108 Bryant Street Unit 36 Mountain View CA 94041	158-51-020 108 Bryant #36	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6u	Kasof, Robert M 108 Bryant Street Unit 38 Mountain View CA 94041	158-51-021 108 Bryant #38	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6v	Mulyasasmita, Cindy Et Al Mulhasasmita, Widya 405 Hainline Dr Belmont CA 94002	158-51-022 108 Bryant #40	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6w	Koh, Huilin and Wysocki Adalbert 1059 Madison Street Santa Clara CA 95050	158-51-023 108 Bryant #42	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6x	Tessler, David 108 Bryant Street Unit 44 Mountain View CA 94041	158-51-024 108 Bryant #44	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6y	Huang, Amy 108 Bryant Street Unit 31 Mountain View CA 94041	158-51-025 108 Bryant #31	Residence Condominium	1 Unit	2	2	1,427	\$105.32
6z	Barchard Frank and Lai Vivian 108 Bryant Street Unit 29 Mountain View CA 94041	158-51-026 108 Bryant #29	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6aa	Karr, Cynthia L. Trustee 662 Oakwood Court Los Altos CA 94024	158-51-027 108 Bryant #27	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6ab	Liu Gang Trustee, Ma Meiling Trus 12827 Ashley Court Saratoga CA 95070	158-51-028 108 Bryant #25	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6ac	Xu, Katherine Hui 128 E. Edith Avenue Los Altos CA 94022	158-51-029 108 Bryant #23	Residence Condominium	1 Unit	2	2	1,059	\$89.92

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6ad	Wu, Jonathan 108 Bryant Street Unit 21 Mountain View CA 94041	158-51-030 108 Bryant #21	Residence Condominium	1 Unit	2	2	1,427	\$105.32
6ae	Huang, Jeffrey and Leung Stephan 980 Alameda De Las Pulgas San Carlos, CA 94070	158-51-031 108 Bryant #32	Residence Condominium	1 Unit	2	2	1,352	\$102.20
6af	Blake-Burke Peter C Trustee 21102 Tarmarind Ct Cupertino CA 95014	158-51-032 108 Bryant #30	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6ag	Gazioglu, Husamettin 4610 E Mercer Way Mercer Island WA 98040	158-51-033 108 Bryant #28	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6ah	Cymrot, Allen & Barbara Trustee 1202 Christobal Privada Mountain View CA 94040	158-51-034 108 Bryant #26	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6ai	Gimpel, Jon E. 2443 Fillmore Street Unit 380 San Francisco CA 94115	158-51-035 108 Bryant #24	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6aj	Phansalkar Shailesh Trust 2060 Sutter Street Apt 509 San Francisco CA 94115	158-51-036 108 Bryant #22	Residence Condominium	1 Unit	2	2	1,352	\$102.20
6ak	Singh Kritika 108 Bryant Street Unit 19 Mountain View CA 94041	158-51-037 108 Bryant #19	Residence Condominium	1 Unit	2	2	1,427	\$105.32
6al	Davis Claudette 337 Pettis Avenue Mountain View CA 94041	158-51-038 108 Bryant #17	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6am	Kao, Wayne 120 Saint Marks Pl, Unit 2 Brooklyn, New York NY 11217	158-51-039 108 Bryant #15	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6an	Zhnag Ming & Zheng Haiyan 1096 Karen Way Mountain View CA 94040	158-51-040 108 Bryant #13	Residence Condominium	1 Unit	2	2	1,427	\$105.32
6ao	Chan, Darren 108 Bryant Street Unit 20 Mountain View CA 94041	158-51-041 108 Bryant #20	Residence Condominium	1 Unit	2	2	1,352	\$102.20

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6ap	Gupta Neeraj 525 Minton Lane Mountain View CA 94041	158-51-042 108 Bryant #18	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6aq	Su, Hon-Tsing Trustee Su, Pon-Ming Trustee 949 Altos Oaks Drive Los Altos CA 94024	158-51-043 108 Bryant #16	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6ar	Berry, Kathryn A. 1278 Estate Drive. Los Altos CA 94024	158-51-044 108 Bryant #14	Residence Condominium	1 Unit	2	2	1,352	\$102.20
11	West Evelyn Bryant Office Partner 6272 Virgo Rd Oakland CA 94611 <small>*Parcels 10 and 11 merged with recordation of the final map in 2013.</small>	158-15-039 899 W. Evelyn	Office	63,129	210	210	16,500	\$5,479.72
12	City of Mountain View	N/A 135 Bryant	Parking Structure #1					\$0.00
13	Chen Mark 357 Castro Street Suite 5 Mountain View CA 94041	158-15-014 860 Villa	Parking for #15	N/A	0	0	3,120	\$130.58
14a*	R & S Mountain Plaza LLC Hills Boulevard #114-614 Fountain Hills AZ 85268	158-16-001 888 Villa (1st Floor)	Personal Service Office	2,357 1,000	13 3	16	1,199	\$415.08
14b*	R & S Mountain Plaza LLC Hills Boulecard #114-614 Fountain Hills AZ 85268	158-16-003 888 Villa (2nd Floor)	Office	3,859	13	13	1,379	\$354.20
14c*	R/S Mountain Plaza LLC HILLS BLVD #114-614 Mountain View CA 94041	158-16-002 888 Villa (2nd Floor)	Office	1,063	4	4	380	\$107.14
14d*	R & S Mountain Plaza LLC HILLS BLVD #114-614 Fountain Hills AZ 85268	158-17-001 888 Villa (3rd Floor)	Office	4,921	16	16	1,758	\$438.46
14e*	R & S Mountain Plaza LLC HILLS BLVD #114-614 Fountain Hills AZ 85268	158-18-001 888 Villa (4th Floor)	Office	3,611	12	12	1,290	\$327.66

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
14f*	R & S Mountain Plaza LLC HILLS BLVD #114-614 Fountain Hills AZ 85268	158-18-002 888 Villa (5th Floor)	Office	3,102	10	10	1,108	\$274.44
15	Chen Mark & Villa ST LLC 357 Castro Street Suite 5 Mountain View CA 94041	158-15-015 852-858 Villa	Total Retail & Personal Serv. Manufacturing Apartment	3,840 2,280 960 1 Unit		26	4,680	\$788.82
16	Hanson America LLC P.O. Box 4631 Mountain View CA 94040	158-15-013 194-198 Castro	Total Office Restaurant Outdoor Seating	7,392 3,892 3,500 87 outside seats		83	6,150	\$2,150.26
17a	Chen Chien-Liang & Hsiang-Fang T 632 Camellia Way Los Altos CA 94024	158-15-033 186 Castro	Restaurant	2,247	22	22	3,075	\$630.42
Note: parcel 17 was split during 1994/95; former APN is 158-15-012								
17b	Tu & Chu Corporation Et Al Tu Ching-Sung;Ming 471 Villa Street Mountain View CA 94041	158-15-032 180 Castro	Restaurant	2,307	23	23	3,075	\$653.22
Note: parcel 17 was split during 1994/95; former APN is 158-15-012								
18	Hwang Dynasty LLC 555 W Dana Street Mountain View CA 94041-1202	158-15-011 174 Castro	Restaurant	5,300	53	53	6,150	\$1,466.08
19	Chen, Chien-Liang; Hsiang-Fang W 632 Camellia Way Los Altos CA 94024	158-15-010 160 Castro	Restaurant	2,990	30	30	3,205	\$818.30
20	Grand Franklin Inc. 3465 Gleneagles Drive Stockton CA 95219	158-15-036 142 - 156 Castro	Total Restaurant Office	17,700 8,000 9,700		112	10,148	\$2,978.94
21	Ha Donna Dompling et al, Yu, Elair 1670 Zanker Road San Jose CA 95112	158-15-008 134 Castro	Restaurant	6,480	65	65	3,690	\$1,636.80

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
22	Click Enterprises LLC 11335 Eastbrook Avenue Los Altos CA 94024	158-15-038 124-126 Castro	Restaurant	5,004	50	50	6,212	\$1,400.26
23	Margaretic, Pero & Anka 335 Main Street Unit A Los Altos CA 94022	158-15-006 110 Castro	Restaurant	5,000	50	50	5,374	\$1,365.20
24	Young Namching Trustee 12059 Marilla Drive Saratoga, CA 95070	158-15-005 108 Castro	Restaurant	2,300	23	23	2,849	\$643.76
25	Smith, Scott L Trustee 123 Hillcrest Road San Carlos CA 94070	158-15-004 102 Castro	Restaurant	3,000	30	30	3,210	\$818.50
26	Hu Richard Ruixin 867 W Evelyn Avenue Mountain View CA 94041	158-15-003 867 W. Evelyn	Medical Office	480	3	3	480	\$88.50
27	City of Mountain View	N/A Evelyn & Castro	Transit Plaza					\$0.00
28	Tang, Kim C Trustee & Betty Y Tru 1395 Bellingham Way Sunnyvale CA 94087	158-20-014 135-143 Castro	Total Personal Service Restaurant	2,440 685 1,755	4 18	22	2,904	\$623.26
29a*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-001 147 Castro #1	Restaurant	1,312	13	13	668	\$324.42
29b*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-002 147 Castro #2a	Office	656	2	2	506	\$66.80
29c*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-003 147 Castro #2b	Office	656	2	2	506	\$66.80
29d*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-004 147 Castro #3	Office	1,000	3	3	668	\$96.38

**Engineer's Report
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Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
30	Quan, Trinh LLC 153 Castro Street Mountain View CA 94041	158-20-071 153 Castro	Restaurant	7,854	79	93	5,640	\$2,356.98
			Office	4,286	14			
31	Jehning, Albert R & Audrey R Trust 20220 Avenue 228 Lindsay CA 93247	158-20-012 169-171 Castro	Total			16	4,802	\$565.86
			Retail	945	5			
			Apartments	5 Units	10			
			Storage	2,255	1			
32	Fraternal Order of Eagles Mt View PO Box 627 Mountain View CA 94042	158-20-011 181 Castro	Meeting Hall	1,800	36	36	2,462	\$924.04
33	D/K 191 Castro LLC 1777 S Bascom Avenue Suite D Campbell CA 95008	158-20-010 185-191 Castro	Total	9,189		67	6,326	\$1,792.74
			Office	3,815	13			
			Restaurant	5,374	54			
34	Chen Chien-Liang Trustee Chen, Chien-Liang; His 632 Camellia Way Los Altos Hills CA 94024	158-20-009 740-746 Villa	Total	3,000		27	4,306	\$795.96
			Restaurant	2,250	23			
			Retail	750	4			
35	Seven Stars Management LLC 357 Castro Street Unit 5 Mountain View CA 94041	158-20-008 702 - 738 Villa	Total	5,600		38	8,625	\$1,227.58
			Personal Service	3,200	18			
			Retail	800	4			
			Restaurant	1,600	16			
36	City of Mountain View	N/A 1XX Hope	Parking Lot #4					\$0.00
37	C-M Evelyn Station LLC 333 W Santa Clara Street Suite 805 San Jose CA 95113	158-20-015 727 - 747 W Evelyn Ave	Office	5,800	19	19	7,822	\$760.66
38	C-M Evelyn Station LLC 333 W Santa Clara Street Suite 805 San Jose CA 95113	158-20-066 701 W. Evelyn	Total	3,378		20	2,278	\$551.46
			Restaurant	1,344	13			
			Office	2,034	7			
39	KLF Limited Partnership 257 Castro Street Suite 105 Mountain View CA 94041	158-20-005 105 Hope Street	Total	8,850		34	8,970	\$1,150.80
			Office	7,690	26			
			Medical Office	1,160	8			

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
40	City of Mountain View	N/A 1XX Hope	Parking Lot #8					\$0.00
41	Chiou Frank S Et Al 52 Broad Acres Road Atherton CA 94027	158-20-003 682 Villa	Medical Office	8,227	55	55	9,000	\$1,630.98
42	McLeod Harriet L Trustee Et Al 430 Cypress Drive Los Altos CA 94022	158-22-022 211 Hope	U.S. Post Office (warehousing and service)	12,325	59	59	22,500	\$2,287.18
43	Easthope LLC 12679 Kane Drive Saratoga CA 95070	158-22-021 231-235 Hope	Single Residence Apartments	1 unit 4 units	2 4	6	11,250	\$607.66
44	City of Mountain View	N/A	Parking Lot #9					\$0.00
45	City of Mountain View	2XX Hope						
46	660 Dana Street LP 755 Page Mill Road Suite 100 Palo Alto CA 94304	158-22-018 660 W Dana	Office	5,000	17	17	6,325	\$652.40
47	Dana & Hope LLC 23275 Eastbrook Court Los Altos Hills CA 94024	158-22-019 676 - 698 W. Dana	Total Restaurant Personal Services Office	5,742 1,955 1,557 2,230	 20 9 7	36	10,925	\$1,278.22
48	Sun, John S et Al Sun, Edmund Y Trustee PO Box 1411 San Carlos CA 94070	158-22-016 280 Hope	Office	8,214	27	27	5,950	\$864.76
49	Lee Jia Hueay Trustee 2430 20th Avenue San Francisco CA 94116	158-22-017 736 - 744 W. Dana	Total Nightclub Restaurant	6,260 3,400 2,860	 68 29	97	5,950	\$2,461.18
50	Sun, John S et Al Sun, John S Trustee PO Box 1411 San Carlos CA 94070	158-22-015 278 Hope	Office	6,518	22	22	8,400	\$853.28
51	City of Mountain View	N/A 2XX Hope	Parking Lot #5					\$0.00

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
52a	Laima LLC	158-22-013	Total	6,800		48	4,927	\$1,300.88
	PO Box 685	210 Hope	Office	3,000	10			
	Mountain View CA 94042		Restaurant	3,800	38			
52b	JSK Real Estate LLC	158-22-012	Restaurant	2,325	23	23	3,768	\$682.22
	1037 High Street Palo Alto CA 94301	735 Villa						
53	Akkaya Cihan & Serife	158-22-011	Total	7,125		36	2,360	\$919.78
	4304 Beresford Street	201 Castro	Office	5,375	18			
	San Mateo CA 94403	(761) Villa St)	Restaurant	1,750	18			
54	Premia 215C LLC	158-22-009	Total	22,561		118	8,312	\$3,038.94
	801 Hamilton Street	209 - 227 Castro	Office	15,600	52			
	Redwood City CA 94063		Restaurant	6,357	63			
				Retail	604	3		
55	Larnel Inc.	158-22-050	Restaurant	4,625	46	57	6,792	\$1,584.18
	1710 Granger Avenue Los Altos CA 94024	231 - 235 Castro		28 Outside seats	11			
56	Big Stone LLC	158-22-007	Total	3,500		45	5,033	\$1,236.90
	46100 Viewfield Road	241 Castro	Restaurant	3,500	35			
	Monte Sereno CA 95030		Outdoor Seating	24 outside seats	10			
57	Hawkes, Derek & Patricia M	158-21-002	Residence	1 Unit	2	2	829	\$80.30
	1001 Hewitt Drive	759-C Villa		(1,436 s.f.)				
	San Carlos CA 94070							
58	Teruel, Everardo G & Irene G	158-22-006	Nightclub	3,836	38	38	4,294	\$1,046.32
	395 View Street	251 Castro						
	Mountain View CA 94041							
59	KLF Limited Partnership	158-22-005	Office	6,095	20	20	2,434	\$557.98
	257 Castro Street Suite 105	257 Castro						
	Mountain View CA 94041							
60	KLF Limited Partnership	158-22-004	Total	8,484		31	4,434	\$892.54
	257 Castro St Suite 105	257 Castro	Offices	7,396	25			
	Mountain View CA 94041		Retail	1,088	6			

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
61	King Shirley Trustee 320 Pinehill Road Hillsborough CA 94010	158-22-003 271-273 Castro	Restaurant	1,750	18	18	3,500	\$556.98
62	Santa Teresa Associates 7074 O'Grady Drive San Jose CA 95120	158-22-002 275-277 Castro	Total Retail Office	3,600 3,000 600	17 2	19	3,500	\$579.80
63	Topland Associate 786 W. Dana Street Mountain View CA 94041	158-22-001 279, 285, 293, 299 Castro 762, 774, 786 W. Dana	Retail	15,000	83	83	16,100	\$2,566.68
64	298 Castro Partners LLC 1975 Hamilton Avenue Suite 29 San Jose CA 95125	158-13-047 298 Castro	Retail Apartments	1,500 2 Units	8 4	12	1,925	\$354.22
65	Topland Associates 786 W Dana Street Mountain View CA 94041	158-13-046 292 Castro	Restaurant	2,247	23	23	1,540	\$588.98
66	Mezzetta Giorgio Trustee 1548 Lathan Street Mountain View CA 94041	158-13-045 288 Castro	Restaurant	2,520	25	25	2,910	\$691.92
67	Serovpeyan, Martin & Beatriz Trus 1007 Dry Creek Place Lathrop CA 95330	158-13-048 826, 834 W. Dana	Personal Service	1,250	7	7	1,250	\$211.96
68	Dexter, Deborah M. et al Dexter, Albert S 844 Terrace Drive Los Altos CA 94024	158-13-049 838 W. Dana	Offices	1,775	6	6	2,383	\$236.56
69	Mah, Howard S & Wanda K Yu Tru 842 W Dana Street Mountain View CA 94041	158-13-050 842 W. Dana	Personal Services Apartment	1,944 1 Unit	11 2	13	2,867	\$416.46
70	Mah, Howard S & Wanda K Yu Tru 842 W Dana Street Mountain View CA 94041	158-13-051 854 W. Dana	Restaurant	1,388	14	14	1,500	\$382.06

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
71	Rutenburg, Maria Trustee 282 Castro Street Mountain View CA 94041	158-13-044 282 Castro	Total Retail Office	19,800 1,500 18,300	8 61	69	10,821	\$2,026.46
72	Chao, Yeong Ling & Joanne P Trust 268 Castro Street Mountain View CA 94041	158-13-043 268 Castro	Office	1,500	5	5	1,777	\$188.40
73	The 252 Castro Investment LLC PO Box 390426 Mountain View CA 94039	158-13-042 252-262 Castro	Total Retail Restaurant	7,650 5,660 1,990	32 20	52	11,250	\$1,656.70
74	Lee David Don Et Al 20670 Green Leaf Ct Cupertino CA 95014	158-13-041 240 - 246 Castro	Restaurant	5,040	50	50	6,450	\$1,410.22
75	Fiegl, George Wang, Anita 3592 Arbutus Avenue Palo Alto CA 94303	158-13-060 236 Castro	Total Office Restaurant	4,772 1,912 2,860	6 29	35	2,926	\$920.66
76	Astarea LLC 228 Castro Street Mountain View CA 94041	158-13-039 228 Castro	Total Nightclub Restaurant	9,518 9,253 265	185 3	188	7,280	\$4,585.52
77	Wang, Hsiu Feng Trustee 257 Fair Oaks Ave Mountain View CA 94040	158-13-038 220 Castro	Restaurant	2,300	23	23	2,800	\$641.70
78	Bay Area Stronghold Properties 1690 Civic Center Drive Suite 613 Santa Clara CA 95050	158-13-059 212-216 Castro	Restaurant	3,240	32	32	5,005	\$939.24
79	Leung Yee Enterprises Inc. PO Box 32833 San Jose CA 95152	158-13-036 210 Castro	Retail	1,050	6	6	1,016	\$179.36

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
80	Odd Fellows Independent Order-- Mtn. View Lodge #244 823 Villa Street Mountain View CA 94041	158-13-035 200-206 Castro	Meeting Hall	4,312	35	35	2,152	\$888.26
81	Topland Associates 786 W Dana Street Mountain View CA 94041	158-13-034 831-833 Villa	Personal Service	1,134	6	6	1,218	\$187.80
82	Jung Ja Kim LLC 835 Villa Street Mountain View CA 94041	158-13-033 841-845 Villa	Total Personal Service Restaurant	1,512 504 1,008	 3 10	13	1,528	\$360.42
83	Nutt Kathleen Trustee & Et Al 350 Tadpole Court Templeton CA 93465	158-13-032 853-857-859 Villa	Total Personal Service Restaurant	4,060 1,353 2,707	 8 27	35	4,640	\$992.40
84	Kao Yu-Ju Trustee 725 Gail Avenue Sunnyvale CA 94086	158-13-053 895 Villa	Restaurant	8,700	87	87	13,415	\$2,545.52
85	City of Mountain View	N/A 2XX Bryant	Parking Lot #2					\$0.00
86	Villa Development Corp. 4546 El Camino Real Unit C Los Altos, CA 94022 All units were sold. Owner does not appear in existing County database.	158-53-001/020 230 Bryant/933 Villa	Residential Condominiums	20 Units				
86a	Mirhoseini Azalia 230 Bryant Street Unit 1 Mountain View CA 94041	158-53-001 Unit 1	Residence Condominium	1 Unit	2	2	945	\$85.16
86b	Lin, Michelle T Trust 230 Bryant Street Unit 11 Mountain View CA 94041	158-53-002 Unit 2	Residence Condominium	1 Unit	2	2	945	\$85.16
86c	Le, Han Ngoc 230 Bryant Street Unit 3 Mountain View CA 94041	158-53-003 Unit 3	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86d	Nuzzolo Charles and Terry 230 Bryant Street Unit 4 Mountain View CA 94041	158-53-004 Unit 4	Residence Condominium	1 Unit	2	2	1,260	\$98.34

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
86e	Yang, Henry T Y and Dilling T L PO Box 8060 Goleta CA 93118	158-53-005 Unit 5	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86f	Wang, Albert J and Theresa C 230 Bryant Street Unit 6 Mountain View CA 94041	158-53-006 Unit 6	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86g	Choi, David H Trustee 230 Bryant Street Unit 7 Mountain View CA 94041	158-53-007 Unit 7	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86h	Lee Ben Et Al Lee Ian Run-Cheng 230 Bryant Street Unit 8 Mountain View CA 94041	158-53-008 Unit 8	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86i	Braun, Eric K. 230 Bryant Street Unit 9 Mountain View CA 94041	158-53-009 Unit 9	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86j	Lee William L and Judie B Trustee 655 Bryant Avenue Mountain View CA 94040	158-53-010 Unit 10	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86k	Lin, David T and Kristin R 230 Bryant Street Unit 11 Mountain View CA 94041	158-53-011 Unit 11	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86l	Lee, Randy C. and Linzi M. 14000 Tracy Court Los Altos Hills CA 94022	158-53-012 Unit 12	Residence Condominium	1 Unit	2	2	1,260	\$98.34
86m	Picasso, Dustin Picaso, Kelly 2389 Filbert Street San Francisco CA 94123	158-53-013 Unit 13	Residence Condominium	1 Unit	2	2	945	\$85.16
86n	Lin, Jung and Theresa Trustee 230 Bryant Street Unit 14 Mountain View CA 94041	158-53-014 Unit 14	Residence Condominium	1 Unit	2	2	1,125	\$92.70
86o	Yang, Henry T Y and Dilling T L PO Box 8060 Goleta CA 93118	158-53-015 Unit 15	Residence Condominium	1 Unit	2	2	720	\$75.74

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
86p	Wang, Albert J and Theresa C 230 Bryant Street Unit 6 Mountain View CA 94041	158-53-016 Unit 16	Residence Condominium	1 Unit	2	2	1,125	\$92.70
86q	Kwan, Harry J. and Bernie C. 230 Bryant Street Unit 17 Mountain View CA 94041	158-53-017 Unit 17	Residence Condominium	1 Unit	2	2	945	\$85.16
86r	Lee, Sen Lin and Chi Ming 230 Bryant Street Unit 18 Mountain View CA 94041	158-53-018 Unit 18	Residence Condominium	1 Unit	2	2	1,508	\$108.72
86s	Lee, Randy C 14000 Tracy Court Los Altos CA 94022	158-53-019 Unit 19	Residence Condominium	1 Unit	2	2	945	\$85.16
86t	KWAN HARRY J AND BERNIE C TRL 230 Bryant Street Unit 17 Mountain View CA 94041	158-53-020 Unit 20	Residence Condominium	1 Unit	2	2	698	\$74.82
87	Old Mountain View Properties LLC 682 Villa Street Suite G Mountain View CA 94041 *Parcels 87, 88, 89, 90, 91 and 92 merged with recordation of the final map in 2013.	158-13-061 250 Bryant	Office	67,772	225	225	70,000	\$8,060.82
93	Eads Terrie L Trustee and Et Al 2711 Mar Vista Drive Unit 11 Aptos CA 95003	158-13-029 990-996 W. Dana	Apartments	3 Units	3	3	7,500	\$382.30
94a	Pestoni, Floriano and Maldavsky, I 305 Franklin Street Mountain View CA 94041	158-12-070 305 Franklin	Residential	1 Units	2	2	5,000	\$254.86
94b	Akalin Emre and Berna 315 Franklin Street Mountain View CA 94041	158-12-071 315 Franklin	Residential	1 Units	2	2	5,000	\$254.86

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
95	Kim, Chang S	158-12-034	Restaurant	3,570		31	5,000	\$916.22
	951 W Dana Street	975 W. Dana	Personal Service	1,100	6			
	Mountain View CA 94041	(951 Dana St)	Restaurant	2,470	25			
96	Residential Condominiums	158-52-001/008 903-939 W. Dana	Residential Condominiums	8 Units				
96a	Sherman, Michael A/Kathleen F Tr 312 Park Avenue Capitola CA 95010	158-52-001 903 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
96b	Lai Oeter Tuchen and Chen Crystal 1067 Cathcart Way Stanford CA 94305	158-52-002 909 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
96c	Lim Kelvin Chenhao and Szeto Ma 921 W Dana Street Mountain View CA 94041	158-52-003 921 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
96d	Rajput, Sanjay & Sapna 915 W Dana Street Mountain View CA 94041	158-52-004 915 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
96e	Green Heather 927 W Dana Street Mountain View CA 94040	158-52-005 927 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
96f	Widen Ilyssa and Johnson Nichola: 933 W Dana Street Mountain View CA 94041	158-52-006 933 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
96g	Flider, Mark 945 W Dana Street Mountain View CA 94041	158-52-007 945 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
96h	Wang, Cynthia 1031 James Avenue Redwood City CA 94062	158-52-008 939 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.46
97	Scigliano Albert and Marie Trustee 1935 Laver Court Los Altos CA 94024	158-52-030 310 Bryant	Residence Townhome	1 Unit	2	2	981	\$86.68
97a	Igor Solomennikov 462 San Luis Avenue Los Altos CA 94024	158-52-031 318 Bryant	Residence Townhome	1 Unit	2	2	2,156	\$135.84
97b	Lison Elizabeth and Davidson Iain 316 Bryant Street Mountain View, CA 94041	158-52-032 316 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$144.62
97c	Henck Steven and Orloff Glennis T 314 Bryant Street Mountain View, CA 94041	158-52-033 314 Bryant	Residence Townhome	1 Unit	2	2	2,328	\$143.04
97d	312 Bryant LLC 215 Harmon Avenue Los Altos CA 94022	158-52-034 312 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$144.62
97e	Stanton Patrick Trustee 2010 El Camino Real Santa Clara CA 95050	158-52-035 328 Bryant	Residence Townhome	1 Unit	2	2	1,780	\$120.12
97f	320 Bryant LLC 215 Mt. Hamilton Avenue Los Altos, CA 94022	158-52-036 320 Bryant	Residence Townhome	1 Unit	2	2	2,124	\$134.50
99	Residential Condominiums 332 Bryant Street Mountain View, CA 94041 <small>*Parcels 98 and 99 merged with recordation of the final map in 2001. All units were sold. Owner owns 158-52-013.</small>	158-52-009/028 332-368 Bryant	Residential Condominiums 20 Units	20 Units				
99a	Lee Jessica 53 Politzer Drive Menlo Park CA 94025	158-52-009 368 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99b	Nayak Vishal and Marathe Neha 366 Bryant Street Mountain View CA 94041	158-52-010 366 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99c	Yu, Thomas 362 Bryant Street Mountain View CA 94041	158-52-011 362 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99d	Tsai, Chia-Husn & Hsiu, Tsu 364 Bryant Street Mountain View CA 94041	158-52-012 364 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99e	Zielinski David S Trustee 332 Bryant Street Mountain View CA 94041	158-52-013 332 Bryant	Residence Condominium	1 Unit	2	2	1,125	\$92.70

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99f	Qian Minxue Trustee 256 Mt Hamilton Avenue Los Altos CA 94022	158-52-014 330 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$94.58
99g	Tseng Albert and Kuo Candace 336 Bryant Street Mountain View CA 94041	158-52-015 336 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.48
99h	Lin Bruce and Tsang Wai Ki Flavia 334 Bryant Street Mountain View CA 94041	158-52-016 334 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.48
99i	Yang Fan 360 Bryant Street Mountain View CA 94041	158-52-017 360 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99j	Bowden Carol Ann Trustee 358 Bryant Street Mountain View CA 94041	158-52-018 358 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99k	Mayer Jeremy F and Sanchez Eva I 356 Bryant Street Mountain View CA 94041	158-52-019 356 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99l	Aiello Frank 354 Bryant Street Mountain View CA 94041	158-52-020 354 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99m	Lin, Daniel C Lin, Grace 338 Bryant Street Mountain View CA 94041	158-52-021 338 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99n	Chang, Anthony Shih-Hong Wong, Wendy Wing 245 Houghton St Mountain View CA 94041	158-52-022 340 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99o	Srivatsan Vinodhini 22597 Royal Oak Way Cupertino CA 95014	158-52-023 342 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99p	Agopian Mathias M Trustee 344 Bryant Street Mountain View CA 94041	158-52-024 344 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99q	Patel, Sandip and Rita Trustee 350 BRYANT ST Mountain View CA 94039	158-52-025 350 Bryant	Residence Condominium	1 Unit	2	2	1,125	\$92.70
99r	Lai, Danny C Trustee Et Al Chang, Emily Trustee 2755 Wemberly Dr Belmont CA 94002	158-52-026 348 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$94.58

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99s	Zhang Zixiao and Wang Bing 924 Aura Court Los Altos CA 94024	158-52-027 346 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.48
99t	Huang, Allen P S 29713 Stonecrest Road Rancho Palos Verdes CA 90275	158-52-028 352 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.48
100	Morales Calbry LLC 1061 Enderby Way Sunnyvale CA 94087	158-12-041 380 Bryant	Vacant Lot	N/A	0	0	6,750	\$282.50
101	Morales Calbry LLC 1061 Enderby Way Sunnyvale CA 94087	158-12-039 380 Bryant	Vacant Lot	N/A	0	0	7,500	\$313.88
102	Morales Calbry LLC 1061 Enderby Way Sunnyvale CA 94087	158-12-040 380 Bryant (California St)	Vacant Lot	N/A	0	0	6,000	\$251.10
103	City of Mountain View	N/A 850 California	Parking Lot #3					\$0.00
104	Wealthcap Mountain View LLP 2017 Bolling Way Atlanta GA 30305	158-12-050 303 Bryant	Office	56,250	188	188	18,750	\$5,072.18
105	Hon Management Inc 22377 Stevens Creek Blvd Cupertino CA 95014	158-12-052 300 - 304 Castro	Restaurant	4,472	45	45	8,700	\$1,390.36
106	Hass, Evon K Trustee Et Al Robertson, Marilyn C 3000 Sandhill Road Bld 1-250 Menlo Park CA 94025	158-12-053 312 & 324 Castro	Retail	14,850	83	83	13,050	\$2,439.02
107	Wagner, Louis J Trustee 1231 Lisa Lane Los Altos CA 94024	158-12-054 340 Castro	Retail	10,903	61	61	9,417	\$1,785.26

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT	
108	Kwan, John C & Susan T	158-12-055	Total	7,823		78	11,250	\$2,249.66	
	Kwan, Clarence S	360 Castro	Personal Service	726	7				
	PO Box 47300	364, 368 Castro	Restaurant	7,097	71				
	C/O Morrison Hill Post Office Hong Kong, Hong Kong								
109	Capitina Michael 372 Castro Street Mountain View CA 94041	158-12-056 372 Castro	Office	1,500	5	5	3,750	\$270.98	
110	Ta Buu B. & Wilson Charles E 1430 Kring Way Los Altos CA 94024	158-12-057 380 Castro	Retail	1,050	6	6	2,250	\$231.00	
111	Chasuk Family Investments LLC 1271 Phyllis Avenue Mountain View CA 94040	158-12-058 382 Castro	Office	1,050	4	4	2,250	\$185.40	
112	Chasuk Family Investments LLC 1271 Phyllis Avenue Mountain View CA 94040	158-12-059 384 Castro	Office	1,400	5	5	3,000	\$239.58	
113	Menlo Land & Capital II LLC 2390 El Camino Real Palo Alto CA 94306	158-12-060 800 California	Total	25,100		120	8,580	\$3,095.76	
			Retail	1,500	8				
			Office	18,600	62				
			Restaurant	5,000	50				
114	383 Castro Street LLC 4943 Shiloh Place San Jose CA 95138	158-23-034 383 Castro	Restaurant	1,500	15	31	9,295	\$1,095.98	
			Outdoor Seating	40 outside seats	16				
			Under construction						
115	756 California LLC 756 California Street Suite B Mountain View CA 94041	158-23-082 756 California	Personal Service	2,440	8	8	2,460	\$285.40	
116	Contento, George & Rose M Trust 1068 Bonita Avenue Mountain View CA 94040-3146	158-23-035 361 Castro 369, 375 Castro	Total	4,650		27	6,938	\$291.50	
			Indoor Recreation	1,550	8				
			Personal Service	1,550	10				
			Retail	1,550	9				
117	Tu, Ching Sung & Ming Tane Fmly 7 Stars Management LLC 357 Castro Street Suite 5 Mountain View CA 94041	158-23-036 357 Castro	Total	12,035		88	12,259	\$2,519.96	
			Personal Service	600	3				
			Office	4,335	14				
			Restaurant	7,100	71				

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
118	Farley David E Trustee 525 W Remington Drive Suite 130 Sunnyvale CA 94087	158-23-037 345 Castro	Retail	5,000	28	28	6,750	\$921.06
119	Farley David E Trustee 525 W Remington Drive Suite 130 Sunnyvale CA 94087	158-23-038 341 Castro	Total Restaurant Medical office	3,340 2,710 630	23 4	27	2,700	\$728.76
120	The 329 Castro St Assoc LLC 445 N Whisman Road Mountain View CA 94043	158-23-100 331 Castro	Office	4,125	14	14	4,725	\$517.02
121	Mills Leslie K Trustee Et Al PO Box 44 Palo Alto CA 94301	158-23-083 321 Castro 315, 317, 319 Castro	Total Office Retail Restaurant	18,500 9,250 6,350 2,900	31 35 29	95	9,830	\$2,577.94
Note: parcels 122 and 123 were combined during 1994/95; former APN's are 158-23-040 & 158-23-041. There is no longer a parcel 122.								
123	SHP Castro LLC 2600 El Camino Real Suite 410 Palo Alto, CA 94306	158-23-042 301 Castro 747 W Dana St	Retail & Restaurant	8,814	49	49	7,800	\$1,443.92
124	Wu Cheery & Kyo-Ko Trustee 250 Puffin Court Foster City CA 94404	158-23-029 743 W. Dana	Restaurant	2,800	28	28	3,120	\$769.14
125	AJL Investment Group LLC 5922 Abernathy Drive Los Angeles CA 90045	158-23-030 705 W. Dana 725 W Dana	Auto Service	2,920	16	16	6,600	\$641.10
126	City of Mountain View	N/A 3XX Hope	Parking Lot #6					\$0.00
127	Jones James Carroll Jr Trustee 441 View Street Mountain View CA 94041	158-23-032 392 Hope	Apartments	6 Units	6	6	6,300	\$400.50
128	Dana Properties LLC 1452 Petal Way San Jose CA 95129	158-23-019 607 W. Dana 617, 619, 621, 633 W Dana	Total Personal Service Restaurant	6,700 4,900 1,800	27 18	45	11,250	\$1,497.08
129	Pacific Bell 305 Hope Street Mountain View CA 94041	158-23-028 305 Hope	Public Utility	60,161	241	241	45,000	\$7,379.46
130	United Methodist Church 655 Magdalena Avenue Los Altos CA 94024	158-23-045 748 Mercy	Church	8,750	0	0	14,000	\$585.92

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2022-23**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
131	City of Mountain View	N/A 4XX Hope	Parking Lot #7					\$0.00
132	Wholly Cow Lp 2 Tomahawk Court Novato CA 94949	158-23-043 707 California	Office	10,817	36	36	12,600	\$1,348.32
133	Stratford Carol A Trustee 713 Arroyo Road Los Altos CA 94024	158-23-048 401 Castro	Total Restaurant Office	30,500 9,318 21,184	93 71	164	15,342	\$4,382.22
134	Ling Wong & David Wong Family F 585 45th Avenue San Francisco CA 94121	158-23-047 421 - 485 Castro	Total Office Medical Offices Retail Restaurant	15,947 7,750 2,200 1,275 4,722	26 15 7 47	95	30,037	\$3,423.60
135	Mountain View Professional 495 Castro Street Mountain View CA 94041-2007	158-23-046 495 Castro	Total Medical Office Office	3,000 4,640	20 15	35	9,600	\$1,199.96
136*	Gerald & Shirley Giusti Liv Trust 763 Holbrook Place Sunnyvale CA 94087	158-21-003 759-B Villa	Residence	1,386	2	2	800	\$79.10
137*	Liew, Kwang S & Desiree K Trustee 20696 Fargo Drive Cupertino CA 95014	158-21-001 759-A Villa	Office	2,050	7	7	1,183	\$209.16
138	Sandpatt LLC 117 Easy Street Mountain View CA 94043	158-22-010 200 Blossom	Office	7,549	25	25	2,999	\$695.66

TOTAL:

5,201	5,201	955,786	\$158,606.00
PKG. REQ'D	TTL. PKG. REQ'D	LAND AREA (SQUARE FT.)	TOTAL ASSESSMENT

BASIS FOR ASSESSMENT:

75%-PKG. SPACES	\$118,606
25%-LAND AREA	\$40,000
TOTAL	\$158,606

\$ 22.805732
\$ 0.0418504

DOLLARS PER REQUIRED PARKING SPACE
DOLLARS PER SQUARE FOOT OF LAND AREA

Note: * Indicates a condominium lot where the land area is prorated based upon the number and size of condominium lots. The term "outside seats" refers to outdoor restaurant seats on private property, for which a different parking standard applies in the Zoning Ordinance than for indoor seating. Assessments reflect the most recent land use that is active or approved as of May 1, 2000.

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23**

APPENDIX A – OFF STREET PARKING REQUIREMENTS

SEC. 36.32.50. - Required number of parking spaces.

Each land use shall provide the minimum number of off-street parking spaces required by this section.

- a. **Uses not listed.** Land uses not specifically listed by the following subsection b., below shall provide parking as required by the zoning administrator. In determining appropriate off-street parking requirements, the zoning administrator shall use the requirements of subsection b., below as a general guide in determining the minimum number of off-street parking spaces necessary to avoid undue interference with public use of streets and alleys.
- b. **Parking requirements by land use.** The following minimum number of parking spaces shall be provided for each use:

Required Parking by Land Use

Land Use Type	Vehicle Spaces	Bicycle Spaces Required	
Manufacturing and General Industrial			
Manufacturing and industrial, general	1 space for each 250 sq. ft. of gross floor area plus 1 space for each vehicle operated in connection with each on-site use	5 percent of vehicle spaces	
Recycling facilities	Space shall be provided for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, an on-site parking area shall be provided for a minimum of 10 customers at any 1 time	None	
	1 employee parking space shall be provided on-site for each commercial vehicle operated by the processing center	5 percent of vehicle spaces	
Recreation, Education, Public Assembly Uses			
Child day care			
Centers	1 space for each employee, plus 1 space for every 15 children for visitor parking and drop-off areas	2 percent of vehicle spaces	
Large family care homes	1 space for each employee		
Churches, mortuaries	1 space for each 170 sq. ft. of gross floor area	5 percent of vehicle spaces for churches; 2 spaces for mortuaries	
Indoor recreation and fitness centers			
Arcades	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces	
Bowling alleys	Parking study required		
Dance halls	Parking study required	None	
Health/fitness clubs	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces	
Libraries and museums	Parking study required	5 percent of vehicle spaces	
Membership organizations	1 space for every <u>3.5</u> fixed seats	5 percent of vehicle spaces	
Pool and billiard rooms	<u>2.5</u> spaces for each table	5 percent of vehicle spaces	
Schools	Parking study required	Parking study required	
Studios for dance, art, etc.	1 space for each 2 students	5 percent of vehicle spaces	
Tennis/racquetball courts	Parking study required	5 percent of vehicle spaces	
Theaters and meeting halls	1 space for every <u>3.5</u> fixed seats	5 percent of vehicle spaces	
Residential Uses			
Accessory dwelling unit (See <u>Sec. 36.12.60</u>)	1 space per unit except if compliant with <u>Sec. 36.12.75</u>	None	
Multi-family dwellings	Studio unit	1 space per unit (refer to subsection 36.32.85.a.1.)	
	1-bedroom unit less than or equal to 650 square feet		<u>1.5</u> spaces per unit; 1 space shall be covered
	1-bedroom unit greater than 650 square feet		2 spaces per unit, 1 space shall be covered
	2-bedrooms or more		2 spaces per unit, 1 space shall be covered

	Guest	15 percent of the parking spaces required for the project shall be conveniently located for guest parking. The zoning administrator may increase the parking requirement to <u>2.3</u> spaces per unit if needed to ensure adequate guest spaces	1 space per 10 units
Rooming and boarding houses	Parking study required		Parking study required
Senior congregate care housing	<u>1.15</u> spaces per unit; half the spaces shall be covered		2 percent of vehicle spaces
Senior care facility	Parking study required		Parking study required
Single-family housing and each dwelling unit in a duplex (See <u>Sec. 36.10.15</u> - Single-Family; See <u>Sec. 36.10.50</u> for unit in duplex)	2 spaces, 1 of which shall be covered		None
Single-room occupancies	1 space per dwelling unit; plus 1 for every nonresident employee. Reduction of up to 0.50 space per unit may be granted through the conditional use permit process		1 space per 10 units
Small-lot, single-family developments	2 spaces, 1 of which shall be covered, and 0.50 guest space per unit		None
Townhouse developments	Per unit	2 spaces, 1 shall be covered	1 space per unit
	Guest	Guest parking shall equal in total an additional 0.6 space for each unit, for an aggregate ratio of <u>2.6</u> spaces for each unit	
Rowhouse developments	Studio unit	<u>1.5</u> spaces per unit, 1 space shall be covered	1 space per unit
	1-bedroom or more	2 covered spaces	
	Guest	Guest parking shall equal in total an additional 0.3 space for each unit	
Retail Trade			
Auto, mobile home, vehicle and parts sale	1 space for each 450 sq. ft. of gross floor area for showroom and office, plus 1 space for each 2,000 sq. ft. of outdoor display area, plus 1 space for each 500 sq. ft. of gross floor area for vehicle repair, plus 1 space for each <u>300</u> sq. ft. of gross floor area for the parts department		5 percent of vehicle spaces
Furniture, furnishings and home equipment stores	1 space for each <u>600</u> sq. ft. of gross floor area		5 percent of vehicle spaces
Plant nurseries	Parking study required		Parking study required
Restaurants, Cafés, Bars, Other Eating/Drinking Places			
Take-out only	1 space for each 180 sq. ft. of gross floor area		
Fast food (counter service)	1 space for each 100 sq. ft.; minimum 25 spaces		5 percent of vehicle spaces
Table service	1 space for each <u>2.5</u> seats or 1 space for each 100 sq. ft. of gross floor area, whichever is greater		
Outdoor seating	1 space for each <u>2.5</u> seats		
Retail Stores			
General merchandise	1 space for each 180 sq. ft. of gross floor area		5 percent of vehicle spaces
Warehouse retail	Parking study required		Parking study required
Service stations	1 space for each 180 sq. ft. of gross floor area		None
Shopping centers	1 space for each 250 sq. ft. of gross floor area		5 percent of vehicle spaces
Service Uses			
Animal service establishment	1 space for each 200 sq. ft. of gross floor area		2 percent of vehicle spaces
Banks and financial services	1 space for each <u>300</u> sq. ft. of gross floor area, plus 1 space per ATM		5 percent of vehicle spaces

Hotels and motels	1 space for each guest room, plus 1 space for each 2 employees, plus as required for ancillary uses	2 percent of vehicle spaces
Medical services		
Clinics, offices, labs, under 20,000 sq. ft.	1 space for each 150 sq. ft. of gross floor area	5 percent of vehicle spaces
Clinics, offices, labs, greater than 20,000 square feet	1 space for each 225 sq. ft. of gross floor area	2 percent of vehicle spaces
Extended care	1 space for each 3 beds, plus 1 space for each employee	
Hospitals	1 space for each patient bed	
Offices, administrative, corporate, research and development	1 space for each <u>300</u> sq. ft. of gross floor area	5 percent of vehicle spaces
Personal services	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
Vehicle washing	Parking study required	None
Repair and Maintenance—Vehicle		
Lube-n-tune	2 spaces per service bay	None
Repair garage	5 spaces, plus 1 space for each 200 sq. ft. of gross floor area	None
Storage, personal storage facilities	1 space for each 2,000 sq. ft. of gross floor area plus 2 spaces for any resident manager	None
Warehousing and data centers	1 space for each 500 sq. ft. of gross floor area plus 1 space for each company vehicle	5 percent of vehicle spaces

(Ord. No. 18.13, § 1, 12/10/13; Ord. No. 3.17, § 5, 4/25/17; Ord. No. 5.18, § 8, 4/24/18)

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23**

APPENDIX B—RENEWAL LETTER



COMMUNITY DEVELOPMENT DEPARTMENT
ECONOMIC DEVELOPMENT DIVISION
500 Castro Street, P.O. Box 7540
Mountain View, CA 94039-7540
650-903-6424 | MountainView.gov

May 23, 2022

ANNUAL RENEWAL OF THE DOWNTOWN PARKING MAINTENANCE ASSESSMENT DISTRICT (PARKING DISTRICT)

Dear Downtown Property Owner:

The City of Mountain View is undertaking the annual renewal of the Downtown Parking Maintenance Assessment District (Parking District). The Parking District has been in existence since 1979 and supports the continued maintenance and operations of downtown public parking facilities. Downtown property owners created the Parking District (Enclosure–Parking District Map) under the premise that both commercial and residential properties in the District benefit equally from the provision and maintenance of public parking facilities regardless of the use and location of the property relative to the public parking facilities and the amount of a parking provided on-site.

The purpose of the renewal is to approve the annual assessments through a City Council meeting on June 14, 2022. Each year since 1979, the assessment formula has been uniformly applied to all property owners within the Parking District. The formula is based 75% on land use parking demand and 25% on parcel area. Any increase to the fixed annual total district assessment amount of \$158,606, an expansion of the Parking District’s boundaries, or a modification of the formula would trigger the requirement for a Parking District-wide vote. Staff is recommending the total assessment, formula, and Parking District boundaries remain the same from the previous year.

The Parking District continues to fund the maintenance and operations of the downtown public parking system, and the Parking District also funds the continued implementation of downtown parking projects. Current projects include the completion and implementation of the Downtown Parking Strategy and developing temporary parking when public parking lots are under development. For more information about downtown parking, visit our website, www.mountainview.gov/depts/comdev/economicdev/downtowndev/dtparking.asp. If you have any questions or need additional information, contact Tiffany Chew at tiffany.chew@mountainview.gov or 650-903-6471. Thank you for your continued support in making downtown Mountain View successful.

Sincerely,

Tiffany Chew
Business Development Specialist

TC/1/CDD
822-05-11-22N

Enclosure: 1. Parking District Map

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2022-23**

APPENDIX C—ASSESSMENT DISTRICT MAP

DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT BOUNDARY

CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA
JUNE 2022

Filed in the office of the City Clerk of the City of Mountain View,
County of Santa Clara, State of California this _____ day of _____.

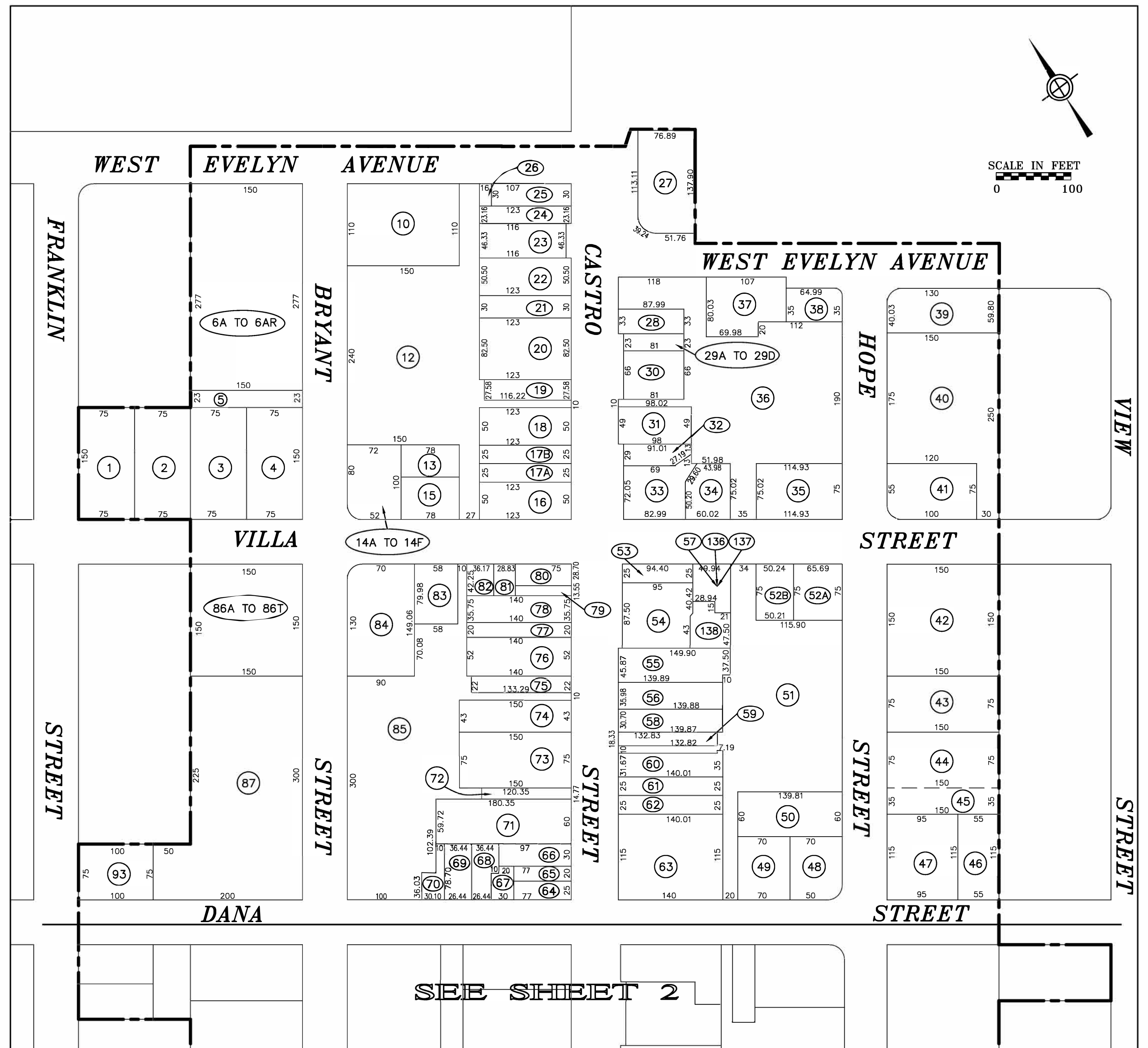
Heather Glaser, City Clerk, City of Mountain View

I hereby certify that the within map showing proposed Downtown
Parking Maintenance Assessment District, City of Mountain View,
County of Santa Clara, State of California, was approved by the
City Council of the City of Mountain View, at a meeting thereof
held on the _____ day of _____ by its
resolution No. _____.

Heather Glaser, City Clerk, City of Mountain View

Filed this _____ day of _____, at the hour of _____
o'clock ___ M in Book _____ of Maps of Assessment
Districts at Page(s) _____ and _____, in the office of the
County Recorder in the County of Santa Clara, State of
California.

County Recorder, County of Santa Clara



SEE SHEET 2

LEGEND:

BOUNDARY OF ASSESSMENT DISTRICT



DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT BOUNDARY

CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA
JUNE 2022

Filed in the office of the City Clerk of the City of Mountain View,
County of Santa Clara, State of California this _____ day of
_____.

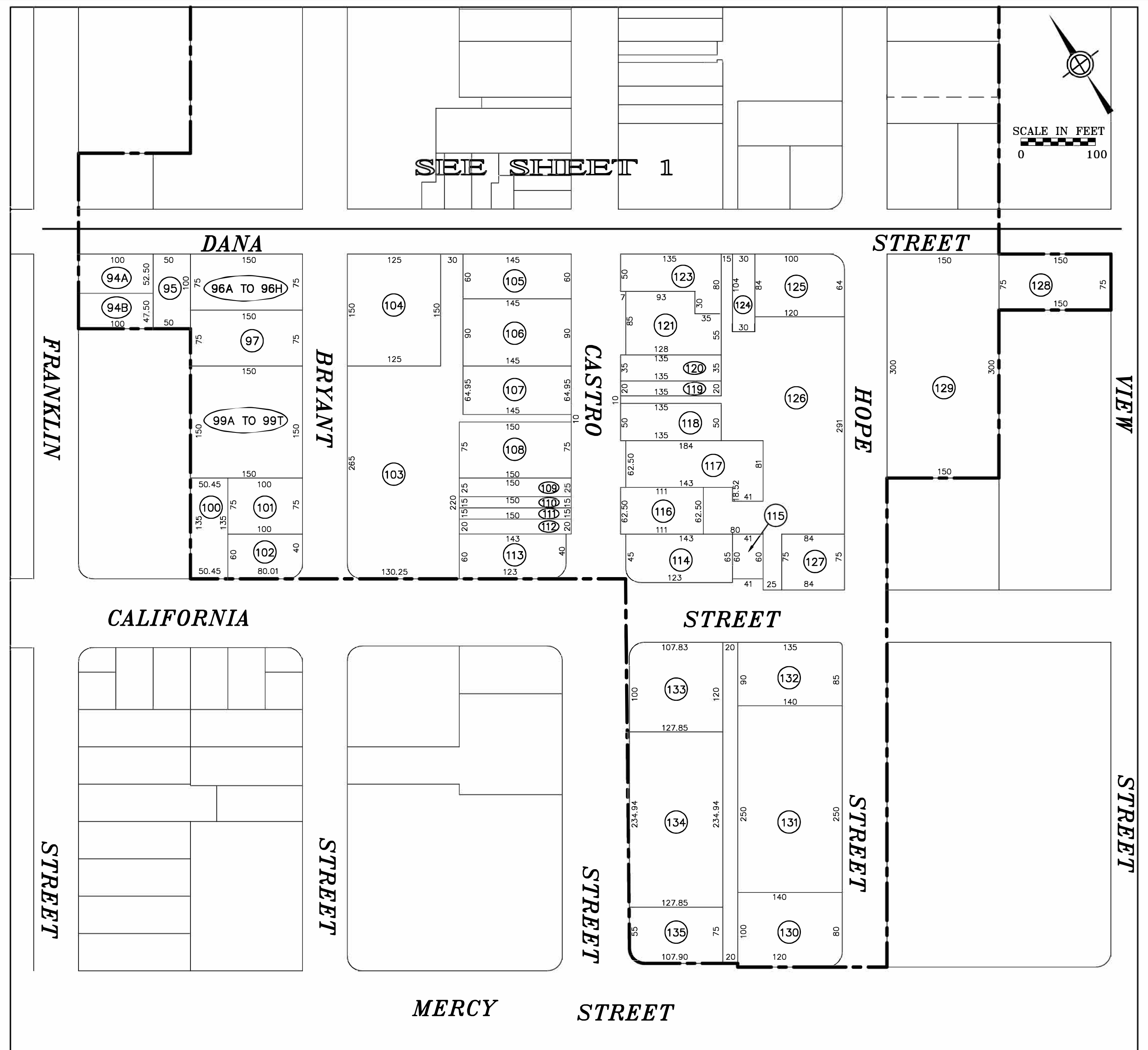
Heather Glaser, City Clerk, City of Mountain View

I hereby certify that the within map showing proposed Downtown
Parking Maintenance Assessment District, City of Mountain View,
County of Santa Clara, State of California, was approved by the
City Council of the City of Mountain View, at a meeting thereof
held on the _____ day of _____ by its
resolution No. _____.

Heather Glaser, City Clerk, City of Mountain View

Filed this _____ day of _____, at the hour of
_____ o'clock ___ M in Book _____ of Maps of Assessment
Districts at Page(s) _____ and _____, in the office of the
County Recorder in the County of Santa Clara, State of
California.

County Recorder, County of Santa Clara



LEGEND:

BOUNDARY OF ASSESSMENT DISTRICT

