

CITY OF MOUNTAIN VIEW
RESOLUTION NO.
SERIES 2023

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
AND APPROVING THE LEVYING OF ASSESSMENTS FOR FISCAL YEAR 2023-24

WHEREAS, the Downtown Parking Maintenance and Operation Assessment District No. 2 was established on July 30, 1979 pursuant to the Municipal Improvement Act of 1913 and Mountain View City Code Section 17.128.30; and

WHEREAS, the Downtown Parking Maintenance and Operation Assessment District No. 2 is one component of the City of Mountain View's Downtown Parking Program along with the parking in-lieu fees and property taxes; and

WHEREAS, the Downtown Parking Maintenance and Operation Assessment District No. 2 contributes to a portion of the necessary funds to maintain and operate parking lots and structures within the district; and

WHEREAS, City staff has prepared an Engineer's Report with proposed assessments on downtown properties to fund the operation of the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2023-24 in accordance with the Municipal Improvement Act of 1913 and 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 same total annual assessments equaling One Hundred Fifty-Eight Thousand Six Hundred Six Dollars (\$158,606), with no changes to the assessment formula, for the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2023-24; now, therefore, be it

RESOLVED: that the City Council of the City of Mountain View approves the Engineer's Report for the Downtown Parking Maintenance and Operation Assessment District No. 2 for Fiscal Year 2023-24 in its entirety, a copy of which is attached hereto as Exhibit A; and be it

FURTHER RESOLVED: that City Council of the City of Mountain View approves levying the total annual assessment equaling One Hundred Fifty-Eight Thousand Six Hundred Six Dollars (\$158,606) and approves levying the particular amount chargeable to each parcel as described in Exhibit A; and be it

FURTHER RESOLVED: that the assessments shall be attached to real property and collected with the annual county property taxes; and be it

FURTHER RESOLVED: that the Finance and Administrative Services Director is hereby directed to deliver a copy of this Resolution and Exhibit A, 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.

JL/1/RESO
819-05-23-23r

Exhibit: A. Engineer's Report



**CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND
OPERATION ASSESSMENT DISTRICT**

**ENGINEER'S REPORT
FISCAL YEAR 2023-24**

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

Alison Hicks
Mayor

Pat Showalter
Vice-Mayor

Margaret Abe-Koga
Councilmember

Ellen Kamei
Councilmember

Lisa Matichak
Councilmember

Lucas Ramirez
Councilmember

Emily Ann Ramos
Councilmember

| | |
|-------------------|------------------------|
| Kimbra McCarthy | City Manager |
| Heather Glaser | City Clerk |
| Dawn S. Cameron | Public Works Director |
| Ed Arango | City Engineer |
| Aarti Shrivastava | Assistant City Manager |

Prepared by:

John Lang
Economic Vitality Manager

**ENGINEER’S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

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- Appendix B-Renewal Letter
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**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

I, Heather Glaser, City Clerk of the City of Mountain View, do certify that the foregoing assessment was approved and confirmed by the City Council of the City of Mountain View on May 23, 2023.

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 May 23, 2023.

Ed Arango
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

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 2023-24 is as follows. (refer to Assessment District 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 2023-24

Dated Signature

Signature

May 23, 2023

Ed Arango
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

Assessment District Budget Summary

| <u>Statement of Revenues, Expenditures and Balances</u> | | | | | | |
|---|---|--|-------------------------------------|-----------------------------|------------------------------------|--|
| | | | Adopted Budget <u>2022-23</u> | Estimated <u>2022-23</u> | Recom. Budget <u>2023-24</u> | |
| Revenues and Sources of Funds: | | | | | | |
| | Maintenance Assessment District | | 158,600 | 158,600 | 158,600 | |
| | Total | | 158,600 | 158,600 | 158,600 | |
| Expenditures and Uses of Funds: | | | | | | |
| | Contract Services (Elevator maint, pressure | | 45,300 | 45,300 | 45,300 | |
| | Operations (electrical/water) | | 123,000 | 123,000 | 123,000 | |
| | Total | | 168,300 | 168,300 | 168,300 | |
| Revenues and Sources Over (Under) | | | | | | |
| | Expenditures and Uses | | (9,700) | (9,700) | (9,700) | |

**ENGINEER’S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

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 within 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 5,269. Based on the aforementioned 75 percent ratio and total land use component being \$118,606, the fee per required parking space is \$22.51015373.

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 \$0.042421909.

ASSESSMENT SUMMARY

| | Total | Rate | Total |
|------------------|--------------|---------------|------------------|
| Parking Required | 5,269 | \$22.51015373 | \$118,606 |
| Parcel Area | 942,909 | \$0.042421909 | \$40,000 |
| | | | \$158,606 |
| | | | |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

ASSESSMENT ROLL NEXT PAGE

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|----|--|---------------------------------|---|---------------------|------|----------|-----------|------------|
| 1 | Villa Street LP | 158-15-024 990 Villa | Total | 16,785 | | 56 | 11,250 | \$1,737.82 |
| | | | Office | 16,785 | 56 | | | |
| 2 | M & J Land & Equipment Leasing C | 158-15-023 954 Villa | Office | 8,200 | 27 | 27 | 11,903 | \$1,112.72 |
| 3 | Aviet, Thomas G. | 158-15-022 938 Villa | Single Residence | 1,868 | 4 | 22 | 11,250 | \$972.47 |
| | | | Restaurant | 2 units 44 Seats | 18 | | | |
| 4 | Bryant Park Plaza Inc | 158-15-037 900 Villa | Office | 21,745 | 72 | 72 | 11,229 | \$2,097.09 |
| 5 | City of Mountain View | N/A 1XX Bryant Alley Way | Alley | N/A | 0 | 0 | | \$0.00 |
| 6 | Bryant Place Limited Partnership | 158-51-001/044 907 W. Evelyn | Residential Condominiums | | | | | |
| | | | 44 units | | | | | |
| | | | Note: Parcels 5, 6, 7, 8, & 9 were redeveloped during the 1999-2000 Fiscal Year. Parcel 5 is the alley, parcel 6 is the residential development and parcels 7, 8, & 9 have been eliminated. Owner does not appear in existing County database | | | | | |
| 6a | Rhodes, Bradley J. | 158-51-001 108 Bryant #1 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6b | Li, Enling | 158-51-002 108 Bryant #3 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6c | CHAO CLIFFORD H AND LING-CHAO JACKIE C | 158-51-003 108 Bryant #5 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6d | Chen Yann-Shin Et Al | 158-51-004 108 Bryant #7 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6e | King Christopher P | 158-51-005 108 Bryant #9 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6f | Estoesta, Sheilah S | 158-51-006 108 Bryant #11 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |

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CITY OF MOUNTAIN VIEW
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FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|----|--|----------------------------------|------------------------------|---------------|------|----------|-----------|------------|
| 6g | Lin, Hung-Jen & Chen, Hsueh-Mei | 158-51-007 108 Bryant #2 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6h | Nair Rekha and Sundar Kartik | 158-51-008 108 Bryant #4 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6i | Thomas Goff and Deanne Ecklund | 158-51-009 108 Bryant #6 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6j | Agarwal, Suresh and Renu | 158-51-010 108 Bryant #8 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6k | Ucpinar Sibel and Taskin | 158-51-011 108 Bryant #10 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6l | Lee, Cheryl C | 158-51-012 108 Bryant #12 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6m | Young, Karen K Living Trust | 158-51-013 108 Bryant #33 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6n | Loughlin Trust | 158-51-014 108 Bryant #35 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6o | GOPALAKRISHNAN VARADARAJAN TRUSTEE & ET AL | 158-51-015 108 Bryant #37 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6p | Viswanathan Krishnaswamy | 158-51-016 108 Bryant #39 | Residence Condominium | 1 Unit | 2 | 2 | 1,030 | \$88.71 |
| 6q | Manungay, Albert L | 158-51-017 108 Bryant #41 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6r | Martinez, Wayne & Maria I Truste | 158-51-018 108 Bryant #43 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6s | SINGH FAMILY TRUST | 158-51-019 108 Bryant #34 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|------------|--|------------------------------|--------------------------|---------------|------|----------|-----------|-----------------|
| 6t | Tanouchi Reiko | 158-51-020 108 Bryant #36 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6u | Kasof, Robert M | 158-51-021 108 Bryant #38 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6v | Mulyasmita, Cindy Et Al Mulhasasmita, Widya | 158-51-022 108 Bryant #40 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6w | Koh, Huilin and Wysocki Adalbert | 158-51-023 108 Bryant #42 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6x | Tessler, David | 158-51-024 108 Bryant #44 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6y | Huang, Amy | 158-51-025 108 Bryant #31 | Residence Condominium | 1 Unit | 2 | 2 | 1,427 | \$105.56 |
| 6z | Barchard Frank and Lai Vivian | 158-51-026 108 Bryant #29 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6aa | Karr, Cynthia L. Trustee | 158-51-027 108 Bryant #27 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6ab | Liu Gang Trustee, Ma Meiling Trus | 158-51-028 108 Bryant #25 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6ac | MOBASSALY ROBERT TRUSTEE AND ET AL/XU KATHERINE TRUSTEE | 158-51-029 108 Bryant #23 | Residence Condominium | 1 Unit | 2 | 2 | 1,059 | \$89.95 |
| 6ad | Wu, Jonathan | 158-51-030 108 Bryant #21 | Residence Condominium | 1 Unit | 2 | 2 | 1,427 | \$105.56 |
| 6ae | Huang, Jeffrey and Leung Stephan | 158-51-031 108 Bryant #32 | Residence Condominium | 1 Unit | 2 | 2 | 1,352 | \$102.37 |
| 6af | Blake-Burke Peter C Trustee | 158-51-032 108 Bryant #30 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|--|--|------------------------------|--------------------------|---------------|------|----------|-----------|------------|
| 6ag | Gazioglu, Husamettn | 158-51-033 108 Bryant #28 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6ah | Cymrot, Allen & Barbara Trustee | 158-51-034 108 Bryant #26 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6ai | Gimpel, Jon E. | 158-51-035 108 Bryant #24 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6aj | Phansalkar Shailesh Trust | 158-51-036 108 Bryant #22 | Residence Condominium | 1 Unit | 2 | 2 | 1,352 | \$102.37 |
| 6ak | Singh Kritika | 158-51-037 108 Bryant #19 | Residence Condominium | 1 Unit | 2 | 2 | 1,427 | \$105.56 |
| 6al | Davis Claudette | 158-51-038 108 Bryant #17 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6am | Kao, Wayne | 158-51-039 108 Bryant #15 | Residence Condominium | 1 Unit | 2 | 2 | 1,080 | \$90.84 |
| 6an | Zhang Ming & Zheng Haiyan | 158-51-040 108 Bryant #13 | Residence Condominium | 1 Unit | 2 | 2 | 1,427 | \$105.56 |
| 6ao | Chan, Darren | 158-51-041 108 Bryant #20 | Residence Condominium | 1 Unit | 2 | 2 | 1,352 | \$102.37 |
| 6ap | Gupta Neeraj | 158-51-042 108 Bryant #18 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6aq | Su, Hon-Tsing Trustee Su, Po-Ming Trustee | 158-51-043 108 Bryant #16 | Residence Condominium | 1 Unit | 2 | 2 | 1,172 | \$94.74 |
| 6ar | Berry, Kathryn A. | 158-51-044 108 Bryant #14 | Residence Condominium | 1 Unit | 2 | 2 | 1,352 | \$102.37 |
| 11 | West Evelyn Bryant Office Partner | 158-15-039 899 W. Evelyn | | 75,475 | 252 | 252 | 16500 | \$6,372.52 |
| *Parcels 10 and 11 merged with recordation of the final map in 2013. | | | | | | | | |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|------|---|--|--|---|----------|----------------|-----------|------------|
| 12 | City of Mountain View | 158-15-016 135 Bryant | Parking Structure #1 | | | | | \$0.00 |
| 13 | Chen Mark | 158-15-014 860 Villa | Parking for #15 | N/A | 0 | 0 | 3,120 | \$132.36 |
| 14a* | R & S Mountain Plaza LLC | 158-16-001 888 Villa (1st Floor) | Retail Office | 2,000 4,179 | 11 14 | 25 | 1,199 | \$613.62 |
| 14b* | R & S Mountain Plaza LLC | 158-16-003 888 Villa (2nd Floor) | Office | 6,179 | 21 | 21 | 1,379 | \$531.21 |
| 14c* | R/S Mountain Plaza LLC | 158-16-002 888 Villa (2nd Floor) | Office | 6,179 | 21 | 21 | 380 | \$488.83 |
| 14d* | R & S Mountain Plaza LLC | 158-17-001 888 Villa (3rd Floor) | Office | 6,179 | 21 | 21 | 1,758 | \$547.29 |
| 14e* | R & S Mountain Plaza LLC | 158-18-001 888 Villa (4th Floor) | Office | 5,800 | 19 | 19 | 1,290 | \$482.42 |
| 14f* | R & S Mountain Plaza LLC | 158-18-002 888 Villa (5th Floor) | Office | 5,800 | 19 | 19 | 1,108 | \$474.70 |
| 15 | Chen Mark & Villa ST LLC | 158-15-015 852-858 Villa | Total Retail & Personal Serv. Manufacturing Apartment | 3,840 2,280 960 1 Unit | | 13 4 2 | 4,680 | \$626.23 |
| 16 | Hanson America LLC | 158-15-013 194-198 Castro | Total Office Restaurant Outdoor Seating | 7,392 3,892 3,500 87 outside seats | | 13 35 35 | 6,150 | \$2,129.24 |
| 17a | Chen Chien-Liang & Hsiang-Fang T | 158-15-033 186 Castro | Restaurant | 2,247 | 22 | 22 | 3,075 | \$625.67 |
| | Note: parcel 17 was split during 1994/95; former APN is 158-15-012 | | | | | | | |
| 17b | | 158-15-032 180 Castro | Restaurant | 2,307 | 23 | 23 | 3,075 | \$648.18 |
| | Note: parcel 17 was split during 1994/95; former APN is 158-15-012 | | | | | | | |
| 18 | Hwang Dynasty LLC | 158-15-011 174 Castro | Restaurant | 5,300 | 53 | 53 | 6,150 | \$1,453.93 |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|------|--|--------------------------------|---|--------------------------|----------|----------|-----------|------------|
| 19 | Chen, Chien-Liang; Hsiang-Fang W | 158-15-010 160 Castro | Restaurant | 2,997 | 30 | 30 | 3,132 | \$808.17 |
| 20 | Grand Franklin Inc. | 158-15-036 142 - 156 Castro | Total Restaurant Office | 17,700 8,000 9,700 | 80 32 | 112 | 9,469 | \$2,922.83 |
| 21 | Ha Donna Dompling et al, Yu, Elaine Ha | 158-15-008 134 Castro | Restaurant | 6,480 | 65 | 65 | 3,690 | \$1,619.70 |
| 22 | Click Enterprises LLC | 158-15-038 124-126 Castro | Restaurant | 5,004 | 50 | 50 | 5,859 | \$1,374.06 |
| 23 | Margaretic, Pero & Anka | 158-15-006 110 Castro | Restaurant | 5,000 | 50 | 50 | 5,684 | \$1,366.63 |
| 24 | CASTRO MV PROPERTY LLC | 158-15-005 108 Castro | Restaurant | 2,300 | 23 | 23 | 2,849 | \$638.59 |
| 25 | Smith, Scott L Trustee | 158-15-004 102 Castro | Restaurant | 3,000 | 30 | 30 | 3,210 | \$811.48 |
| 26 | Hu Richard Ruixin | 158-15-003 867 W. Evelyn | Medical Office | 480 | 3 | 3 | 480 | \$87.89 |
| 27 | City of Mountain View | 158-20-062 Evelyn & Castro | Transit Plaza/Centennial Plaza | | 0 | | | \$0.00 |
| 28 | TANG KIM C TRUSTEE AND ET AL, TANG BETTY Y | 158-20-014 135-143 Castro | Total Personal Service Restaurant | 2,440 685 1,755 | 4 18 | 22 | 2,904 | \$618.42 |
| 29a* | Trinh, Quan LLC | 158-19-001 147 Castro #1 | Restaurant | 1,312 | 13 | 13 | 708 | \$322.67 |
| 29b* | Trinh, Quan LLC | 158-19-002 147 Castro #2a | Office | 656 | 2 | 2 | 335 | \$59.23 |
| 29c* | Trinh, Quan LLC | 158-19-003 147 Castro #2b | Office | 656 | 2 | 2 | 354 | \$60.04 |
| 29d* | Trinh, Quan LLC | 158-19-004 147 Castro #3 | Office | 1,000 | 3 | 3 | 466 | \$87.30 |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|----|------------------------------------|--------------------------------------|---|---------------|------|----------|-----------|------------|
| 30 | Quan, Trinh LLC | 158-20-071 | Total | 12,140 | | 93 | 5,640 | \$2,332.70 |
| | | 153 Castro | Restaurant | 7,854 | 79 | | | |
| | | | Office | 4,286 | 14 | | | |
| 31 | CASTRO 169 LLC | 158-20-012 | Total | 7519 | | 16 | 5,103 | \$576.64 |
| | | 169-171 Castro | Retail | 945 | 5 | | | |
| | | | Apartments | 5 Units | 10 | | | |
| | | | Storage | 2,255 | 1 | | | |
| 32 | Fraternal Order of Eagles Mt View | 158-20-011 181 Castro | Meeting Hall | 1,800 | 36 | 36 | 2,639 | \$922.32 |
| 33 | D/K 191 Castro LLC | 158-20-010 | Total | 9,189 | | 67 | 6,588 | \$1,787.66 |
| | | 185-191 Castro | Office | 3,815 | 13 | | | |
| | | | Restaurant | 5,374 | 54 | | | |
| 34 | CHEN CHIEN-LIANG TRUSTEE AND ET AL | 158-20-009 | Total | 3,000 | | 27 | 4,306 | \$790.44 |
| | | 740-746 Villa | Restaurant | 2,250 | 23 | | | |
| | | | Retail | 750 | 4 | | | |
| 35 | Seven Stars Management LLC | 158-20-008 | Total | 5,600 | | 38 | 8,625 | \$1,221.27 |
| | | 702 - 738 Villa | Personal Service | 3,200 | 18 | | | |
| | | | Retail | 800 | 4 | | | |
| | | | Restaurant | 1,600 | 16 | | | |
| 36 | City of Mountain View | 158-20-072 1XX Hope | Parking Lot #4 | | | | | \$0.00 |
| 37 | C-M Evelyn Station LLC | 158-20-015 727 - 747 W Evelyn Ave | Office | 5,800 | 19 | 19 | 7,822 | \$759.52 |
| 38 | C-M Evelyn Station LLC | 158-20-066 | Total | 3,378 | | 20 | 2,278 | \$546.84 |
| | | 701 W. Evelyn | Restaurant | 1,344 | 13 | | | |
| | | | Office | 2,034 | 7 | | | |
| 39 | WANG ANGELA CHIA-I TRUSTEE | 158-20-005 | Total | 8,850 | | 34 | 8,850 | \$1,140.78 |
| | | 105 Hope Street | Office | 7,690 | 26 | | | |
| | | | Medical Office | 1,160 | 8 | | | |
| 40 | City of Mountain View | 158-20-004 1XX Hope | Parking Lot #8 | | | | | \$0.00 |
| 41 | HOPE VILLA LP | 158-20-003 682 Villa | Medical Office | 8,227 | 55 | 55 | 11,250 | \$1,715.30 |
| 42 | MCLEOD ALLAN D TRUSTEE AND ET AL | 158-22-022 211 Hope | U.S. Post Office (warehousing and service) | 12,325 | 62 | 62 | 22,500 | \$2,350.12 |
| 43 | Easthope LLC | 158-22-021 | Single Residence | 1 unit | 2 | 6 | 11,250 | \$612.31 |
| | | 231-235 Hope | Apartments | 4 units | 4 | | | |
| 44 | City of Mountain View | 158-22-020 | Parking Lot #9 | | | | | \$0.00 |
| 45 | City of Mountain View | 2XX Hope | | | | | | |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|-----|--------------------------|--|--|------------------------------------|---------------|----------|-----------|------------|
| 46 | 660 Dana Street LP | 158-22-018 660 W Dana | Office | 5,000 | 17 | 17 | 6,325 | \$650.99 |
| 47 | Dana & Hope LLC | 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 | \$1,273.82 |
| 48 | AUBURN HOLDING TRUST | 158-22-016 280 Hope | Office | 8,214 | 27 | 27 | 6,540 | \$885.21 |
| 49 | JIA HUEAY LEE 2022 TRUST | 158-22-017 736 - 744 W. Dana | Total Nightclub Restaurant | 6,260 3,400 2,860 | 68 29 | 97 | 5,950 | \$2,435.90 |
| 50 | LOS ALTOS HOLDING TRUST | 158-22-015 278 Hope | Office | 6,518 | 22 | 22 | 8,400 | \$851.57 |
| 51 | City of Mountain View | 158-22-014 2XX Hope | Parking Lot #5 | | 0 | | | \$0.00 |
| 52a | Laima LLC | 158-22-013 210 Hope | Total Office Restaurant | 6,800 3,000 3,800 | 10 38 | 48 | 5,453 | \$1,311.81 |
| 52b | JSK Real Estate LLC | 158-22-012 735 Villa | Restaurant | 2,325 | 23 | 23 | 3,768 | \$677.58 |
| 53 | Akkaya Cihan & Serife | 158-22-011 201 Castro (761 Villa St) | Total Office Restaurant | 7,125 5,375 1,750 | 18 18 | 36 | 2,360 | \$910.48 |
| 54 | Premia 215C LLC | 158-22-009 209 - 227 Castro | Total Office Restaurant Retail | 22,561 15,600 6,357 604 | 52 64 3 | 119 | 8,855 | \$3,054.35 |
| 55 | Larnel Inc. | 158-22-050 231 - 235 Castro | Restaurant | 4,625 28 Outside seats | 46 11 | 57 | 6,708 | \$1,567.64 |
| 56 | Big Stone LLC | 158-22-007 241 Castro | Total Restaurant Outdoor Seating | 3,500 3,500 24 outside seats | 35 10 | 45 | 5,040 | \$1,226.76 |
| 57 | WANG YUAN-CHIN | 158-21-002 759-C Villa | Residence | 1 Unit (1,436 s.f.) | 2 | 2 | 829 | \$80.19 |

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|----|--|--|--------------------------------|---------------------------|---------|----------|-----------|------------|
| 58 | Teruel, Irene G | 158-22-006 251 Castro | Nightclub | 3,836 | 77 | 77 | 4,340 | \$1,917.39 |
| 59 | KLF Limited Partnership | 158-22-005 257 Castro | Office | 6,095 | 20 | 20 | 2,434 | \$553.46 |
| 60 | KLF Limited Partnership | 158-22-004 257 Castro | Total Offices Retail | 8,484 7,396 1,088 | 25 6 | 31 | 4,562 | \$891.34 |
| 61 | King Shirley Trustee | 158-22-003 271-273 Castro | Restaurant | 1,750 | 18 | 18 | 3,500 | \$553.66 |
| 62 | Santa Teresa Associates | 158-22-002 275-277 Castro | Total Retail Office | 3,600 3,000 600 | 17 2 | 19 | 3,500 | \$576.17 |
| 63 | Topland Associate | 158-22-001 279, 285, 293, 299 Castro 762, 774, 786 W. Dana | Retail | 15,000 | 83 | 83 | 16,100 | \$2,551.34 |
| 64 | 298 Castro Partners LLC | 158-13-047 298 Castro | Retail Apartments | 1,500 2 Units | 8 4 | 12 | 1,925 | \$351.78 |
| 65 | Topland Associates | 158-13-046 292 Castro | Restaurant | 2,247 | 22 | 22 | 1,423 | \$555.59 |
| 66 | GIORGIO MEZZETTA REVOCABLE LIVING TRUST | 158-13-045 288 Castro | Restaurant | 2,520 | 25 | 25 | 2,760 | \$679.84 |
| 67 | Serovpeyan, Martin & Beatriz Trustee | 158-13-048 826, 834 W. Dana | Personal Service | 1,250 | 7 | 7 | 1,275 | \$211.66 |
| 68 | Dexter, Deborah M. et al Dexter, Albert S | 158-13-049 838 W. Dana | Offices | 1,775 | 6 | 6 | 2,427 | \$238.02 |
| 69 | MAH HOWARD S AND WANDA K YU TRUSTEE | 158-13-050 842 W. Dana | Personal Services Apartment | 1,944 1 Unit | 11 2 | 13 | 2,867 | \$414.26 |
| 70 | MAH HOWARD S AND WANDA K YU TRUSTEE | 158-13-051 854 W. Dana | Restaurant | 1,388 | 14 | 14 | 1,844 | \$393.37 |
| 71 | Rutenburg, Maria Trustee | 158-13-044 282 Castro | Total Retail Office | 19,800 1,500 18,300 | 8 61 | 69 | 10,821 | \$2,012.25 |

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CITY OF MOUNTAIN VIEW
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FISCAL YEAR 2023-24
Assessment Roll**

| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|----|---|---------------------------------|---|-------------------------|----------|----------|-----------|------------|
| 72 | 268 CASTRO LLC | 158-13-043 268 Castro | Office | 1,500 | 5 | 5 | 1,777 | \$187.93 |
| 73 | The 252 Castro Investment LLC | 158-13-042 252-262 Castro | Total Retail Restaurant | 7,650 5,660 1,990 | 31 20 | 51 | 10,725 | \$1,602.99 |
| 74 | Lee David Don Et Al | 158-13-041 240 - 246 Castro | Restaurant | 5,040 | 50 | 50 | 6,149 | \$1,386.36 |
| 75 | 236 CASTRO STREET LP | 158-13-060 236 Castro | Total Office Restaurant | 4,772 1,912 2,860 | 6 29 | 35 | 2,717 | \$903.12 |
| 76 | Astarea LLC | 158-13-039 228 Castro | Total Nightclub Restaurant | 9,518 9,253 265 | 185 3 | 188 | 7,450 | \$4,547.95 |
| 77 | HENRY YU AND WENDY WANG FAMILY TRUST | 158-13-038 220 Castro | Restaurant | 2,300 | 23 | 23 | 2,800 | \$636.51 |
| 78 | Bay Area Stronghold Properties | 158-13-059 212-216 Castro | Restaurant | 3,240 | 32 | 32 | 5,005 | \$932.65 |
| 79 | Leung Yee Enterprises Inc. | 158-13-036 210 Castro | Retail | 1,050 | 6 | 6 | 989 | \$177.02 |
| 80 | Odd Fellows Independent Order-- Mtn. View Lodge #244 | 158-13-035 200-206 Castro | Meeting Hall | 4,312 | 36 | 36 | 2,107 | \$899.75 |
| 81 | Topland Associates | 158-13-034 831-833 Villa | Personal Service | 1,134 | 6 | 6 | 1,208 | \$186.31 |
| 82 | Jung Ja Kim LLC | 158-13-033 841-845 Villa | Total Personal Service Restaurant | 1,512 504 1,008 | 3 10 | 13 | 1,648 | \$362.54 |
| 83 | Nutt Kathleen Trustee & Et Al | 158-13-032 853-857-859 Villa | Total Personal Service Restaurant | 4,060 1,353 2,707 | 8 27 | 35 | 4,640 | \$984.69 |
| 84 | Kao Yu-Ju Trustee | 158-13-053 895 Villa | Restaurant | 8,700 | 87 | 87 | 13,415 | \$2,527.47 |
| 85 | City of Mountain View | 158-13-052 2XX Bryant | Parking Lot #2 | | 0 | | | \$0.00 |

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CITY OF MOUNTAIN VIEW
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|---|------------------------------------|--|-----------------------------|---------------|------|----------|-----------|----------------|
| 86 | Villa Development Corp. | 158-53-001/020 230 Bryant/933 Villa | Residential Condominiums | 20 Units | 0 | | | |
| All units were sold. Owner does not appear in existing County database. | | | | | | | | |
| 86a | Mirhoseini Azalia | 158-53-001 Unit 1 | Residence Condominium | 1 Unit | 2 | 2 | 945 | \$85.11 |
| 86b | Lin, Michelle T Trust | 158-53-002 Unit 2 | Residence Condominium | 1 Unit | 2 | 2 | 945 | \$85.11 |
| 86c | Le, Han Ngoc | 158-53-003 Unit 3 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86d | Nuzzolo Charles and Terry | 158-53-004 Unit 4 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86e | Yang, Henry T Y and Dilling T L | 158-53-005 Unit 5 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86f | Wang, Albert J and Theresa C | 158-53-006 Unit 6 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86g | Choi, David H Trustee | 158-53-007 Unit 7 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86h | Lee Ben Et Al Lee Ian Run-Cheng | 158-53-008 Unit 8 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86i | Braun, Eric K. | 158-53-009 Unit 9 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86j | Lee William L and Judie B Trustee | 158-53-010 Unit 10 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86k | Lin, David T and Kristin R | 158-53-011 Unit 11 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |
| 86l | Lee, Randy C. and Linzi M. | 158-53-012 Unit 12 | Residence Condominium | 1 Unit | 2 | 2 | 1,260 | \$98.47 |

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CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|-----|---|--|--|-------------------------|---------|----------|-----------|------------|
| 86m | Picasso, Dustin Picasso, Kelly | 158-53-013 Unit 13 | Residence Condominium | 1 Unit | 2 | 2 | 945 | \$85.11 |
| 86n | Lin, Jung and Theresa Trustee | 158-53-014 Unit 14 | Residence Condominium | 1 Unit | 2 | 2 | 1,125 | \$92.74 |
| 86o | Yang, Henry T Y and Dilling T L | 158-53-015 Unit 15 | Residence Condominium | 1 Unit | 2 | 2 | 720 | \$75.56 |
| 86p | Wang, Albert J and Theresa C | 158-53-016 Unit 16 | Residence Condominium | 1 Unit | 2 | 2 | 1,125 | \$92.74 |
| 86q | Kwan, Harry J. and Bernie C. | 158-53-017 Unit 17 | Residence Condominium | 1 Unit | 2 | 2 | 945 | \$85.11 |
| 86r | Lee, Sen Lin and Chi Ming | 158-53-018 Unit 18 | Residence Condominium | 1 Unit | 2 | 2 | 1,508 | \$108.99 |
| 86s | Lee, Randy C | 158-53-019 Unit 19 | Residence Condominium | 1 Unit | 2 | 2 | 945 | \$85.11 |
| 86t | KWAN HARRY J AND BERNIE C TRU | 158-53-020 Unit 20 | Residence Condominium | 1 Unit | 2 | 2 | 698 | \$74.63 |
| 87 | Old Mountain View Properties LLC | 158-13-061 250 Bryant | Office | 67,772 | 226 | 226 | 49,244 | \$7,176.32 |
| | | *Parcels 87, 88, 89, 90, 91 and 92 merged with recordation of the final map in 2013. | | | | | | |
| 93 | CITY OF MOUNTAIN VIEW | 158-13-029 990-996 W. Dana | Apartments | 3 Units | 3 | 3 | 7,500 | \$385.69 |
| 94a | Pestoni, Floriano and Maldivsky, Miriam | 158-12-070 305 Franklin | Residential | 1 Units | 2 | 2 | 5,000 | \$257.13 |
| 94b | Akalin Emre and Berna | 158-12-071 315 Franklin | Residential | 1 Units | 2 | 2 | 5,000 | \$257.13 |
| 95 | LIM KAP SUP/LIM EUNYOUNG | 158-12-034 975 W. Dana (951 W Dana St) | Restaurant Personal Service Restaurant | 3,570 1,100 2,470 | 6 25 | 31 | 5,000 | \$909.92 |
| 96 | Residential Condominiums | 158-52-001/008 903-939 W. Dana | Residential Condominiums | 8 Units | | | | |

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CITY OF MOUNTAIN VIEW
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FISCAL YEAR 2023-24
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|-----|------------------------------------|---------------------------|--------------------------|---------------|------|----------|-----------|------------|
| 96a | LOOMIS PETER S | 158-52-001 903 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96b | Lai Oeter Tuchen and Chen Crysta | 158-52-002 909 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96c | Lim Kelvin Chenhao and Szeto Ma | 158-52-003 921 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96d | 6711 SABADO TARDE LLC | 158-52-004 915 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96e | Green Heather | 158-52-005 927 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96f | Widen Ilyssa and Johnson Nichola | 158-52-006 933 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96g | Flider, Mark | 158-52-007 945 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 96h | Wang, Cynthia | 158-52-008 939 W. Dana | Residence Condominium | 1 Unit | 2 | 2 | 1,406 | \$104.67 |
| 97 | Scigliano Albert and Marie Trustee | 158-52-030 310 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 981 | \$86.64 |
| 97a | Igor Solomennikov | 158-52-031 318 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 2,156 | \$136.48 |
| 97b | Lison Elizabeth and Davidson Iain | 158-52-032 316 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 2,366 | \$145.39 |
| 97c | Henck Steven and Orloff Glennis T | 158-52-033 314 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 2,328 | \$143.78 |
| 97d | 312 Bryant LLC | 158-52-034 312 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 2,366 | \$145.39 |
| 97e | TRAUTMANN MARK AND LEAH | 158-52-035 328 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 1,780 | \$120.53 |

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CITY OF MOUNTAIN VIEW
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|--|-----------------------------------|----------------------------------|--------------------------------------|---------------|------|----------|-----------|------------|
| 97f | 320 Bryant LLC | 158-52-036 320 Bryant | Residence Townhome | 1 Unit | 2 | 2 | 2,124 | \$135.12 |
| 99 | Residential Condominiums | 158-52-009/028 332-368 Bryant | Residential Condominiums 20 Units | 20 Units | 0 | | | |
| *Parcels 98 and 99 merged with recordation of the final map in 2001. All units were sold. Owner owns 158-52-013. | | | | | | | | |
| 99a | Lee, Jessica | 158-52-009 368 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99b | Nayak Vishal and Marathe Neha | 158-52-010 366 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99c | Yu, Thomas | 158-52-011 362 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99d | Tsai, Chia-Husn & Hsiu, Tsu | 158-52-012 364 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99e | Zielinski David S Trustee | 158-52-013 332 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,125 | \$92.74 |
| 99f | Qian Minxue Trustee | 158-52-014 330 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,170 | \$94.65 |
| 99g | Tseng Albert and Kuo Candace | 158-52-015 336 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 833 | \$80.36 |
| 99h | Lin Bruce and Tsang Wai Ki Flavia | 158-52-016 334 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 833 | \$80.36 |
| 99i | Yang Fan | 158-52-017 360 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99j | Bowden Carol Ann Trustee | 158-52-018 358 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99k | Mayer Jeremy F and Sanchez Eva | 158-52-019 356 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99l | Aiello Frank | 158-52-020 354 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |

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CITY OF MOUNTAIN VIEW
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|-----|--|---|--------------------------|---------------|------|----------|-----------|------------|
| 99m | Lin, Daniel C Lin, Grace | 158-52-021 338 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99n | Chang, Anthony Shih-Hong Wong, Wendy Wing | 158-52-022 340 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99o | Srivatsan Vinodhini | 158-52-023 342 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99p | MATHIAS AND NICHOLE AGOPIAN FAMILY TRUST | 158-52-024 344 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,215 | \$96.56 |
| 99q | CRONIN NIKKI MICHELE | 158-52-025 350 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,125 | \$92.74 |
| 99r | Lai, Danny C Trustee Et Al Chang, Emily Trustee | 158-52-026 348 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 1,170 | \$94.65 |
| 99s | Zhang Zixiao and Wang Bing | 158-52-027 346 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 833 | \$80.36 |
| 99t | Huang, Allen P S | 158-52-028 352 Bryant | Residence Condominium | 1 Unit | 2 | 2 | 833 | \$80.36 |
| 100 | Morales Calbry LLC | 158-12-041 380 Bryant | Vacant Lot | N/A | 0 | 0 | 6,973 | \$295.81 |
| 101 | Morales Calbry LLC | 158-12-039 380 Bryant | Vacant Lot | N/A | 0 | 0 | 7,500 | \$318.16 |
| 102 | Morales Calbry LLC | 158-12-040 380 Bryant (California St) | Vacant Lot | N/A | 0 | 0 | 6,042 | \$256.31 |
| 103 | City of Mountain View | 158-12-051 850 California | Parking Lot #3 | | 0 | 0 | | \$0.00 |
| 104 | 303 BRYANT PROPERTY OWNER LLC | 158-12-050 303 Bryant | Office | 56,250 | 188 | 188 | 17,591 | \$4,978.15 |
| 105 | HON Management Inc | 158-12-052 300 - 304 Castro | Restaurant | 4,472 | 45 | 45 | 8,700 | \$1,382.03 |

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CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|-----|--|---|--|------------------------------------|---------------|----------|-----------|------------|
| 106 | Hass, Evon K Trustee Et Al Robertson, Marilyn C | 158-12-053 312 & 324 Castro | Retail | 14,850 | 83 | 83 | 13,050 | \$2,421.95 |
| 107 | LOUIS AND CORINNE WAGNER LIVING | 158-12-054 340 Castro | Retail | 10,903 | 61 | 61 | 9,280 | \$1,766.79 |
| 108 | PRECIOUS SMILE LLC | 158-12-055 360 Castro 364, 368 Castro | Total Personal Service Restaurant | 7,823 726 7,097 | 4 71 | 75 | 11,250 | \$2,165.51 |
| 109 | Capitina Michael | 158-12-056 372 Castro | Office | 1,500 | 5 | 5 | 3,750 | \$271.63 |
| 110 | SAGUARO MANAGEMENT LLC | 158-12-057 380 Castro | Retail | 1,050 | 6 | 6 | 2,250 | \$230.51 |
| 111 | Chasuk Family Investments LLC | 158-12-058 382 Castro | Office | 1,050 | 4 | 4 | 2,250 | \$185.49 |
| 112 | Chasuk Family Investments LLC | 158-12-059 384 Castro | Office | 1,400 | 5 | 5 | 3,000 | \$239.82 |
| 113 | MOULDS 500 FORBES ASSOCIATES LLC | 158-12-060 800 California | Total Retail Office Restaurant | 25,100 1,500 18,600 5,000 | 8 62 50 | 120 | 8,276 | \$3,052.30 |
| 114 | 383 Castro Street LLC | 158-23-034 383 Castro | Restaurant Outdoor Seating Under construction | 1,500 40 outside seats | 15 16 | 31 | 8,580 | \$1,061.79 |
| 115 | 756 California LLC | 158-23-082 756 California | Personal Service | 2,440 | 14 | 14 | 2,460 | \$419.50 |
| 116 | Contento, George & Rose M Trust | 158-23-035 361 Castro 369, 375 Castro | Total Indoor Recreation Personal Service Retail | 4,650 1,550 1,550 1,550 | 8 9 9 | 26 | 6,938 | \$879.59 |
| 117 | TU MING TANE | 158-23-036 357 Castro | Total Personal Service Office Restaurant | 12,035 600 4,335 7,100 | 3 14 71 | 88 | 12,259 | \$2,500.94 |
| 118 | Farley David E Trustee | 158-23-037 345 Castro | Retail | 5,000 | 28 | 28 | 6,750 | \$916.63 |

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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|-----|--|---|---------------------|---------------|------|----------|-----------|------------|
| 119 | Farley David E Trustee | 158-23-038 | Total | 3,340 | | 31 | 2,700 | \$812.35 |
| | | 341 Castro | Restaurant | 2,710 | 27 | | | |
| | | | Medical office | 630 | 4 | | | |
| 120 | 329 Castro St Associates LLC | 158-23-100 331 Castro | Office | 4,125 | 14 | 14 | 4,532 | \$507.40 |
| 121 | Mills Leslie K Trustee Et Al 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. | 158-23-083 | Total | 18,500 | | 95 | 10,333 | \$2,576.81 |
| | | 321 Castro | Office | 9,250 | 31 | | | |
| | | 315, 317, 319 Castro | Retail | 6,350 | 35 | | | |
| | | | Restaurant | 2,900 | 29 | | | |
| 123 | SHP Castro LLC | 158-23-042 301 Castro 747 W Dana St | Retail & Restaurant | 8,814 | 49 | 49 | 7,800 | \$1,433.89 |
| 124 | Wu Cheery & Kyo-Ko Trustee | 158-23-029 743 W. Dana | Restaurant | 2,800 | 28 | 28 | 3,120 | \$762.64 |
| 125 | AJL Investment Group LLC | 158-23-030 705 W. Dana 725 W Dana | Auto Service | 2,920 | 16 | 16 | 9,960 | \$782.68 |
| 126 | City of Mountain View | 158-23-031 3XX Hope | Parking Lot #6 | | 0 | | | \$0.00 |
| 127 | JONES JAMES CARROLL JR TRUSTEE AND ET AL | 158-23-032 392 Hope | Apartments | 6 Units | 6 | 6 | 6,300 | \$402.32 |
| 128 | Dana Properties LLC | 158-23-019 | Total | 6,700 | | 45 | 11,250 | \$1,490.20 |
| | | 607 W. Dana | Personal Service | 4,900 | 27 | | | |
| | | 617, 619, 621, 633 W Dana | Restaurant | 1,800 | 18 | | | |
| 129 | Pacific Bell | 158-23-028 305 Hope | Public Utility | 60,161 | 241 | 241 | 46,705 | \$7,406.26 |
| 130 | United Methodist Church | 158-23-045 748 Mercy | Church | 8,750 | 51 | 0 | 14,000 | \$593.91 |
| 131 | City of Mountain View | 158-23-044 4XX Hope | Parking Lot #7 | | | | | \$0.00 |
| 132 | PAU-BROKAW LLC | 158-23-043 707 California | Office | 10,817 | 36 | 36 | 12,600 | \$1,344.88 |
| 133 | Stratford Carol A Trustee | 158-23-048 | Total | 30,500 | | 164 | 16,411 | \$4,387.85 |
| | | 401 Castro | Restaurant | 9318 | 93 | | | |
| | | | Office | 21184 | 71 | | | |

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CITY OF MOUNTAIN VIEW
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| # | Property Owner | APN/LOCATION | LAND USES | BUILDING AREA | PKG. | TTL.PKG. | LAND AREA | ASSESSMENT |
|------|--|--------------------------------|----------------|---------------|-------------------------|---------------------------------|----------------------------|-------------------------|
| 134 | LING WONG AND DAVID WONG FAMILY PARTNERS | 158-23-047 421 - 485 Castro | Total | 15,947 | | 92 | 29,845 | \$3,337.02 |
| | | | Office | 7750 | 26 | | | |
| | | | Medical Office | 2200 | 12 | | | |
| | | | Retail | 1275 | 7 | | | |
| | | | Restaurant | 4722 | 47 | | | |
| 135 | Mountain View Professional | 158-23-046 495 Castro | Total | 7640 | | 32 | 9,600 | \$1,127.58 |
| | | | Medical Office | 3000 | 17 | | | |
| | | | Office | 4640 | 15 | | | |
| 136* | Gerald & Shirley Giusti Liv Trust | 158-21-003 759-B Villa | Residence | 1,386 | 2 | 2 | 800 | \$78.96 |
| 137* | Liew, Kwang S & Desiree K Trustee | 158-21-001 759-A Villa | Office | 2,050 | 7 | 7 | 1,183 | \$207.76 |
| 138 | Sandpatt LLC | 158-22-010 200 Blossom | Office | 7,549 | 25 | 25 | 3,379 | \$706.10 |
| | | | | | 5,320.00 | 5,269.00 | 942,909.00 | \$158,606.00 |
| | | | | | Parking required | Total Parking Required** | Land Area (sq. ft.) | Total Assessment |

BASIS FOR ASSESSMENT:

| | | |
|--------------------|------------------|--------------------------------------|
| 75%-Parking Spaces | \$118,606 | |
| 25%-Land Area | \$40,000 | |
| Total | <u>\$158,606</u> | |
| | \$22.51015373 | Dollars per required parking space |
| | \$0.042421909 | Dollars per square foot of land area |

Notes:

* 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.

** 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).

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

APPENDIX A – OFF STREET PARKING REQUIREMENTS

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, inclusive of accessible and electric vehicle (EV) charging spaces required per Chapter 8 of the City Code.

- 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 Required | 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 one 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 |
| 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 3.5 fixed seats | 5 percent of vehicle spaces |
| Pool and billiard rooms | 2.5 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 |

APPENDIX A – OFF STREET PARKING REQUIREMENTS

| | | | |
|---|--|---|--|
| Tennis/racquetball courts | Parking study required | | 5 percent of vehicle spaces |
| Theaters and meeting halls | 1 space for every 3.5 fixed seats | | 5 percent of vehicle spaces |
| Residential Uses | | | |
| Accessory dwelling units | 1 space per unit, except if compliant with Section 36.12.75 | | None |
| Dual urban opportunity development | 1 covered space per unit, except if compliant with Section 36.13.75. | | None |
| Multi-family dwellings | Studio unit | 1.5 spaces per unit, 1 space shall be covered | 1 space per unit (refer to Section 36.32.85.a.1) |
| | 1-bedroom unit less than or equal to 650 square feet | 1.5 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 2.3 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 |
| Rowhouse developments | Studio unit | 1.5 spaces per unit, 1 space shall be covered | 1 space per unit |
| | 1-bedroom or more | 2 covered spaces | |
| Senior congregate care housing | 1.15 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 | 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, one of which shall be covered, and 0.50 guest space per unit | | None |
| Townhouse developments | Per unit | 2 spaces, one shall be covered | 1 space per unit |
| | Guest | Guest parking shall equal in total an additional 0.6 space for | |

APPENDIX A – OFF STREET PARKING REQUIREMENTS

| | | | |
|--|---|--|-----------------------------|
| | | each unit, for an aggregate ratio of 2.6 spaces for each unit | |
| | 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 300 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 600 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 2.5 seats or 1 space for each 100 sq. ft. of gross floor area, whichever is greater | | |
| Outdoor seating | 1 space for each 2.5 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 300 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 square feet | 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 | | |

APPENDIX A – OFF STREET PARKING REQUIREMENTS

| | | |
|---|---|-----------------------------|
| Offices, administrative, corporate, research and development | 1 space for each 300 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; Ord. No. 20.19, § 8, 12/10/19; Ord. No. 7.20, § 5, 6/23/20; Ord. No. 4.22, § 26, 4/12/22.)

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

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

April 10, 2023

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 May 23, 2023. 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 are recommending the total assessment, formula, and Parking District boundaries remain the same as 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 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 John Lang at john.lang@mountainview.gov or 650-903-6457. Thank you for your continued support in making downtown Mountain View successful.

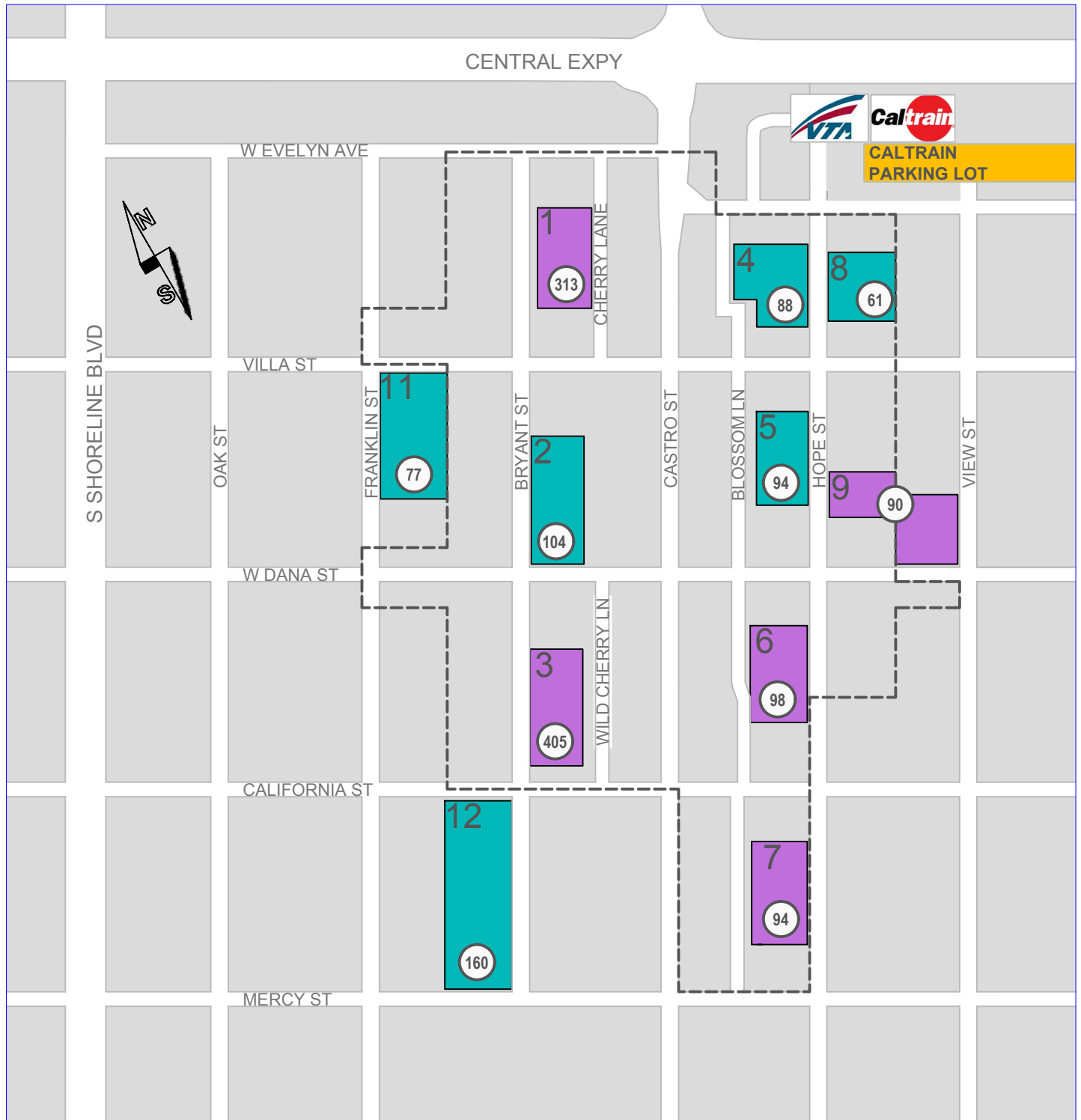
Sincerely,

John Lang
Economic Vitality Manager

TC/1/CDD
~~822-05-23-22N~~

Enclosure: 1. Parking District Map

DOWNTOWN PARKING FACILITIES



PERMIT PARKING ALLOWED

PERMIT PARKING NOT ALLOWED

CALTRAIN STATION

VTA STATION



NUMBER OF SPACES IN LOT

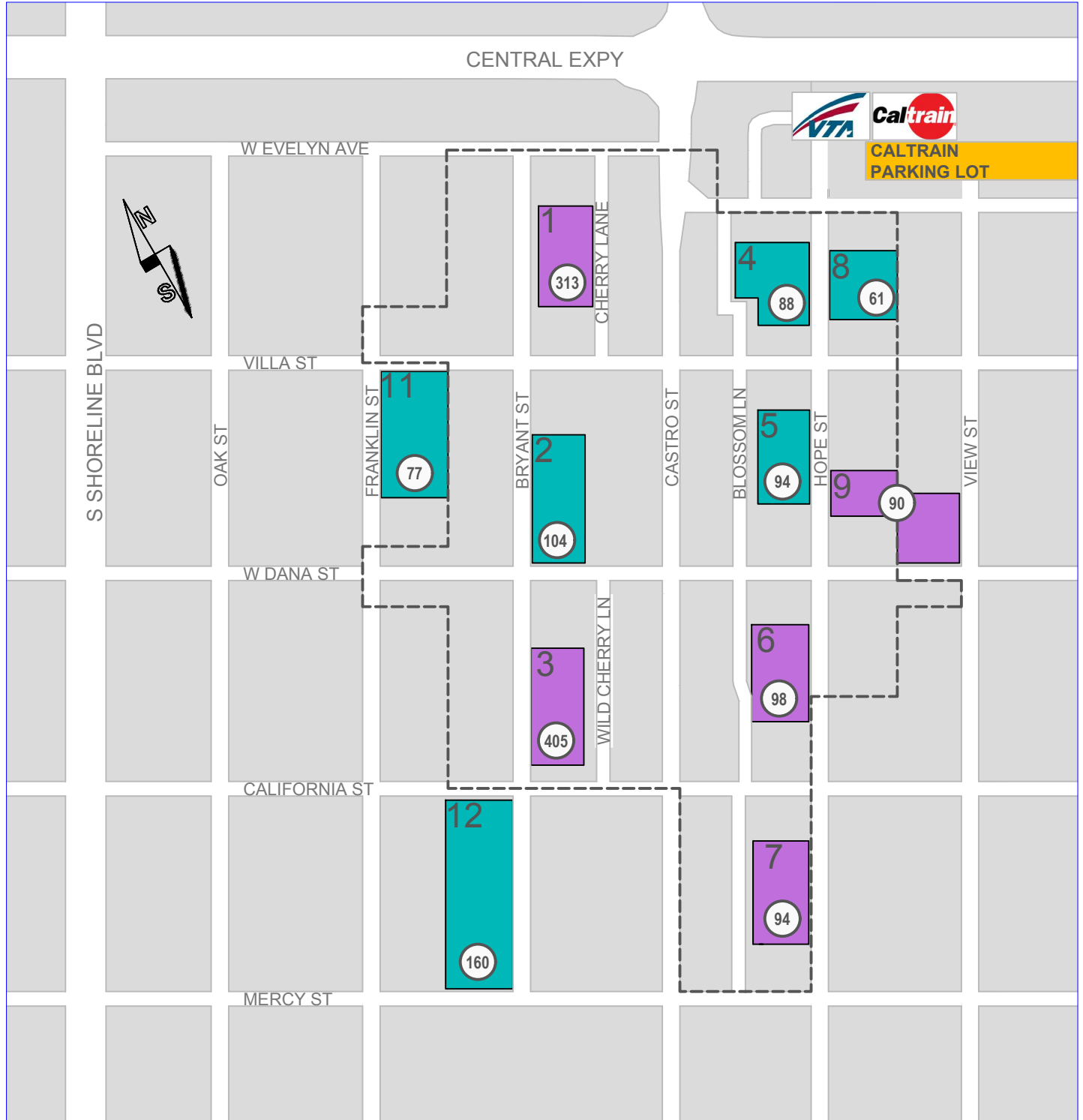


PARKING DISTRICT BOUNDARY

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2023-24**

APPENDIX C – ASSESSMENT DISTRICT MAP

DOWNTOWN PARKING FACILITIES



PERMIT PARKING ALLOWED

PERMIT PARKING NOT ALLOWED

CALTRAIN STATION

VTA STATION



NUMBER OF SPACES IN LOT



PARKING DISTRICT BOUNDARY