



CITY OF MOUNTAIN VIEW

DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT

ENGINEER'S REPORT FISCAL YEAR 2016-17

**PATRICIA SHOWALTER
MAYOR**

**KEN ROSENBERG
VICE-MAYOR**

**CHRISTOPHER CLARK
COUNCILMEMBER**

**JOHN INKS
COUNCILMEMBER**

**R. MICHAEL KASPERZAK, JR.
COUNCILMEMBER**

**JOHN MCALISTER
COUNCILMEMBER**

**LEONARD SIEGEL
COUNCILMEMBER**

DANIEL H. RICH	CITY MANAGER
LORRIE BREWER	CITY CLERK
MICHAEL A. FULLER	PUBLIC WORKS DIRECTOR
JACQUELINE A. SOLOMON	CITY ENGINEER
RANDAL TSUDA	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 2016-17**

I, Lorrie Brewer, City Clerk of the City of Mountain View, do hereby certify the foregoing assessment was filed with me on May 17, 2016.

Lorrie Brewer
City Clerk
City of Mountain View

I, Lorrie Brewer, 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, 2016.

Lorrie Brewer
City Clerk
City of Mountain View

I, Jacqueline A. Solomon, City Engineer of the City of Mountain View, do hereby certify that the foregoing assessment was recorded in my office on June 14, 2016.

Jacqueline A. Solomon
City Engineer
City of Mountain View

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2016-17**

I, Jacqueline A. Solomon, 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 2016-17 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 2016-17

Dated

Signature

May 17, 2016

Jacqueline A. Solomon
City Engineer
City of Mountain View

Parking District

		Audited Actual <u>2014-15</u>	Adopted Budget <u>2015-16</u>	Estimated <u>2015-16</u>	Proposed Budget <u>2016-17</u>
	Revenues and Sources of Funds:				
721400-41xxx	Property Taxes	849,284	636,000	772,646	648,500
212217/41499	Permit Revenues	470,317	316,100	503,470	316,100
721401/41601	Investment Earnings	41,249	40,110	46,809	52,980
721400/41751	Rents & Leases	0	0	0	0
721400/42151	Homeowner's Tax Exemption	3,384	3,500	3,865	3,900
212217/42731	Maintenance Assessment District	157,365	158,606	158,606	158,606
212217/43699	Other Revenue	100	0	865	0
	Total	<u>1,521,699</u>	<u>1,154,316</u>	<u>1,486,261</u>	<u>1,180,086</u>
	Expenditures and Uses of Funds:				
	Operations	235,280	594,522	473,574	514,925
721400-58941	Capital Projects	75,000	0	0	0
721400-57170	General Fund Administration	49,270	42,800	42,800	43,200
721400-57120	Self Insurance	850	850	850	840
212217-58900	Transfer to General Operating Fund	108,400	108,400	108,400	108,400
721400-58972	Transfer to Equip Replace Res	322	345	345	367
	Total	<u>469,122</u>	<u>746,917</u>	<u>625,969</u>	<u>667,732</u>
	Revenues and Sources Over (Under)				
	Expenditures and Uses	1,052,577	407,399	860,292	512,354
	Beginning Balance, July 1	2,773,878	3,826,455	3,826,455	4,686,747
	Reserve for Future Parking Maintenance	<u>(262,500)</u>	<u>(300,000)</u>	<u>(300,000)</u>	<u>(337,500)</u>
	Ending Balance, June 30	<u><u>3,563,955</u></u>	<u><u>3,933,854</u></u>	<u><u>4,386,747</u></u>	<u><u>4,861,601</u></u>

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2016-17
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 5,213. Based on the aforementioned 75 percent ratio and total land use component being \$118,606, the fee per required parking space is \$22.747602.

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 953,558 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 \$0.0419481.

ASSESSMENT SUMMARY

		Rate	Total
Parking Required	5,213	\$22.747602	\$118,606.00
Parcel Area	953,558	\$0.0419481	\$ 40,000.00
			\$158,606.00

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2016-17**

#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
1	Clark, R. A./M C Living Trust 25322 La Rena Lane Los Altos CA 94022	158-15-024 990 Villa	Total Warehouse Office/Studio	16,785 13,017 3,768	2 8	10	11,250	\$699.40
2	M & J Land & Equipment Leasing Company 954 Villa St Mountain View CA 94041	158-15-023 954 Villa	Restaurant Outdoor Seating	8,200 128 outside seats	82 51	133	11,250	\$3,497.36
3	Aviet, Thomas G. 938 Villa St. Mountain View CA 94041-1236	158-15-022 938 Villa	Single Residence Restaurant	2 units 44 Seats	4 18	22	11,250	\$972.36
4	Bryant Park Plaza Inc 111 Main St Suite A Los Altos CA 94022	158-15-037 900 Villa	Office	21,745	72	72	11,250	\$2,109.74
5	City of Mountain View	N/A 1XX Bryant	Alley	N/A 3,450 s.f.	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.								
6a	Rhodes, Bradley J. 2908 Bayview Dr Alameda CA 94501	158-51-001 108 Bryant #1	Residence Condominium	1 Unit	2	2	1,030	\$88.70
6b	Li, Enling 108 Bryant St Apt 3 Mountain View CA 94041	158-51-002 108 Bryant #3	Residence Condominium	1 Unit	2	2	1,030	\$88.70
6c	Chao, Clifford Hsiang & Ling-Chao, Jackie 108 Bryant Street Apt 5 Mountain View CA. 94041	158-51-003 108 Bryant #5	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6d	Henry, Richard C/Elizabeth K Trustee 13454 Robleda Road Los Altos Hills CA 94022	158-51-004 108 Bryant #7	Residence Condominium	1 Unit	2	2	1,059	\$89.92

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6e	Yee Monfor Trustee & Chung Winsome Trust 525 E Meadow Dr Palo Alto CA 94306	158-51-005 108 Bryant #9	Residence Condominium	1 Unit	2	2	1,030	\$88.70
6f	Estoesta, Sheilah S 108 Bryant Street Apt 11 Mountain View CA 94041	158-51-006 108 Bryant #11	Residence Condominium	1 Unit	2	2	1,030	\$88.70
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	Parkes, Douglas J Lockwood, Jamie 1601 Fallbrook Ave San Jose CA 95130	158-51-008 108 Bryant #4	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6i	Goff, Thomas G. & Ecklund, Deanne 108 Bryant Street Apt 6 Mountain View CA 94041	158-51-009 108 Bryant #6	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6j	Agarwal, Suresh/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	Pinkerton, William & Pamela 8 Huckleberry Ct 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 Apt 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	\$88.70
6n	Loughlin Trust 267 Alta Visita Ave Los Latos CA 94022	158-51-014 108 Bryant #35	Residence Condominium	1 Unit	2	2	1,030	\$88.70
6o	Cheng-Li Lui Living Trust 108 Bryant Street Apt 37 Mountain View CA 94041	158-51-015 108 Bryant #37	Residence Condominium	1 Unit	2	2	1,030	\$88.70
6p	Chan, Darren 108 Bryant Street Apt 39 Mountain View CA 94041	158-51-016 108 Bryant #39	Residence Condominium	1 Unit	2	2	1,030	\$88.70
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

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6r	Martinez, Wayne & Maria I Trustee 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 Bryany St #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 St #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 # 38 Mountain View CA 94041	158-51-021 108 Bryant #38	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6v	Mulyasasmita, Cindy Mulhasasmita, Widya 268 Castro St Mountain View CA 94041	158-51-022 108 Bryant #40	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6w	Koh, Huilin 1032 Mississippi St San Francisco CA 94107	158-51-023 108 Bryant #42	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6x	Tessler, David 108 Bryant Street Apt 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 Apt 31 Mountain View CA 94041	158-51-025 108 Bryant #31	Residence Condominium	1 Unit	2	2	1,427	\$105.36
6z	Sastrawidjaja Susi Trust 973 Governors Bay Dr Redwood City CA 94065	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	Tyner Ents LLC 108 Bryant St #25 Mountain View CA 94041	158-51-028 108 Bryant #25	Residence Condominium	1 Unit	2	2	1,059	\$89.92
6ac	Xu, Katherine Hui 108 Bryant Street Apt 23 Mountain View CA 94041	158-51-029 108 Bryant #23	Residence Condominium	1 Unit	2	2	1,059	\$89.92

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6ad	Wu, Jonathan; 108 Bryant St Apt 21 Mountain View CA 94041	158-51-030 108 Bryant #21	Residence Condominium	1 Unit	2	2	1,427	\$105.36
6ae	Huang, Jeffrey & Leung Stephanie 28 Dorland St San Francisco CA 94114	158-51-031 108 Bryant #32	Residence Condominium	1 Unit	2	2	1,352	\$102.22
6af	Blake-Burke Peter C Trustee 21102 Tarmarind Ct Cupertino CA 95104	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. PO Box 390067 Mountain View CA 94039	158-51-035 108 Bryant #24	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6aj	Phansalkar Shaileah Trust 108 Byrant Street Apt 22 Mountain View CA 94041	158-51-036 108 Bryant #22	Residence Condominium	1 Unit	2	2	1,352	\$102.22
6ak	Germain, Brian J/Dana 108 Bryant St Apt 19 Mountain View CA 94041	158-51-037 108 Bryant #19	Residence Condominium	1 Unit	2	2	1,427	\$105.36
6al	Brannen, Mary A Yoko Trust 48 Bis Rue Beranger Fontainebleu 773 FR	158-51-038 108 Bryant #17	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6am	Kao, Wayne 225 E 10th St #4H New Yark NY 10003	158-51-039 108 Bryant #15	Residence Condominium	1 Unit	2	2	1,080	\$90.80
6an	Zhnag Ming & Zheng Haiyan 108 Bryant St. Apt 13 Mountain View CA 94041	158-51-040 108 Bryant #13	Residence Condominium	1 Unit	2	2	1,427	\$105.36
6ao	Chan, Darren 108 Bryant St. Apt 20 Mountain View CA 94041	158-51-041 108 Bryant #20	Residence Condominium	1 Unit	2	2	1,352	\$102.22

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6ap	Gupta Neeraj 108 Bryant St. Apt 18 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 1214 E Lexington Ave Pomona CA 91766	158-51-043 108 Bryant #16	Residence Condominium	1 Unit	2	2	1,172	\$94.66
6ar	Berry, Kathryn A. 1278 Estate Dr. Los Altos CA 94024	158-51-044 108 Bryant #14	Residence Condominium	1 Unit	2	2	1,352	\$102.22
11	West Evelyn Bryant Office Partners 6272 Virgo Rd Oakland CA 94611 *Parcels 10 and 11 merged with recordation of the final map in 2013.	158-15-039 871-891 W. Evelyn	Office	63,129	210	210	16,500	\$5,469.14
12	City of Mountain View	N/A 135 Bryant	Parking Structure #1					\$0.00
13	Chen Mark 357 Castro St Suite 5 Mountain View CA 94041	158-15-014 860 Villa	Parking for #15	N/A	0	0	3,120	\$130.88
14a*	R & S Mountain Plaza LLC 14835 E Shea Blvd Suite 103 Fountain Hills AZ 85268	158-16-001 888 Villa (1st Floor)	Personal Service Office	2,357 1,000	13 3	16	1,199	\$414.26
14b*	R & S Mountain Plaza LLC 14835 E Shea Blvd Suite 103 Fountain Hills AZ 85268	158-16-003 888 Villa (2nd Floor)	Office	3,859	13	13	1,379	\$353.58
14c*	R/S Mountain Plaza LLC 888 Villa St Mountain View CA 94041	158-16-002 888 Villa (2nd Floor)	Office	1,063	4	4	380	\$106.94
14d*	R & S Mountain Plaza LLC 14835 E Shea Blvd Suite 103 Fountain Hills AZ 85268	158-17-001 888 Villa (3rd Floor)	Office	4,921	16	16	1,758	\$437.72
14e*	R & S Mountain Plaza LLC 14835 E Shea Blvd Suite 103 Fountain Hills AZ 85268	158-18-001 888 Villa (4th Floor)	Office	3,611	12	12	1,290	\$327.08

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14f*	R & S Mountain Plaza LLC 14835 E Shea Blvd Suite 103 Fountain Hills AZ 85268	158-18-002 888 Villa (5th Floor)	Office	3,102	10	10	1,108	\$273.96
15	Chen Mark & Villa ST LLC 357 Castro St #5 Mountain View CA 94041	158-15-015 852-858 Villa	Total Retail & Personal Serv. Manufacturing Restaurant Apartment	3,840 1,920 960 960 1 Unit	 11 4 10 1	26	4,680	\$787.76
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	 10 35 35	80	6,150	\$2,077.80
17a	Chen Chien-Liang & Hsiang-Fang Trustee 632 Camellia Way Los Altos CA 94024	158-15-033 186 Castro	Total Restaurant	2,247 2,247	 22	22	3,075	\$629.44
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	\$652.20
Note: parcel 17 was split during 1994/95; former APN is 158-15-012								
18	Hwang, Chiu N & Hsiao C Trustee 555 W Dana Street Mountain View CA 94041-1202	158-15-011 174 Castro	Restaurant	5,300	53	53	6,150	\$1,463.60
19	Chen, Chien-Liang; Hsiang-Fang W Trustee 632 Camellia Way Los Altos CA 94024	158-15-010 160 Castro	Restaurant	2,990	30	30	3,205	\$816.88
20	Grand Franklin Inc. 168 Burns Ave Atherton CA 94027	158-15-036 142 - 156 Castro	Total Restaurant Restaurant Restaurant Restaurant Office	17,700 2,000 2,000 2,000 2,000 9,700	 20 20 20 20 32	112	10,148	\$2,973.42
21	Yu, Elaine 758 S Springer Rd Los Altos CA 94024	158-15-008 134 Castro	Restaurant	6,480	65	65	3,690	\$1,633.38

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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
22	Click Enterprises LLC 11335 Eastbrook Avenue Los Altos CA 94024	158-15-038 124-126 Castro	Restaurant	5,004	50	50	6,212	\$1,397.96
23	Margaretic, Pero & Anka 335 Main St #A Los Altos CA 94022	158-15-006 110 Castro	Restaurant	5,000	50	50	5,374	\$1,362.82
24	Wang, Sandy Nanyean Trustee 1438 S Mary Ave Sunnyvale CA 94087	158-15-005 108 Castro	Restaurant	2,300	23	23	2,849	\$642.70
25	Smith, Scott L Trustee 123 Hillcrest Road San Carlos CA 94070	158-15-004 102 Castro	Restaurant	3,000	30	30	3,210	\$817.08
26	Wang, Sandy N Trustee 1438 S Mary Avenue Sunnyvale CA 94087	158-15-003 867 W. Evelyn	Medical Offices	480	3	3	480	\$88.38
27	City of Mountain View	N/A Evelyn & Castro	Transit Plaza					\$0.00
28	Tang, Kim C Trustee & Betty Y Trustee 1395 Bellingham Way Sunnyvale CA 94087	158-20-014 135-143 Castro	Total Personal Service Restaurant	2,440 685 1,755		22	2,904	\$622.26
29a*	Trinh, Quan LLC 1727 Echo Canyon Ct. San Jose CA 95121	158-19-001 147 Castro #1	Restaurant	1,312	13	13	668	\$323.74
29b*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-002 147 Castro #2a	Professional Office	656	2	2	506	\$66.72
29c*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-003 147 Castro #2b	Professional Office	656	2	2	506	\$66.72
29d*	Trinh, Quan LLC 147 Castro Street Suite 2a Mountain View CA 94041	158-19-004 147 Castro #3	Professional Office	1,000	3	3	668	\$96.26

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30	Quan, Trinh LLC 153 Castro St Mountain View CA 94041	158-20-071 153 Castro	Restaurant Office	7,854 4,286	79 14	93	5,640	\$2,352.12
31	Jehning, Albert R & Audrey R Trustee 561 Carla Ct Mountain View CA 94040	158-20-012 169-171 Castro	Total Retail Apartments Storage	 945 5 Units 2,255	 5 10 1	16	4,802	\$565.40
32	Fraternal Order of Eagles Mt View Aerie2 PO Box 627 Mountain View CA 94042	158-20-011 181 Castro	Meeting Hall	1,800	36	36	2,462	\$922.20
33	D/K 191 Castro LLC 1777 S Bascom Ave Suite D Campbell CA 95008	158-20-010 185-191 Castro	Total Office Restaurant	9,189 3,815 5,374	 13 54	67	6,326	\$1,789.46
34	Chen Chien-Liang Trustee Chen, Chien-Liang; His 632 Camellia Way Los Altos Hills CA 94024	158-20-009 740-746 Villa	Total Restaurant Retail	3,000 2,250 750	 23 4	27	4,306	\$794.82
35	Seven Stars Management LLC 357 Castro Street # 5 Mountain View CA 94041	158-20-008 702 - 738 Villa	Total Personal Services Retail Restaurant	5,600 3,200 800 1,600	 18 4 16	38	8,625	\$1,226.22
36	City of Mountain View	N/A 1XX Hope	Parking Lot #4					\$0.00
37	C-M Evelyn Station LLC 1620 Oakland Rd Ste. D202 San Jose CA 95132	158-20-015 727 - 747 W Evelyn Ave	Total Auto Service Retail Office Personal Services	5,800 2,530 700 1,870 700	 14 4 6 4	28	7,822	\$965.06
38	Carr, Gordon Trustee 3500 Granada Ave Apt 131 Santa Clara CA 95051	158-20-066 701 W. Evelyn	Total Restaurant Indoor Recreation	3,378 1,344 2,034	 13 10	23	2,278	\$618.76
39	Wang, Andela Chia-I Trustee 26290 Alexander Place Los Altos Hills CA 94022	158-20-005 105 Hope Street	Total Office Medical Office	8,850 7,690 1,160	 26 8	34	8,970	\$1,149.70

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40	City of Mountain View	N/A 1XX Hope	Parking Lot #8					\$0.00
41	The 682 Villa LLC 52 Broadacres Rd Atherton CA 94027	158-20-003 682 Villa	Medical Clinic	55	55	55	9,000	\$1,628.66
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	\$2,285.94
43	Wang, Edward C 18201 Superior St Northridge CA 91325	158-22-021 231-235 Hope	Single Residence Apartments	1 unit 4 units	2 4	6	11,250	\$608.40
44	City of Mountain View	N/A	Parking Lot #9					\$0.00
45	City of Mountain View	N/A 2XX Hope	(these two parcels are now merged)					\$0.00
46	Komo Family Trust 23225 Ravensbury Ave Los Altos Hills CA 94024	158-22-018 660 W Dana	Professional Offices	5,000	17	17	6,325	\$652.04
47	Buenviaje Romulo D Trustee Buenviaje Milagros T 23275 Eastbrook Court Los Altos Hills CA 94024	158-22-019 676 - 698 W. Dana	Total Restaurant Personal Services Professional Offices	5,742 1,955 1,557 2,230		36	10,925	\$1,277.20
48	Sun, John S et Al Sun, Edmund Y Trustee PO Box 1411 San Carlos CA 94041	158-22-016 280 Hope	Office	8,214	27	27	5,950	\$863.78
49	Lee, David Y & Jai H Trustee 320 Peninsula Ave San Mateo CA 94401	158-22-017 736 - 744 W. Dana	Total Nightclub Restaurant	6,260 3,400 2,860		97	5,950	\$2,456.12
50	Sun, John S et Al Sun, John S Trustee PO Box 1411 San Carlos CA 94041	158-22-015 278 Hope	Office	6,518	22	22	8,400	\$852.82
51	City of Mountain View	N/A 2XX Hope	Parking Lot #5					\$0.00

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52a	Laima LLC PO Box 685 Mountain View CA 94042	158-22-013 210 Hope	Total	6,800		48	4,927	\$1,298.56
			Office	3,000	10			
			Restaurant	3,800	38			
52b	JSK Real Estate LLC 1296 Kifer Rd Suite 609 Sunnyvale CA 94086	158-22-012 735 Villa	Restaurant	2,325	23	23	3,768	\$681.26
53	Akkaya Cihan & Serife 4304 Beresford Street San Mateo CA 94403	158-22-011 201 Castro (761) Villa St)	Total	7,125		36	2,360	\$917.92
			Office	5,375	18			
			Restaurant	1,750	18			
54	Premia 215C LLC 150 California Street #1400 San Francisco CA 94111	158-22-009 209 - 227 Castro	Total	22,561		119	8,312	\$3,055.64
			Office	15,600	52			
			Restaurant	6,357	64			
			Retail	604	3			
55	Larnel Inc. 1230 Larnel Place Los Altos CA 94024	158-22-050 231 - 235 Castro	Restaurant `	4,625 28 Outside seats	46 11	57	6,792	\$1,581.52
56	Nolan, Desmond 671 N Mathilda Ave Sunnyvale CA 94085	158-22-007 241 Castro	Total	3,500		45	5,033	\$1,234.78
			Restaurant	3,500	35			
			Outdoor Seating	24 outside seats	10			
57*	Hawkes, Derek & Patricia M 1001 Hewitt Dr. San Carlos CA 94070	158-21-002 759-C Villa	Residence	1 Unit (1,436 s.f.)	2	2	829	\$80.28
58	Teruel, Everardo G & Irene G 395 View Street Mountain View CA 94041	158-22-006 251 Castro	Nightclub	3,836	38	38	4,294	\$1,044.54
59	KLF Limited Partnership 257 Castro Street Suite 105 Mountain View CA 94041	158-22-005 257 Castro	Professional Offices	6,095	20	20	2,434	\$557.06
60	KLF Limited Partnership 257 Castro St Suite 105 Mountain View CA 94041	158-22-004 257 Castro	Total	8,484		31	4,434	\$891.18
			Professional Offices	7,396	25			
			Pers. Service/Retail	1,088	6			

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61	King, Warren & Shirley 320 Pinehill Rd. Hillsborough CA 94010	158-22-003 271-273 Castro	Total	1,750		18	3,500	\$556.28
			Restaurant	700	7			
			Restaurant	1,050	11			
62	Santa Teresa Associates 7074 O'Grady Drive San Jose CA 95120	158-22-002 275-277 Castro	Total	3,600		19	3,500	\$579.02
			Retail/Fine Arts Center	3,000	17			
			Office	600	2			
63	Topland Associate 786 W. Dana St. Mountain View CA 94041	158-22-001 279-285 Castro 786 W. Dana	Retail	15,000	83	83	16,100	\$2,563.42
64	Lee, Omar & Christine Trustee 8448 N. Mercer Way Mercer Island WA 98040	158-13-047 298 Castro	Retail	1,500	8	12	1,925	\$353.72
			Apartments	2 Units	4			
65	Topland Associates 786 W Dana St Mountain View CA 94041	158-13-046 292 Castro	Restaurant	2,247	23	23	1,540	\$587.80
66	Mezzetta, George 288 Castro St. Mountain View CA 94041	158-13-045 288 Castro	Restaurant	2,520	25	25	2,910	\$690.76
67	Serovpeyan, Martin & Beatriz Trustee 860 Springfield Drive Campbell CA 95008-0914	158-13-048 826 W. Dana	Pers. Serv./Retail	1,250	7	7	1,250	\$211.68
68	Dexter, Deborah M. et al Dexter, Albert S 844 Terrace Drive Los Altos CA 94024	158-13-049 838 W. Dana	Professional Offices	1,775	6	6	2,383	\$236.46
69	Mah, Howard S & Wanda K Yu Trustee 842 W Dana Street Mountain View CA 94041	158-13-050 842 W. Dana	Personal Services	1,944	11	13	2,867	\$415.98
			Apartment	1 Unit	2			
70	Mah, Howard S & Wanda K Yu Trustee 842 W Dana Street Mountain View CA 94041	158-13-051 854 W. Dana	Restaurant	1,388	14	14	1,500	\$381.40

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71	274 Castro Street Trust 1906 El Camino Real Atherton CA 94027	158-13-044 282 Castro	Total	19,800		88	10,821	\$2,455.72
			Retail	9,900	55			
			Professional Office	9,900	33			
72	Chao, Yeong Ling & Joanne P Trustee 268 Castro St Mountain View CA 94041	158-13-043 268 Castro	Professional Office	1,500	5	5	1,777	\$188.28
73	The 252 Castro Investment LLC PO Box 390426 Mountain View CA 94039	158-13-042 252-262 Castro	Retail	5,660	32	52	11,250	\$1,654.80
			Restaurant	1,990	20			
74	Lee King W & Pek H Et Al & Lee David 20670 Green Leaf Ct Cupertino CA 95014	158-13-041 240 - 246 Castro	Restaurant	5,040	50	50	6,450	\$1,407.96
75	Fiegl, George Wang, Anita 25567 Willow Pond Ln Los Altos Hills CA 94022	158-13-060 236 Castro	Total	4,772		35	2,926	\$918.92
			Professional Office	1,912	6			
			Restaurant	2,860	29			
76	Astarea LLC 228 Castro St Mountain View CA 94041	158-13-039 228 Castro	Total	9,518		188	7,280	\$4,575.34
			Nightclub	9,253	185			
			Restaurant	265	3			
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	\$640.66
78	Bay Area Stronghold Properties 1690 Civic Center Dr Unit 613 Santa Clara CA 95050	158-13-059 212-216 Castro	Restaurant	3,240	32	32	5,005	\$937.88
79	Leung Yee Enterprises Inc. PO Box 32833 San Jose CA 95152	158-13-036 210 Castro	Retail	1,050	6	6	1,016	\$179.10

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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	\$886.44
81	Topland Associates 786 W Dana St. Mountain View CA 94041	158-13-034 831-833 Villa	Retail	1,134	6	6	1,218	\$187.58
82	Kim, Jung Ja 835 Villa St Mountain View CA 94041	158-13-033 841-845 Villa	Total Personal Service Restaurant	1,512 504 1,008	 3 10	13	1,528	\$359.82
83	Nutt Michael G Family Trust 350 Tadpole Ct 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	\$990.82
84	Kao, Yo-Ju 725 Gail Avenue Sunnyvale CA 94086	158-13-053 895 Villa	Restaurant	8,700	87	87	13,415	\$2,541.78
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	158-53-001/020 230 Bryant/933 Villa	Residential Condominiums	20 Units			0	\$0.00
86a	Page, Matthew J & Cooper, Mackenzie P 230 Bryant Street Apt 1 Mountain View CA 94041	158-53-001 Unit 1	Residence Condominium	1 Unit	2	2	945	\$85.14
86b	Lin, Michelle T Trust 230 Bryant St Apt 2 Mountain View CA 94041	158-53-002 Unit 2	Residence Condominium	1 Unit	2	2	945	\$85.14
86c	Le, Han Ngoc 230 Bryant St Apt 3 Mountain View CA 94041	158-53-003 Unit 3	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86d	Lango, Jason 230 Bryant St Apt 4 Mountain View CA 94041	158-53-004 Unit 4	Residence Condominium	1 Unit	2	2	1,260	\$98.36

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86e	Yang, Henry T Y & Dilling T L 4546 El Camino Real Suite 222 Los Altos CA 94022	158-53-005 Unit 5	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86f	Wang, Albert J & Theresa C 230 Bryant St Apt 6 Mountain View CA 94041	158-53-006 Unit 6	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86g	Choi, David H Trustee 230 Bryant Street Apt 7 Mountain View CA 94041	158-53-007 Unit 7	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86h	Cassells, James P. Jr. Zagorski, Greg M 230 Bryant Street Apt 8 Mountain View CA 94041	158-53-008 Unit 8	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86i	Braun, Eric K. 230 Bryant Street Apt 9 Mountain View CA 94041	158-53-009 Unit 9	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86j	Lee William L & Judie B Trustee 655 Bryant Avenue Mountain View CA 94040	158-53-010 Unit 10	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86k	Lin, David T & Kristin R 230 Bryant Street Apt 11 Mountain View CA 94041	158-53-011 Unit 11	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86l	Lee, Randy C. & Linzi M. 14000 Tracy Court Los Altos Hills CA 94022	158-53-012 Unit 12	Residence Condominium	1 Unit	2	2	1,260	\$98.36
86m	Picasso, Dustin Picasso, Kelly 2389 Filbert St San Francisco CA 94123	158-53-013 Unit 13	Residence Condominium	1 Unit	2	2	945	\$85.14
86n	Lin, Jung & Theresa Trustee 230 Bryant Street Apt 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 & Dilling T L 4546 El Camino Real Suite 222 Los Altos CA 94022	158-53-015 Unit 15	Residence Condominium	1 Unit	2	2	720	\$75.70

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86p	Wang, Albert J & Theresa C 230 Bryant St Apt 6 Mountain View CA 94041	158-53-016 Unit 16	Residence Condominium	1 Unit	2	2	1,125	\$92.70
86q	Kwan, Harry J. & Bernie C. 230 Bryant Street Apt 17 Mountain View CA 94041	158-53-017 Unit 17	Residence Condominium	1 Unit	2	2	945	\$85.14
86r	Lee, Sen Lin & Chi Ming 230 Bryant St Apt 18 Mountain View CA 94041	158-53-018 Unit 18	Residence Condominium	1 Unit	2	2	1,508	\$108.76
86s	Lee, Randy C 14000 Tracy Court Los Altos CA 94022	158-53-019 Unit 19	Residence Condominium	1 Unit	2	2	945	\$85.14
86t	Kwan, Harry Ju-Cheng & Bernie Chi-Kun 230 Bryant Street Apt 17 Mountain View CA 94041	158-53-020 Unit 20	Residence Condominium	1 Unit	2	2	698	\$74.78
87	Old mountain View Properties LLC 3260 Ash St Palo Alto CA 94306 *Parcels 87, 88, 89, 90, 91 and 92 merged with recordation of the final map in 2013.	158-13-061 250 Bryant	Office		225	225	67,772	\$7,961.12
93	Kraska, Mary J Trustee 956 Amstutz Dr San Jose CA 95129	158-13-029 990-996 W. Dana	Apartments	3 Units	3	3	7,500	\$382.86
94a	Pestoni, Floriano & Maldavsky, Miriam 305 Franklin St Mountain View CA 94041	158-12-070 305 Franklin St.	Residential	1 Units	2	2	5,000	\$255.24
94b	Mahadevan, Vivekanand & Nandini 315 Franklin St Mountain View CA 94041	158-12-071 315 Franklin St.	Residential	1 Units	2	2	5,000	\$255.24

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95	Kim, Chang S 951 W Dana St. Mountain View CA 94041	158-12-034 975 W. Dana (951 Dana St)	Restaurant Personal Service Restaurant	3,570 1,100 2,470	 6 25	31	5,000	\$914.92
96	West Dana LLC 945 W. Dana Street Mountain View, CA 94040	158-52-001/008 939 W. Dana	Residential Condominiums	8 Units				\$0.00
96a	Sherman, Michael A/Kathleen F Trust 903 W Dana Street Mountain View CA 94041	158-52-001 903 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.48
96b	Lai , Peter & Chen Crystal Et Al Lai, Tze Leung; Leti 909 W Dana St Mountain View CA 94041	158-52-002 909 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.48
96c	Kuo, Yen-Chuan & Li-Miao 14 Sherbornewood San Antonio TX 78218	158-52-003 921 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.48
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	\$104.48
96e	Lee, Sang-Kyu 927 W Dana Street Mountain View CA 94040	158-52-005 927 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.48
96f	Zongker, Douglas E Trustee 933 W Dana St Mountain View CA 94041	158-52-006 933 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.48
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	\$104.48

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96h	Wang, Cynthia 939 W Dana Street Mountain View CA 94041	158-52-008 939 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$104.48
97	Gina L, Lisa, Marie L, Albert F Seigliano 1395 Laver Court Los Altos, CA 94024	158-52-030 310 Bryant	Residence Townhome	1 Unit	2	2	981	\$86.66
97a	Igor Solomennikov 318 Bryant Street Mountain View, CA 94041	158-52-031 318 Bryant	Residence Townhome	1 Unit	2	2	2,156	\$135.94
97b	Elizabeth M. Lison & Iain S. Davidson 316 Bryant Street Mountain View, CA 94041	158-52-032 316 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$144.74
97c	Steven A. Henck & Glennis J. Orloff 314 Bryant Street Mountain View, CA 94041	158-52-033 314 Bryant	Residence Townhome	1 Unit	2	2	2,328	\$143.16
97d	R Richard M. Walker, Trustee et. Al 215 Mt. Hamilton Avenue Los Altos, CA 94022	158-52-034 312 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$144.74
97e	2880 Even Creek LLC P.O. Box 907 Menlo Park, CA 94026	158-52-035 328 Bryant	Residence Townhome	1 Unit	2	2	1,780	\$120.16
97f	Richard, Karen & Michael Walker 215 Mt. Hamilton Avenue Los Altos, CA 94022	158-52-036 320 Bryant	Residence Townhome	1 Unit	2	2	2,124	\$134.60
99	Leung, Grace K 368 Bryant Street Mountain View CA 94041 *Parcels 98 and 99 merged with recordation of the final map in 2001.	158-52-009/028 364 Bryant	Residential Condominiums 20 Units	20 Units	0	0	0	\$0.00
99a	Wu, Eddy/Lee, Jessica 161 Madera Wy Mountain View CA 94041	158-52-009 368 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99b	Nayak, Vishal & Marathe Neha 366 Bryant St Mountain View CA 94041	158-52-010 366 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99c	Yu, Thomas 362 Bryant St Mountain View CA 94041	158-52-011 362 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99d	Holbrook, Susan K Holbrook, Andrew B 1107 Botetourt Gardens Norfolk VA 23507	158-52-012 364 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99e	Zielinski, David S Trust 332 Bryant St Apt 5 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 21609 Edward Way Cupertino CA 95014	158-52-014 330 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$94.58
99g	Tseng, Albert & Kuo, Candace 336 Bryant St Mountain View CA 94041	158-52-015 336 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.44
99h	Firouzjaei Ehsan A & Sattari Pegah 334 Bryant Street Mountain View CA 940041	158-52-016 334 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.44
99i	Hsu, John Ming-Jey & Huang, Peggy 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 & Sanchez, Eva M. 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	Kao, Anson Yen-Hsu Kao, Arthur Mu-Sen 342 Bryant Street Mountain View CA 94041	158-52-023 342 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99p	Agopian, Mathias 344 Bryant Street Mountain View CA 94041	158-52-024 344 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$96.46
99q	Mssp Trust 350 Bryant Street Mountain View CA 94041	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	Gupta Nitin & Xu Wensi 346 Bryant St Mountain View CA 94041	158-52-027 346 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.44
99t	Huang, Allen P S 29713 Stonecrest Rd Rancho Palos Verdes CA 90275	158-52-028 352 Bryant	Residence Condominium	1 Unit	2	2	833	\$80.44
100	Morales Calbry LLC 1061 Enderby Way Sunnyvale CA 94087	158-12-041 380 Bryant	Vacant Lot	N/A	0	0	6,750	\$283.16
101	Morales Calbry LLC 1061 Enderby Way Sunnyvale CA 94087	158-12-039 380 Bryant	Vacant Lot	N/A	0	0	7,500	\$314.62
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	\$251.70
103	City of Mountain View	N/A 850 California	Parking Lot #3					\$0.00
104	Wealthcap Mountain View LLP PO Box 638 Alamo TX 75001	158-12-050 303 Bryant	Professional Office	56,250	188	188	18,750	\$5,063.08
105	Hon Management Inc 22377 Stevens Creek Blvd Cupertino CA 95014	158-12-052 300 - 304 Castro	Total Restaurant Restaurant	4,472 1,907 2,565		45	8,700	\$1,388.60
106	Hass, Evon K Trustee Et Al Robertson, Marilyn C 1030 E El Camino Real Suite 511 Sunnyvale CA 94087	158-12-053 312 & 324 Castro	Retail	14,850	83	83	13,050	\$2,435.48
107	Wagner, Louis J Trustee 1231 Lisa Lane Los Altos CA 94024	158-12-054 340 Castro	Retail	10,903	61	61	9,417	\$1,782.64

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108	Kwan, John C & Susan T	158-12-055	Total	7,823		78	11,250	\$2,246.24
	Kwan, Clarence S	360 Castro	Restaurant	726	7			
	PO Box 47300		Restaurant	7,097	71			
	C/O Morrison Hill Post Office Hong Kong, Hong Kong							
109	Capitina Nevo F & Mildred W Trustee 372 Castro St Mountain View CA 94041	158-12-056 372 Castro	Professional Office	1,500	5	5	3,750	\$271.04
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	\$230.88
111	Chasuk Family Investments LLC 1271 Phyllis Ave Mountain View CA 94040	158-12-058 382 Castro	Professional Office	1,050	4	4	2,250	\$185.38
112	Chasuk Family Investments LLC 1271 Phyllis Ave Mountain View CA 94040	158-12-059 384 Castro	Professional 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	\$3,089.64
			Retail	1,500	8			
			Office	18,600	62			
			Restaurant	5,000	50			
114	Tran Khoe Van Truong Nghiem Thanh 4953 Shiloh Pl San Jose CA 95138	158-23-034 383 Castro	Restaurant	1,500	15	31	9,295	\$1,095.08
			Outdoor Seating	40 outside seats	16			
115	California 756 LLC Mountain View CA 94041 San Francisco CA 94107	158-23-082 756 California	Professional Office	2,440	8	8	2,460	\$285.18
116	Contento, George & Rose M Trustee 1068 Bonita Ave. Mountain View CA 94040-3146	158-23-035 361 Castro	Total	4,650		27	6,938	\$292.18
			Indoor Recreation	1,550	8			
			Accupuncture	1,550	10			
			Retail	1,550	9			
117	Tu, Ching Sung & Ming Tane Fmly Tr 7 Stars Management L 357 Castro St Suite 5 Mountain View CA 94041	158-23-036 357 Castro	Total	12,035		88	12,259	\$2,516.04
			Personal Services	600	3			
			Professional Office	4,335	14			
			Restaurant	7,100	71			

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#	PROPERTY OWNER	APN, LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
118	Farley, David E Trustee 525 W Remington Dr Apt 130 Sunnyvale CA 94087	158-23-037 345 Castro	Retail	5,000	28	28	6,750	\$920.08
119	Farley, David E Trustee 525 W Remington Drive Apt 130 Sunnyvale CA 94087	158-23-038 341 Castro	Total Restaurant Medical office	3,340 2,710 630		27 23 4	2,700	\$727.46
120	The 329 Castro St Assoc LLC 445 N Whisman Rd Suite 200 Mountain View CA 94043	158-23-100 331 Castro	Professional Office	4,125	14	14	4,725	\$516.68
121	Mills Leslie K Trustee Et Al PO Box 44 Palo Alto CA 94301	158-23-083 321 Castro	Total Office Retail	18,500 9,250 9,250		83 31 52	9,830	\$2,300.40
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	Levin, Paul First High St Ketton Stamford Rutland UK	158-23-042 301 Castro	Retail & Restaurant	8,814	49	49	7,800	\$1,441.84
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	\$767.82
125	Lee, Alice C & Joseph P. 20833 Garden Gate Dr Cupertino CA 95014	158-23-030 705 W. Dana	Auto Service	2,920	16	16	6,600	\$640.82
126	City of Mountain View	N/A 3XX Hope	Parking Lot #6					\$0.00
127	Jones Family 2014 Trust 441 View Street Mountain View CA 94041	158-23-032 392 Hope	Apartments	6 Units	6	6	6,300	\$400.76
128	Metz, Sumi Trustee 1452 Petal Way San Jose CA 95129	158-23-019 607 W. Dana	Total Personal Service Restaurant	6,700 4,900 1,800		45 27 18	11,250	\$1,495.56
129	Pacific Bell/SBC 305 Hope Street Mountain View CA 94041	158-23-028 305 Hope	Public Utility	60,161	241	241	45,000	\$7,369.84
130	Trinity Methodist Church of Mountain View 748 Mercy St. Mountain View CA 94041-2027	158-23-045 748 Mercy	Church	8,750	0	0	14,000	\$587.28

**Engineer's Report
City of Mountain View
Downtown Parking Maintenance and Operation Assessment District
Fiscal Year 2016-17**

#	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 16 Wimbledon Way San Rafael CA 94901	158-23-043 707 California	Office	10,817	36	36	12,600	\$1,347.46
133	Stratford, Carol A Trustee 713 Arroyo Rd Los Altos CA 94024	158-23-048 401 Castro	Total Restaurant Office	30,500 9,318 21,184		164	15,342	\$4,374.18
134	Ling, Wong & David Wong Family Partners 585 45th Avenue San Francisco CA 94121	158-23-047 421 - 485 Castro	Total Professional Offices Medical Offices/Dental Retail/Personal Service Restaurant	15,947 7,750 2,200 1,275 4,722		95	30,037	\$3,421.02
135	The Mountain View Professional Building 495 Castro St Mountain View CA 94041-2007	158-23-046 495 Castro	Total Medical Office Professional Office	7,640 3,000 4,640		35	9,600	\$1,198.88
136*	Gerald & Shirley Giusti Living Trust 13456 Wildcrest Drive Los Altos Hills CA 94022	158-21-003 759-B Villa	Residence	1,386	2	2	800	\$79.06
137*	Liew, Kwang S & Desiree K Trustee 20696 Fargo Drive Cupertino CA 95014	158-21-001 759-A Villa	Professional Office	2,050	7	7	1,183	\$208.86
138	Sandpatt LLC 200 Blossom Lane Suite 3FL Mountain View CA 94041	158-22-010 200 Blossom	Office	7,549	25	25	2,999	\$694.50
								\$158,606.00

TOTAL:

5,213	5,213	953,558	\$158,606.00
PKG.	TTL. PKG	LAND AREA	TOTAL
REQ'D	REQ'D	(SQUARE FT.)	ASSESSMENT

BASIS FOR ASSESSMENT:

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

\$ 22.747602
\$ 0.0419481

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 2016-17**

APPENDIX A—OFF STREET PARKING REQUIREMENTS

SEC. A36.37.010. - Purpose.

The purpose of off-street parking and loading standards is to:

- A. Provide sufficient parking, loading and delivery facilities to meet the needs generated by the proposed use;
- B. Provide accessible, attractive, secure, properly lighted and well-maintained and screened off-street parking and loading facilities;
- C. Reduce traffic congestion and hazards;
- D. Encourage the use of alternative modes of transportation by providing for safe, adequate and convenient bicycle and carpool parking;
- E. Protect neighborhoods by providing adequate parking and landscaped buffers;
- F. Ensure access and maneuverability for emergency vehicles.

(Ord. No. 9.96, 9/10/96; Ord. No. 7.07, 9/25/07.)

SEC. A36.37.020. - Applicability.

Every permanent use (including a change of use) and every structure shall have permanently maintained off-street parking areas in compliance with the following provisions.

(Ord. No. 9.96, 9/10/96; Ord. No. 7.07, 9/25/07.)

SEC. A36.37.030. - General parking regulations.

- A. **Expansion of structure, change in use.** When a structure is enlarged or increased in capacity, or when a change in use creates an increase in the required amount of parking, additional parking spaces shall be provided in compliance with the provisions of this section;
- B. **Mixed uses/multiple tenants.** A site or facility proposed for multiple tenants or uses (e.g., a hotel with meeting halls, a building with ground-floor shops and second-floor offices, etc.) shall provide the aggregate number of parking spaces required by Section A36.37.040 (Number of Parking Spaces Required) for each separate use;
- C. **Single-family homes.** For each dwelling in any single-family residential zoning district, a garage or carport shall be provided and permanently maintained for parking;
- D. **Deferral of parking installation.** For nonresidential developments of ten thousand (10,000) square feet or more of gross floor area, the zoning administrator may approve deferral of one or more required off-street parking spaces to a future date. The applicant shall demonstrate, to the satisfaction of the zoning administrator, that the occupant of the subject parcel will not need the required parking spaces and that the area temporarily utilized for landscaping or other aesthetic amenities can, in the future, be used for the required parking spaces. The zoning administrator may impose reasonable conditions, including the recordation of a legal agreement which would provide that the landscaping or other amenity is to be removed by the applicant and the required off-street parking spaces are to be installed if they are needed to serve the use(s) on the subject parcel;
- E. **Adjacent site access.** Applicants for nonresidential developments should be encouraged to provide cross-access to adjacent nonresidential properties for convenience, safety and efficient circulation of motor vehicles. A mutual access agreement should be executed where cross-access is provided;
- F. **Rounding of quantities.** Where the number of required parking spaces results in a fraction of 0.50 or higher, the requirements shall be rounded up to the next whole space. Where the number of required spaces results in a fraction less than 0.50, the requirements shall be rounded down to the next whole space;

- G. **Parking required by precise plans and parking overlay zone.** Parking requirements established in compliance with Section A36.20.040 (Parking overlay zone), or Section 36.62 (Precise Plans) shall supersede the provisions of Section A36.37.040 (Number of parking spaces required);
- H. **No assignment of parking spaces without approval.** Parking spaces in parking lots shall be available to all users of the premises and shall not be assigned or in any way restricted for use except pursuant to an approval by the city as part of the underlying permit or CC&Rs.

(Ord. No. 9.96, 9/10/96; Ord. No. 1/04, 1/13/04; Ord. No. 7.07, 9/25/07; Ord. No. 7.11, § 40, 4/26/11.)

SEC. A36.37.040. - Number of parking spaces required.

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) of this section 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) of this section 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 square feet of gross floor area plus 1 space for each vehicle operated in connection with each on-site use	5% 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	None

	public, an on-site parking area shall be provided for a minimum of 10 customers at any one time	
	One employee parking space shall be provided on-site for each commercial vehicle operated by the processing center	5% of vehicle spaces
Research and development	1 space for each 300 square feet of gross floor area	5% 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% of vehicle spaces
Large family care homes	1 space for each employee	
Churches, mortuaries	1 space for each 170 square feet of gross floor area	5% of vehicle spaces for churches; 2 spaces for mortuaries
Indoor recreation and fitness centers		
Arcades	1 space for each 200 square feet	5% of vehicle spaces

	of gross floor area	
Bowling alleys	Parking study required	
Dance halls	Parking study required	None
Health/fitness clubs	1 space for each 200 square feet of gross floor area	5% of vehicle spaces
Libraries and museums	Parking study required	5% of vehicle spaces
Membership organizations	1 space for every <u>3.5</u> fixed seats	5% of vehicle spaces
Pool and billiard rooms	<u>2.5</u> spaces for each table	5% of vehicle spaces
Schools	Parking study required	Parking study required
Studios for dance, art, etc.	1 space for each 2 students	5% of vehicle spaces
Tennis/racquetball courts	Parking study required	5% of vehicle spaces
Theaters and meeting halls	1 space for every <u>3.5</u> fixed seats	5% of vehicle spaces
Residential Uses		
Companion units	1 space per bedroom	None
Multi-family dwellings	Studio unit—1.5 spaces per unit, 1 space shall be covered	1 space per unit (refer to Sec. A36.37.100.A1)
	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.	
	Units with 2 or more bedrooms—2 spaces per unit, 1 space shall be covered.	
	Guest parking—15% 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% 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	1 space per 10 units

	employee. Reduction of up to 0.50 spaces per unit may be granted through the conditional use permit process	
Small-lot, single-family developments	2 spaces, one of which shall be covered, and 0.50 guest space per unit	None
Townhouse developments	2 spaces, one shall be covered 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	1 space per unit
Rowhouse developments	Studio unit—1.5 spaces per unit, 1 space shall be covered 1 bedroom or more—2 covered spaces Guest parking shall equal in total an additional 0.3 space for each unit	1 space per unit
Retail Trade		
Auto, mobile home, vehicle and parts sale	1 space for each 450 square feet of gross floor	5% of vehicle spaces

	area for showroom and office, plus 1 space for each 2,000 square feet of outdoor display area, plus 1 space for each 500 square feet of gross floor area for vehicle repair, plus 1 space for each 300 square feet of gross floor area for the parts department	
Furniture, furnishings and home equipment stores	1 space for each 600 square feet of gross floor area	5% of vehicle spaces
Plant nurseries	Parking study required	Parking study required
Restaurants, cafes, bars, other eating/drinking places		
Take-out only	1 space for each 180 square feet of gross floor area	
Fast food (counter service)	1 space for each 100 sq. ft.; minimum 25 spaces	5% of vehicle spaces
Table service	1 space for each <u>2.5</u> seats or 1 space for each 100 square feet 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 square feet of gross floor area	5% of vehicle spaces
Warehouse retail	Parking study required	Parking study required
Service stations	1 space for each 180 square feet of gross floor area	None
Shopping centers	1 space for each 250 square feet of gross floor area	5% of vehicle spaces
Service uses		
Banks and financial services	1 space for each 300 square feet of gross floor area, plus one space per ATM	5% 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% of vehicle spaces
Kennels and animal boarding	Parking study required	Parking study required
Medical services	Clinic, offices, labs, under 20,000 square feet	1 space for each 150 square feet of gross floor area
Clinics, offices, labs, greater than 20,000 square feet	1 space for each 225 square feet of gross floor area	2% 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	1 space for each 300 square feet of gross floor area	5% of vehicle spaces
Personal services	1 space for each 180 square feet of gross floor area	5% 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 square feet of gross floor area	None
Storage, personal storage facilities	1 space for each 2,000 square feet of gross floor area plus 2 spaces for any resident manager	None
Veterinary clinics and hospitals	1 space for each 200 square feet of gross floor area	2% of vehicle spaces
Warehousing and data centers	1 space for each 500 square feet of gross floor area plus 1 space for each company vehicle	5% of vehicle spaces

(Ord. No. 9.96, 9/10/96; Ord. No. 15.96, 12/11/96; Ord. No. 6.98, 7/28/98; Ord. No. 7.98, 10/13/98; Ord. No. 9.00, 5/9/00; Ord. No. 2.05, 4/12/05; Ord. No. 1.06, 4/11/06; Ord. No. 7.07, 9/25/07; Ord. No. 7.11, § 41, 4/26/11; Ord. No. 11.12, § 3, 12/11/12.)

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2016-17**

APPENDIX B—PUBLIC HEARING NOTICE

PUBLIC HEARING NOTICE

**2016-17 DOWNTOWN PARKING
MAINTENANCE AND OPERATION
ASSESSMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the City Engineer has caused to be prepared and filed with the City Clerk a report which provides for levying special assessments on the properties within the Special Assessment District created and established for the project and pursuant to the Resolution of Intention. Said report sets forth the amounts proposed to be levied for Fiscal Year 2016-17 upon the parcels of real property in the District. The report is open to public inspection.

Said report will be heard by the City Council at a public meeting to be held on the 17th day of May, 2016 at the hour of 6:30 pm or as soon thereafter as the matter can be heard. A public hearing will be held on the 14th day of June, 2016 at the hour of 6:30 pm or as soon thereafter as the matter can be heard. The meeting and public hearing will be held in the Council Chambers, City Hall, 500 Castro Street, Mountain View, California, 94041, at which time Council will examine said report and hear all persons interested therein.

Legal challenges may be limited to those issues or objections raised at the public hearing orally or in written correspondence delivered to the City Clerk at or prior to the hearing. If you have any questions regarding the proposed assessment, please contact Tiffany Chew, Business Development Specialist at (650) 903-6471.

Dated: May 13, 2016

Lorrie Brewer
City Clerk

**ENGINEER'S REPORT
CITY OF MOUNTAIN VIEW
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT
FISCAL YEAR 2016-17**

APPENDIX C – ASSESSMENT DISTRICT MAP

DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT BOUNDARY

CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA
JUNE 2016

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

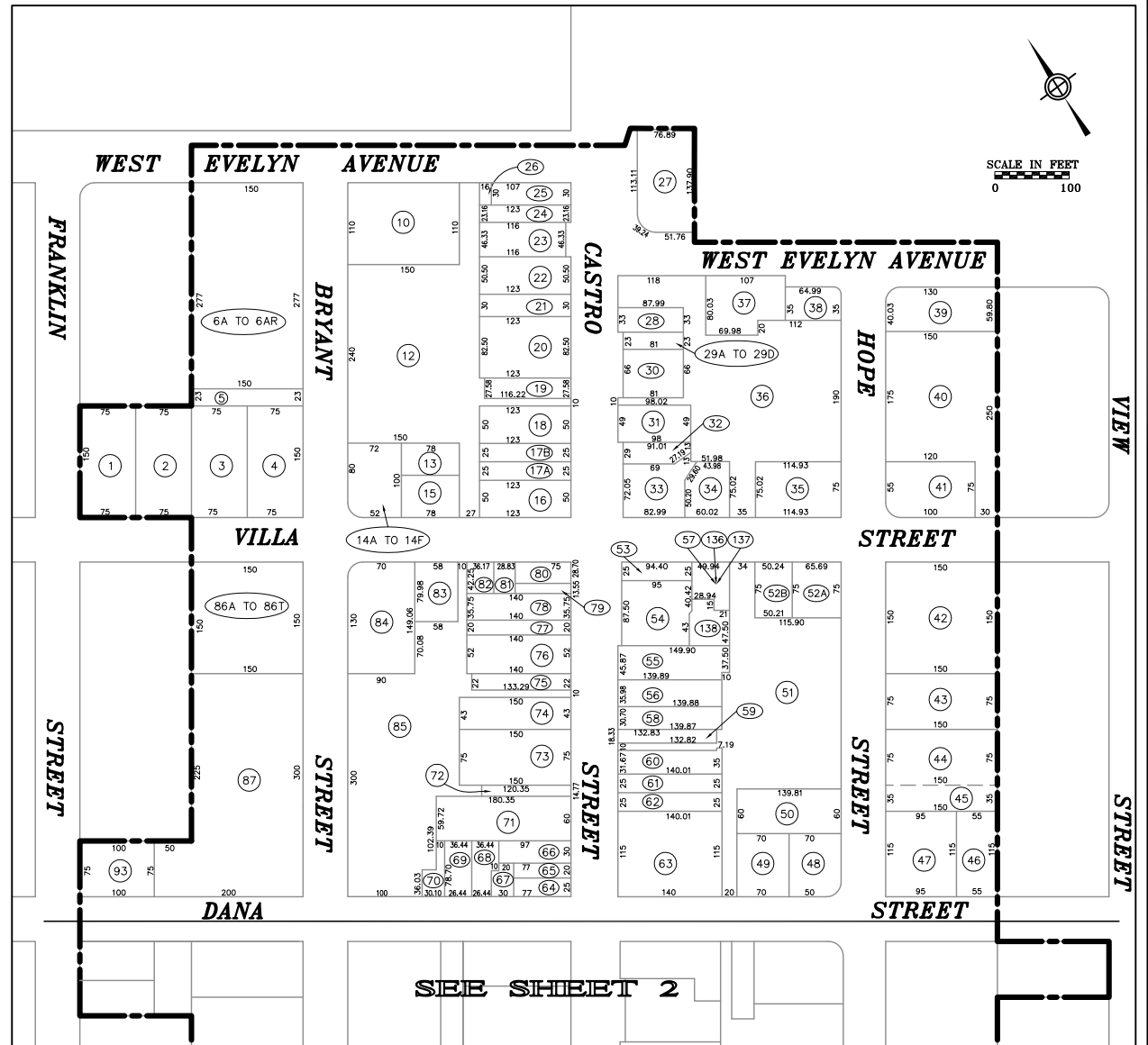
Lorrie Brewer, City Clerk, City of Mountain View

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. _____.

Lorrie Brewer, 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



DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT BOUNDARY

CITY OF MOUNTAIN VIEW
SANTA CLARA COUNTY, CALIFORNIA
JUNE 2016

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

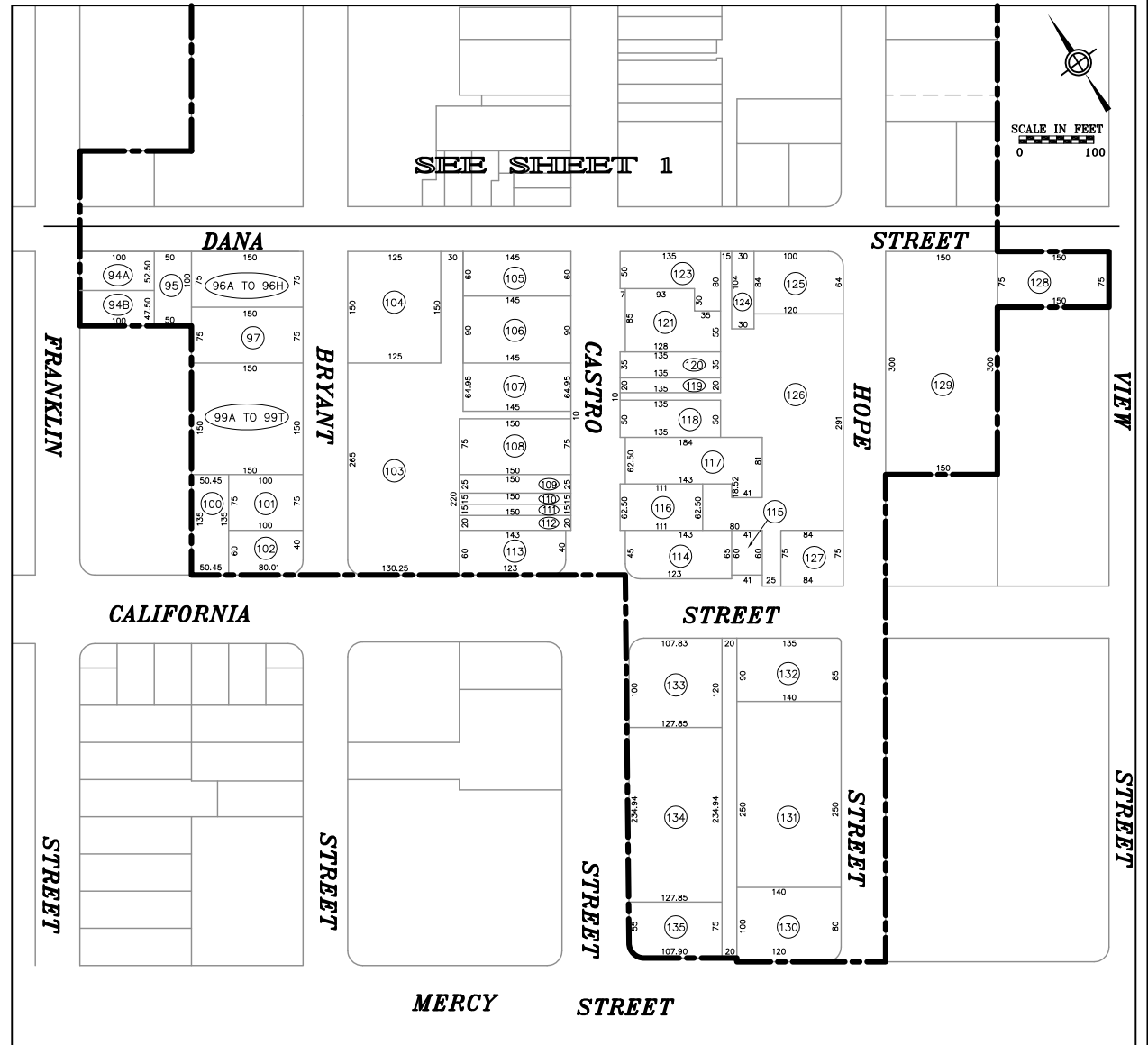
Lorrie Brewer, City Clerk, City of Mountain View

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. _____.

Lorrie Brewer, 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

