



City of  
**Mountain View**

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

**ENGINEER'S REPORT  
FISCAL YEAR 2024-25**

**ENGINEER'S REPORT  
CITY OF MOUNTAIN VIEW  
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT  
FISCAL YEAR 2024-25**

Pat Showalter  
Mayor

Lisa Matichak  
Vice Mayor

Margaret Abe-Koga  
Councilmember

Ellen Kamei  
Councilmember

Alison Hicks  
Councilmember

Lucas Ramirez  
Councilmember

Emily Ann Ramos  
Councilmember

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Kimbra McCarthy	City Manager
Heather Glaser	City Clerk
Ed Arango	Acting Public Works Director
Ed Arango	City Engineer
Dawn S. Cameron	Acting Assistant City Manager

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Prepared by:

John Lang  
Economic Vitality Manager

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CITY OF MOUNTAIN VIEW  
DOWNTOWN PARKING MAINTENANCE AND OPERATION ASSESSMENT DISTRICT  
FISCAL YEAR 2024-25**

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FISCAL YEAR 2024-25**

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 14, 2024.

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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 14, 2024.

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Ed Arango  
City Engineer  
City of Mountain View

**ENGINEER’S REPORT  
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FISCAL YEAR 2024-25**

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 2024-25 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 2024-25

Dated Signature

Signature

May 14, 2024

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Ed Arango  
City Engineer  
City of Mountain View

**ENGINEER'S REPORT  
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FISCAL YEAR 2024-25**

**Assessment District Budget Summary**

<u>Statement of Revenues, Expenditures and Balances</u>						
				Adopted Budget <u>2023-24</u>	Estimated <u>2023-24</u>	Recom. Budget <u>2024-25</u>
<b>Revenues and Sources of Funds:</b>						
	Maintenance Assessment District			158,600	157,609	158,600
	Total			158,600	157,609	158,600
<b>Expenditures and Uses of Funds:</b>						
	Contract Services (Elevator maint, pressure washing, Parking Data)			45,300	45,300	45,300
	Operations (electrical/water)			123,000	123,000	123,000
	Total			168,300	168,300	168,300
<b>Revenues and Sources Over (Under)</b>						
	Expenditures and Uses			(9,700)	(9,700)	(9,700)

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**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 5,886. Based on the aforementioned 75 percent ratio and total land use component being \$118,606, the fee per required parking space is \$20.15052667.

**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 942,903 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 \$0.042422179.

**ASSESSMENT SUMMARY**

	<b>Total</b>	<b>Rate</b>	<b>Total</b>
Parking Required	5,886	\$20.15052667	\$118,606
Parcel Area	942,903	\$0.042422179	\$40,000
			<b>\$158,606</b>

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**ASSESSMENT ROLL NEXT PAGE**



**ENGINEER'S REPORT  
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FISCAL YEAR 2024-25  
Assessment Roll**

#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
<b>1</b>	Villa Street LP	158-15-024 990 Villa	Total  Office	16,785  16,785	  56	<b>56</b>	11,250	<b>\$1,605.68</b>
<b>2</b>	M & J Land & Equipment Leasing Company	158-15-023 954 Villa	Office	8,200	27	<b>27</b>	11,903	<b>\$1,049.02</b>
<b>3</b>	Aviet, Thomas G.	158-15-022 938 Villa	Total Single Residence Restaurant	1,868 2 units 44 Seats	 4 18	<b>22</b>	11,250	<b>\$920.56</b>
<b>4</b>	Bryant Park Plaza Inc	158-15-037 900 Villa	Office	21,745	72	<b>72</b>	11,229	<b>\$1,927.20</b>
<b>5</b>	City of Mountain View	N/A 1XX Bryant Alley Way	Alley	N/A	0	<b>0</b>		<b>\$0.00</b>
<b>6</b>	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							
<b>6a</b>	Rhodes, Bradley J.	158-51-001 108 Bryant #1	Residence Condominium	1 Unit	2	<b>2</b>	1,030	<b>\$84.00</b>
<b>6b</b>	Li, Enling	158-51-002 108 Bryant #3	Residence Condominium	1 Unit	2	<b>2</b>	1,030	<b>\$84.00</b>
<b>6c</b>	CHAO CLIFFORD H AND LING-CHAO JACKIE C	158-51-003 108 Bryant #5	Residence Condominium	1 Unit	2	<b>2</b>	1,059	<b>\$85.23</b>
<b>6d</b>	Chen Yann-Shin Et Al	158-51-004 108 Bryant #7	Residence Condominium	1 Unit	2	<b>2</b>	1,059	<b>\$85.23</b>
<b>6e</b>	King Christopher P	158-51-005 108 Bryant #9	Residence Condominium	1 Unit	2	<b>2</b>	1,030	<b>\$84.00</b>
<b>6f</b>	Estoesta, Sheilah S	158-51-006 108 Bryant #11	Residence Condominium	1 Unit	2	<b>2</b>	1,030	<b>\$84.00</b>

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#	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	\$86.12
6h	Nair Rekha and Sundar Kartik	158-51-008 108 Bryant #4	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6i	Thomas Goff and Deanne Ecklund	158-51-009 108 Bryant #6	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6j	Agarwal, Suresh and Renu	158-51-010 108 Bryant #8	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6k	Ucpinar Sibel and Taskin	158-51-011 108 Bryant #10	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6l	Lee, Cheryl C	158-51-012 108 Bryant #12	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6m	Young, Karen K Living Trust	158-51-013 108 Bryant #33	Residence Condominium	1 Unit	2	2	1,030	\$84.00
6n	Loughlin Trust	158-51-014 108 Bryant #35	Residence Condominium	1 Unit	2	2	1,030	\$84.00
6o	GOPALAKRISHNAN VARADARAJAN TRUSTEE AND	158-51-015 108 Bryant #37	Residence Condominium	1 Unit	2	2	1,030	\$84.00
6p	Viswanathan Krishnaswamy	158-51-016 108 Bryant #39	Residence Condominium	1 Unit	2	2	1,030	\$84.00
6q	Manungay, Albert L	158-51-017 108 Bryant #41	Residence Condominium	1 Unit	2	2	1,059	\$85.23
6r	Martinez, Wayne & Maria I Truste	158-51-018 108 Bryant #43	Residence Condominium	1 Unit	2	2	1,059	\$85.23
6s	SINGH FAMILY TRUST	158-51-019 108 Bryant #34	Residence Condominium	1 Unit	2	2	1,080	\$86.12

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#	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	\$86.12
6u	Kasof, Robert M	158-51-021 108 Bryant #38	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6v	Mulyasmita, Cindy Et Al Mulhasasmita, Widya	158-51-022 108 Bryant #40	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6w	Koh, Huilin and Wysocki Adalbert	158-51-023 108 Bryant #42	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6x	Tessler, David	158-51-024 108 Bryant #44	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6y	Huang, Amy	158-51-025 108 Bryant #31	Residence Condominium	1 Unit	2	2	1,427	\$100.84
6z	Barchard Frank and Lai Vivian	158-51-026 108 Bryant #29	Residence Condominium	1 Unit	2	2	1,059	\$85.23
6aa	Karr, Cynthia L. Trustee	158-51-027 108 Bryant #27	Residence Condominium	1 Unit	2	2	1,059	\$85.23
6ab	Liu Gang Trustee, Ma Meiling Trus	158-51-028 108 Bryant #25	Residence Condominium	1 Unit	2	2	1,059	\$85.23
6ac	MOBASSALY ROBERT TRUSTEE AND ET AL/XU	158-51-029 108 Bryant #23	Residence Condominium	1 Unit	2	2	1,059	\$85.23
6ad	Wu, Jonathan	158-51-030 108 Bryant #21	Residence Condominium	1 Unit	2	2	1,427	\$100.84
6ae	Huang, Jeffrey and Leung Stephan	158-51-031 108 Bryant #32	Residence Condominium	1 Unit	2	2	1,352	\$97.66
6af	Blake-Burke Peter C Trustee	158-51-032 108 Bryant #30	Residence Condominium	1 Unit	2	2	1,172	\$90.02

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
6ag	Gazioglu, Husamettin	158-51-033 108 Bryant #28	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6ah	Cymrot, Allen & Barbara Trustee	158-51-034 108 Bryant #26	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6ai	Gimpel, Jon E.	158-51-035 108 Bryant #24	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6aj	Phansalkar Shailesh Trust	158-51-036 108 Bryant #22	Residence Condominium	1 Unit	2	2	1,352	\$97.66
6ak	Singh Kritika	158-51-037 108 Bryant #19	Residence Condominium	1 Unit	2	2	1,427	\$100.84
6al	Davis Claudette	158-51-038 108 Bryant #17	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6am	Kao, Wayne	158-51-039 108 Bryant #15	Residence Condominium	1 Unit	2	2	1,080	\$86.12
6an	Zhang Ming & Zheng Haiyan	158-51-040 108 Bryant #13	Residence Condominium	1 Unit	2	2	1,427	\$100.84
6ao	Chan, Darren	158-51-041 108 Bryant #20	Residence Condominium	1 Unit	2	2	1,352	\$97.66
6ap	Gupta Neeraj	158-51-042 108 Bryant #18	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6aq	Su, Hon-Tsing Trustee Su, Po-Ming Trustee	158-51-043 108 Bryant #16	Residence Condominium	1 Unit	2	2	1,172	\$90.02
6ar	Berry, Kathryn A.	158-51-044 108 Bryant #14	Residence Condominium	1 Unit	2	2	1,352	\$97.66
11	899 West Evelyn LLC	158-15-039 899 W. Evelyn	Office	75,475	252	252	16500	\$5,777.90
*Parcels 10 and 11 merged with recordation of the final map in 2013.								

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#	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)	Indoor Recreation Office	2,000 4,179	10 14	24	1,199	\$534.48
14b*	R & S Mountain Plaza LLC	158-16-003 888 Villa (2nd Floor)	Office	6,179	21	21	1,379	\$481.66
14c*	R/S Mountain Plaza LLC	158-16-002 888 Villa (2nd Floor)	Office	6,179	21	21	380	\$439.28
14d*	R & S Mountain Plaza LLC	158-17-001 888 Villa (3rd Floor)	Office	6,179	21	21	1,758	\$497.74
14e*	R & S Mountain Plaza LLC	158-18-001 888 Villa (4th Floor)	Office	5,800	19	19	1,290	\$437.58
14f*	R & S Mountain Plaza LLC	158-18-002 888 Villa (5th Floor)	Office	5,800	19	19	1,108	\$429.86
15	Chen Mark ET AL	158-15-015 852-858 Villa	Total Retail & Personal Serv.  Apartment	3,840 3,240 1 Unit	18 2	20	4,680	\$601.55
16	Hanson America LLC	158-15-013 194-198 Castro	Total Office Restaurant Outdoor Patio (Seats)	7,392 3,892 3,500 62 Seats	13 35 25	73	6,150	\$1,731.88
17a	Chen Chien-Liang & Hsiang-Fang T	158-15-033 186 Castro	Restaurant  Outdoor Patio (Seats)	2,247 26 Seats	22 10	32	3,075	\$775.27
	Note: parcel 17 was split during 1994/95; former APN is 158-15-012							
17b	TU AND CHU CORPORATION ET AL	158-15-032 180 Castro	Restaurant  Outdoor Patio (Seats)	2,307 20 seats	23 8	31	3,075	\$755.11
	Note: parcel 17 was split during 1994/95; former APN is 158-15-012							

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
18	Hwang Dynasty LLC	158-15-011 174 Castro	Restaurant	5,300	53	74	6,150	\$1,752.04
			Outdoor Patio (Seats)	52 Seats	21			
19	Chen, Chien-Liang; Hsiang-Fang W	158-15-010 160 Castro	Restaurant	2,997	30	46	3,132	\$1,059.79
			Outdoor Patio (Seats)	40 seats	16			
20	Grand Franklin Inc.	158-15-036 142 - 156 Castro	Total	17,700		141	9,469	\$3,242.92
			Restaurant	8,000	80			
			Office	9,700	32			
			Outdoor Patio (Seats)	73 Seats	29			
21	Ha Donna Dompling et al	158-15-008 134 Castro	Restaurant	6,480	65	65	3,690	\$1,466.32
			Outdoor Patio (Seats)	0 Seats	0			
22	Click Enterprises LLC	158-15-038 124-126 Castro	Restaurant	5,004	50	62	5,859	\$1,497.88
			Outdoor Patio (Seats)	30 Seats	12			
23	Margaretic, Pero & Anka	158-15-006 110 Castro	Restaurant	5,000	50	70	5,684	\$1,651.66
			Outdoor Patio (Seats)	50 Seats	20			
24	CASTRO MV PROPERTY LLC	158-15-005 108 Castro	Restaurant	2,300	23	35	2,849	\$826.13
			Outdoor Patio (Seats)	30 Seats	12			
25	Smith, Scott L Trustee	158-15-004 102 Castro	Restaurant	3,000	30	36	3,210	\$861.59
			Outdoor Patio (Seats)	15 Seats	6			
26	Xu Lawrence	158-15-003 867 W. Evelyn	Retail	480	3	3	480	\$80.81
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	2,440		94	2,904	\$2,017.34
			Restaurant	2,440	24			
			Outdoor Patio (Seats)	176 Seats	70			
29a*	Trinh Quan LLC	158-19-001 147 Castro #1	Restaurant	1,312	13	24	708	\$513.65
			Outdoor Patio (Seats)	28 Seats	11			
29b*	Trinh Quan LLC	158-19-002 147 Castro #2a	Office	656	2	2	335	\$54.51
29c*	Trinh Quan LLC	158-19-003 147 Castro #2b	Office	656	2	2	354	\$55.32
29d*	Trinh Quan LLC	158-19-004 147 Castro #3	Office	1,000	3	3	466	\$80.22

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
30	Quan, Trinh LLC	158-20-071 153 Castro	Total	12,140		114	5,640	\$2,536.42
			Restaurant	7,854	79			
			Office	4,286	14			
			Outdoor Patio (Seats)	52 Seats	21			
31	CASTRO 169 LLC	158-20-012 169-171 Castro	Total	7519		12	5,103	\$458.29
			Retail	0	0			
			Apartments	5 Units	10			
			Storage	3,200	2			
32	Fraternal Order of Eagles Mt View	158-20-011 181 Castro	Meeting Hall	1,800	36	36	2,639	\$837.37
33	MICHAEL T COBLER REVOCABLE TRUST	158-20-010 185-191 Castro	Total	9,189		87	6,588	\$2,032.57
			Office	3,815	13			
			Restaurant	5,374	54			
			Outdoor Patio (Seats)	50 Seats	20			
34	CHEN CHIEN-LIANG TRUSTEE AND ET AL CHEN HSIANG-FANG WU TRUSTEE	158-20-009 740-746 Villa	Total	3,000		27	4,306	\$726.73
			Restaurant	2,250	23			
			Retail	750	4			
35	Seven Stars Management LLC	158-20-008 702 - 738 Villa	Total	5,600		38	8,625	\$1,131.61
			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	\$714.69
38	C-M Evelyn Station LLC	158-20-066 701 W. Evelyn	Total	3,378		20	2,278	\$499.65
			Restaurant	1,344	13			
			Office	2,034	7			
39	WANG ANGELA CHIA-I TRUSTEE	158-20-005 105 Hope Street	Total	8,850		30	8,850	\$979.95
			Office	8,850	30			
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	\$1,585.53
42	ROBERT L TURNBULL AND PAULA S TRUNBULL	158-22-022 211 Hope	U.S. Post Office (warehousing and service)	12,325	62	62	22,500	\$2,203.83
43	Easthope LLC	158-22-021 231-235 Hope	Single Residence	1 unit	0	0	0	\$0.00
			Apartments	4 units	0			
All units were sold. Owner does not appear in existing County database.								

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
43a	SANJEKAR VINAYKUMAR RAVINDRA	379 HOPE ST STE 158-23-086	Residence Condominium	1 Unit	2	2	937	\$80.05
43b	ZAMANI BABAK	381 HOPE ST STE 158-23-087	Residence Condominium	1 Unit	2	2	937	\$80.05
43c	ATO YANICKS AND MARILYN A YANICKS FAMILY TRU	375 HOPE ST STE 158-23-088	Residence Condominium	1 Unit	2	2	937	\$80.05
43d	SEMPER HOLDINGS LIMITED	377 HOPE ST STE 158-23-089	Residence Condominium	1 Unit	2	2	937	\$80.05
43e	CHIEN GIANNA GALICIA	383 HOPE ST STE 158-23-090	Residence Condominium	1 Unit	2	2	937	\$80.05
43f	LIU SAMSON JAN-TOUA AND WANG CONNIE PIN-CH	385 HOPE ST STE 158-23-091	Residence Condominium	1 Unit	2	2	937	\$80.05
43g	BENNETT ELIZABETH M ET AL	387 HOPE ST STE 158-23-092	Residence Condominium	1 Unit	2	2	937	\$80.05
43h	YU AN AN	389 HOPE ST STE 158-23-093	Residence Condominium	1 Unit	2	2	937	\$80.05
43i	BERK MARY H TRUSTEE	391 HOPE ST STE 158-23-094	Residence Condominium	1 Unit	2	2	937	\$80.05
43j	MURPHY GREGORY J	393 HOPE ST STE 158-23-095	Residence Condominium	1 Unit	2	2	937	\$80.05
43k	BERSHADER BRIAN K	395 HOPE ST STE 158-23-096	Residence Condominium	1 Unit	2	2	937	\$80.05
43l	FINLAYSON ROSS S TRUSTEE	397 HOPE ST STE 158-23-097	Residence Condominium	1 Unit	2	2	937	\$80.05
44	City of Mountain View	158-22-020	Parking Lot #9					\$0.00
45	City of Mountain View	2XX Hope						
46	660 Dana Street LP	158-22-018 660 W Dana	Office	5,000	17	17	6,325	\$610.88
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	\$1,188.88



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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
48	AUBURN HOLDING TRUST	158-22-016 280 Hope	Office	8,214	27	27	6,540	\$821.51
49	LEE JIA HUEAY TRUSTEE AND ET AL	158-22-017 736 - 744 W. Dana	Total Nightclub Restaurant	6,260 3,400 2,860	68 29	97	5,950	\$2,207.01
50	LOS ALTOS HOLDING TRUST	158-22-015 278 Hope	Office	6,518	22	22	8,400	\$799.66
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	\$1,198.55
52b	JSK Real Estate LLC	158-22-012 735 Villa	Restaurant	2,325	23	23	3,768	\$623.31
53	Akkaya Cihan & Serife	158-22-011 201 Castro (761 Villa St)	Total Office Restaurant Outdoor Patio (Seats)	7,125 5,375 1,750 9 seats	18 18 4	40	2,360	\$906.14
54	Premia 215C LLC	158-22-009 209 - 227 Castro	Total Office Restaurant Outdoor Patio (Seats)	22,561 15,600 6,961 70 Seats	52 70 28	150	8,855	\$3,398.23
55	Larnel Inc.	158-22-050 231 - 235 Castro	Restaurant Outdoor Patio (Seats)	4,625 16 Seats	46 6	52	6,708	\$1,332.40
56	Big Stone LLC	158-22-007 241 Castro	Total Restaurant Outdoor Seating (Seats)	3,500 3,500 10 Seats	35 4	39	5,040	\$999.68
57	WANG YUAN-CHIN	158-21-002 759-C Villa	Residence	1 Unit (1,436 s.f.)	2	2	829	\$75.47

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#	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	\$1,735.70
59	KLF Limited Partnership	158-22-005 257 Castro	Office	6,095	20	20	2,434	\$506.27
60	KLF Limited Partnership	158-22-004 257 Castro	Total Offices Retail	8,484 7,396 1,088	25 6	31	4,562	\$818.20
61	King Shirley Trustee	158-22-003 271-273 Castro	Restaurant Outdoor Patio (Seats)	1,750 24 Seats	18 10	28	3,500	\$712.69
62	Santa Teresa Associates	158-22-002 275-277 Castro	Total Retail Office	3,600 3,000 600	17 2	19	3,500	\$531.34
63	Topland Associate	158-22-001 279, 285, 293, 299 Castro 762, 774, 786 W. Dana	Retail	15,000	83	83	16,100	\$2,355.49
64	298 Castro Partners LLC	158-13-047 298 Castro	Restaurant Apartments	1,500 2 Units	15 4	19	1,925	\$464.52
65	Topland Associates	158-13-046 292 Castro	Restaurant	2,247	22	22	1,423	\$503.68
66	GIORGIO MEZZETTA REVOCABLE LIVING TRUST	158-13-045 288 Castro	Restaurant	2,520	25	25	2,760	\$620.85
67	Serovpeyan, Martin & Beatriz Trustee	158-13-048 826, 834 W. Dana	Personal Service	1,250	7	7	1,275	\$195.14
68	Dexter, Deborah M. et al Dexter, Albert S	158-13-049 838 W. Dana	Offices	1,775	6	6	2,427	\$223.86
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	\$383.58
70	MAH HOWARD S AND WANDA K YU TRUSTEE	158-13-051 854 W. Dana	Restaurant Outdoor Patio Private (Seats)	1,388 6 Seats	14 2	16	1,844	\$400.63
71	Rutenburg, Maria Trustee	158-13-044 282 Castro	Total Personal Services Office	19,800 1,500 18,300	8 61	69	10,821	\$1,849.44

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#	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	\$176.14
73	The 252 Castro Investment LLC	158-13-042 252-262 Castro	Total Retail Restaurant Outdoor Patio (Seats)	7,650 5,660 1,990 0 Seats	31 20 0	51	10,725	\$1,482.65
74	Lee David Don Et Al	158-13-041 240 - 246 Castro	Restaurant Outdoor Patio (Seats)	5,040 0 Seats	50 0	50	6,149	\$1,268.38
75	236 CASTRO STREET LP	158-13-060 236 Castro	Total Office Restaurant	4,772 1,912 2,860	6 29	35	2,717	\$820.53
76	Astarea LLC	158-13-039 228 Castro	Total Nightclub Restaurant	9,518 9,253 265	185 3	188	7,450	\$4,104.34
77	HENRY YU AND WENDY WANG FAMILY TRUST	158-13-038 220 Castro	Restaurant Outdoor Patio (Seats)	2,300 0 Seats	23 0	23	2,800	\$582.24
78	Bay Area Stronghold Properties LLC	158-13-059 212-216 Castro	Restaurant Outdoor Patio (Seats)	3,240 55 Seats	32 22	54	5,005	\$1,300.45
79	Leung Yee Enterprises Inc.	158-13-036 210 Castro	Retail	1,050	6	6	989	\$162.86
80	Odd Fellows Independent Order-- Mtn. View Lodge #244	158-13-035 200-206 Castro	Meeting Hall	4,312	36	36	2,107	\$814.80
81	Topland Associates	158-13-034 831-833 Villa	Personal Service	1,134	6	6	1,208	\$172.15
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	\$331.87
83	THOM LLC	158-13-032 853-857-859 Villa	Total Personal Service Restaurant	4,060 1,353 2,707	8 27	35	4,640	\$902.11
84	Kao Yu-Ju Trustee	158-13-053 895 Villa	Restaurant Outdoor Patio (Seats)	8,700 40 Seats	87 16	103	13,415	\$2,644.60
85	City of Mountain View	158-13-052 2XX Bryant	Parking Lot #2		0			\$0.00

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
<b>86</b>	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.							
<b>86a</b>	Mirhoseini Azalia	158-53-001 Unit 1	Residence Condominium	1 Unit	2	<b>2</b>	945	<b>\$80.39</b>
<b>86b</b>	Lin, Michelle T Trust	158-53-002 Unit 2	Residence Condominium	1 Unit	2	<b>2</b>	945	<b>\$80.39</b>
<b>86c</b>	Le, Han Ngoc	158-53-003 Unit 3	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86d</b>	Nuzzolo Charles and Terry	158-53-004 Unit 4	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86e</b>	Yang, Henry T Y and Dilling T L	158-53-005 Unit 5	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86f</b>	Wang, Albert J and Theresa C	158-53-006 Unit 6	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86g</b>	Choi, David H Trustee	158-53-007 Unit 7	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86h</b>	Lee Ben Et Al Lee Ian Run-Cheng	158-53-008 Unit 8	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86i</b>	Braun, Eric K.	158-53-009 Unit 9	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86j</b>	Lee William L and Judie B Trustee	158-53-010 Unit 10	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86k</b>	Lin, David T and Kristin R	158-53-011 Unit 11	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>
<b>86l</b>	Lee, Randy C. and Linzi M.	158-53-012 Unit 12	Residence Condominium	1 Unit	2	<b>2</b>	1,260	<b>\$93.75</b>

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
86m	Picasso, Dustin ET AL	158-53-013 Unit 13	Residence Condominium	1 Unit	2	2	945	\$80.39
86n	Lin, Jung and Theresa Trustee	158-53-014 Unit 14	Residence Condominium	1 Unit	2	2	1,125	\$88.03
86o	Yang, Henry T Y and Dilling T L	158-53-015 Unit 15	Residence Condominium	1 Unit	2	2	720	\$70.85
86p	Wang, Albert J and Theresa C	158-53-016 Unit 16	Residence Condominium	1 Unit	2	2	1,125	\$88.03
86q	Kwan, Harry J. and Bernie C.	158-53-017 Unit 17	Residence Condominium	1 Unit	2	2	945	\$80.39
86r	Lee, Sen Lin and Chi Ming	158-53-018 Unit 18	Residence Condominium	1 Unit	2	2	1,508	\$104.27
86s	Lee, Randy C	158-53-019 Unit 19	Residence Condominium	1 Unit	2	2	945	\$80.39
86t	KWAN HARRY J AND BERNIE C TRU	158-53-020 Unit 20	Residence Condominium	1 Unit	2	2	698	\$69.91
87	Old Mountain View Properties LLC	158-13-061 250 Bryant	Office	67,772	226	226	49,244	\$6,643.06
	*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	\$378.62
94a	Pestoni, Floriano and Maldavsky, Miriam	158-12-070 305 Franklin	Residential	1 Units	2	2	5,000	\$252.41
94b	Akalin Emre and Berna	158-12-071 315 Franklin	Residential	1 Units	2	2	5,000	\$252.41
95	LIM KAP SUP/LIM EUNYOUNG	158-12-034 975 W. Dana (951 W Dana St)	Total Personal Service Restaurant	3,570 1,100 2,470	6 25	31	5,000	\$836.78
96	Residential Condominiums	158-52-001/008 903-939 W. Dana	Residential Condominiums	8 Units				
96a	LOOMIS PETER S	158-52-001 903 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
96b	Lai Oeter Tuchen and Chen Crysta	158-52-002 909 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
96c	Lim Kelvin Chenhao and Szeto Ma	158-52-003 921 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
96d	6711 SABADO TARDE LLC	158-52-004 915 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
96e	Green Heather	158-52-005 927 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
96f	Widen Ilyssa and Johnson Nichola	158-52-006 933 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
96g	Flider, Mark	158-52-007 945 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
96h	Wang, Cynthia	158-52-008 939 W. Dana	Residence Condominium	1 Unit	2	2	1,406	\$99.95
97	Scigliano Albert and Marie Trustee	158-52-030 310 Bryant	Residence Townhome	1 Unit	2	2	981	\$81.92
97a	Igor Solomennikov	158-52-031 318 Bryant	Residence Townhome	1 Unit	2	2	2,156	\$131.76
97b	Lison Elizabeth and Davidson Iain	158-52-032 316 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$140.67
97c	Henck Steven and Orloff Glennis T	158-52-033 314 Bryant	Residence Townhome	1 Unit	2	2	2,328	\$139.06
97d	312 Bryant LLC	158-52-034 312 Bryant	Residence Townhome	1 Unit	2	2	2,366	\$140.67
97e	TRAUTMANN MARK AND LEAH	158-52-035 328 Bryant	Residence Townhome	1 Unit	2	2	1,780	\$115.81

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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	\$130.41
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	\$91.84
99b	Nayak Vishal and Marathe Neha	158-52-010 366 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99c	Yu, Thomas	158-52-011 362 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99d	Tsai, Chia-Husn & Hsiu, Tsu	158-52-012 364 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99e	Zielinski David S Trustee	158-52-013 332 Bryant	Residence Condominium	1 Unit	2	2	1,125	\$88.03
99f	Qian Minxue Trustee	158-52-014 330 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$89.94
99g	Tseng Albert and Kuo Candace	158-52-015 336 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.64
99h	Lin Bruce and Tsang Wai Ki Flavia	158-52-016 334 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.64
99i	Yang Fan	158-52-017 360 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99j	Bowden Carol Ann Trustee	158-52-018 358 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99k	Mayer Jeremy F and Sanchez Eva	158-52-019 356 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99l	Aiello Frank	158-52-020 354 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
99m	Lin, Daniel C ET AL	158-52-021 338 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99n	Chang, Anthony Shih-Hong Wong, Wendy Wing	158-52-022 340 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99o	Srivatsan Vinodhini	158-52-023 342 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99p	MATHIAS AND NICHOLE AGOPIAN FAMILY TRUST	158-52-024 344 Bryant	Residence Condominium	1 Unit	2	2	1,215	\$91.84
99q	CRONIN NIKKI MICHELE	158-52-025 350 Bryant	Residence Condominium	1 Unit	2	2	1,125	\$88.03
99r	Lai, Danny C Trustee Et Al Chang, Emily Trustee	158-52-026 348 Bryant	Residence Condominium	1 Unit	2	2	1,170	\$89.94
99s	ZHANG AND WANG FAMILY TRUST	158-52-027 346 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.64
99t	HUANG ALLEN PIN HSIU AND MOK JESSICA	158-52-028 352 Bryant	Residence Condominium	1 Unit	2	2	833	\$75.64
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	\$318.17
102	Morales Calbry LLCI	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	\$4,534.55
105	HON Management Inc	158-12-052 300 - 304 Castro	Restaurants Outdoor Patio (Seats)	4,472 54 Seats	45 22	67	8,700	\$1,719.16



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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	158-12-053 312 & 324 Castro	Retail	14,850	83	83	13,050	\$2,226.10
107	WAGNER LOUIS J TRUSTEE	158-12-054 340 Castro	Retail Outdoor Patio (Seats)	10,903 44 Seats	61 18	79	9,280	\$1,985.57
108	KWAN JOHN C AND SUSAN T ET AL	158-12-055 360 Castro 364, 368 Castro	Total Personal Service Restaurant (vacant)	7,823 726 7,097	4 71	75	11,250	\$1,988.54
109	Capitina Michael	158-12-056 372 Castro	Office	1,500	5	5	3,750	\$259.84
110	SAGUARO MANAGEMENT LLC	158-12-057 380 Castro	Office	1,050	4	4	2,250	\$176.05
111	M DESIGNS PROPERTIES LLC	158-12-058 382 Castro	Office	1,050	4	4	2,250	\$176.05
112	M DESIGNS PROPERTIES LLC	158-12-059 384 Castro	Office	1,400	5	5	3,000	\$228.02
113	MOULDS 500 FORBES ASSOCIATES LLC	158-12-060 800 California	Total Retail Office Restaurant Outdoor Patio (Seats)	25,100 1,500 18,600 5,000 32 Seats	8 62 186 13	269	8,276	\$5,771.58
114	383 Castro Street LLC	158-23-034 383 Castro	Restaurant Outdoor Patio (Seats)	1,500 156 outside seats	15 62	77	8,580	\$1,915.57
115	756 California LLC	158-23-082 756 California	Personal Service	2,440	14	14	2,460	\$386.47
116	Contento, George & Rose M Trust	158-23-035 361 Castro 369, 375 Castro	Total Retail Personal Service	4,650 3,100 1,550	16 9	25	6,938	\$798.09
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	\$2,293.30
118	Farley David E Trustee	158-23-037 345 Castro	Retail	5,000	28	28	6,750	\$850.56

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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		43	2,700	\$981.01
		341 Castro	Restaurant	2,710	27			
			Outdoor Patio (Seats)	30 Seats	12			
			Medical office	630	4			
120	329 Castro St Associates LLC	158-23-100	Total	4,125		33	4,532	\$857.22
		331 Castro	Office	2,955	10			
			Wine Bar	500	5			
			Outdoor Patio (Seats)	46 Seats	18			
121	Mills Leslie K Trustee Et Al	158-23-083	Total	18,500		103	10,333	\$2,513.85
		321 Castro	Office	9,250	31			
		315, 317, 319 Castro	Retail (Books)	6,350	35			
			Restaurant	2,900	29			
			Outdoor Patio (Seats)	19 Seats	8			
Note: parcels 122 and 123 were combined during 1994/95; former APN's are 158-23-040 & 158-23-041. There is no longer a parcel 122.								
123	SHP Castro LLC	158-23-042	Total	8,814		31	7,800	\$955.56
		301 Castro	Office	7,872	26			
		747 W Dana St	Retail	942	5			
124	Wu Cheery & Kyo-Ko Trustee	158-23-029	Restaurant	2,800	28	28	3,120	\$696.57
		743 W. Dana						
125	AJL Investment Group LLC	158-23-030	Auto Service	2,920	16	16	9,960	\$744.93
		705 W. Dana						
		725 W Dana						
126	City of Mountain View	158-23-031	Parking Lot #6		0			\$0.00
		3XX Hope						
127	JONES JAMES CARROLL JR TRUSTEE AND ET AL	158-23-032	Apartments	6 Units	6	6	6,300	\$388.16
		392 Hope						
128	Dana Properties LLC	158-23-019	Total	6,700		45	11,250	\$1,384.02
		607 W. Dana	Personal Service	4,900	27			
		617, 619, 621, 633 W Dana	Restaurant	1,800	18			
129	Pacific Bell	158-23-028	Public Utility	60,161	241	241	46,705	\$6,837.60
		305 Hope						
130	United Methodist Church	158-23-045	Church	8,750	51	0	14,000	\$593.91
		748 Mercy						
131	City of Mountain View	158-23-044	Parking Lot #7					\$0.00
		4XX Hope						
132	PAU-BROKAW LLC	158-23-043	Office	10,817	36	36	12,600	\$1,259.94
		707 California						
133	Stratford Carol A Truste	158-23-048	Total	30,500		182	16,411	\$4,363.59
		401 Castrro	Restaurant	9318	93			
			Outdoor Patio (Seats)	46 seats	18			
			Office	21184	71			

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#	Property Owner	APN/LOCATION	LAND USES	BUILDING AREA	PKG.	TTL.PKG.	LAND AREA	ASSESSMENT
<b>134</b>	LING WONG AND DAVID WONG FAMILY PARTNER!	158-23-047 421 - 485 Castro	Total	15,947		<b>99</b>	29,845	<b>\$3,260.99</b>
			Office	7750	26			
			Medical Office	2200	12			
			Retail	1275	7			
			Restaurant	4722	47			
			Outdoor Patio (Seats)	18 Seats	7			
<b>135</b>	Mountain View Professional	158-23-046 495 Castro	Total	7640		<b>32</b>	9,600	<b>\$1,052.07</b>
			Medical Office	3000	17			
			Office	4640	15			
<b>136*</b>	Gerald & Shirley Giusti Living Trust	158-21-003 759-B Villa	Residence	1,386	2	<b>2</b>	800	<b>\$74.24</b>
<b>137*</b>	Liew, Kwang S & Desiree K Trustee	158-21-001 759-A Villa	Office	2,050	7	<b>7</b>	1,183	<b>\$191.24</b>
<b>138</b>	Sandpatt LLC	158-22-010 200 Blossom	Office	7,549	25	<b>25</b>	3,379	<b>\$647.11</b>
					<b>5,937.00</b>	<b>5,886.00</b>	<b>942,903.00</b>	<b>\$158,606.00</b>
					<b>Parking required</b>	<b>Total Parking Required**</b>	<b>Land Area (sq. ft.)</b>	<b>Total Assessment</b>

**BASIS FOR ASSESSMENT:**

**75%-Parking Spaces**

\$118,606

**25%-Land Area**

\$40,000

**Total**

\$158,606

\$20.15052667

Dollars per required parking space

\$0.042422179

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 and public property, for which a different parking standard applies in the Zoning Ordinance than for indoor seating.

\*\* 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).

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**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
<b>Manufacturing and General Industrial</b>		
<b>Manufacturing and industrial, general</b>	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
<b>Recycling facilities</b>	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
<b>Recreation, Education, Public Assembly Uses</b>		
<b>Child day-care centers</b>	1 space for each employee, plus 1 space for every 15 children for visitor parking and drop-off areas	2 percent of vehicle spaces
<b>Churches, mortuaries</b>	1 space for each 170 sq. ft. of gross floor area	5 percent of vehicle spaces for churches; 2 spaces for mortuaries
<b>Indoor recreation and fitness centers</b>		
<b>Arcades</b>	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Bowling alleys</b>	Parking study required	
<b>Dance halls</b>	Parking study required	None
<b>Health/fitness clubs</b>	1 space for each 200 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Libraries and museums</b>	Parking study required	5 percent of vehicle spaces
<b>Membership organizations</b>	1 space for every 3.5 fixed seats	5 percent of vehicle spaces
<b>Pool and billiard rooms</b>	2.5 spaces for each table	5 percent of vehicle spaces
<b>Schools</b>	Parking study required	Parking study required
<b>Studios for dance, art, etc.</b>	1 space for each 2 students	5 percent of vehicle spaces

## APPENDIX A – OFF STREET PARKING REQUIREMENTS

<b>Tennis/racquetball courts</b>	Parking study required		5 percent of vehicle spaces
<b>Theaters and meeting halls</b>	1 space for every 3.5 fixed seats		5 percent of vehicle spaces
<b>Residential Uses</b>			
<b>Accessory dwelling units</b>	1 space per unit, except if compliant with Section 36.12.75		None
<b>Dual urban opportunity development</b>	1 covered space per unit, except if compliant with Section 36.13.75.		None
<b>Multi-family dwellings</b>	<b>Studio unit</b>	1.5 spaces per unit, 1 space shall be covered	1 space per unit (refer to Section 36.32.85.a.1)
	<b>1-bedroom unit less than or equal to 650 square feet</b>	1.5 spaces per unit, 1 space shall be covered	
	<b>1-bedroom unit greater than 650 square feet</b>	2 spaces per unit, 1 space shall be covered	
	<b>2-bedrooms or more</b>	2 spaces per unit, 1 space shall be covered	
	<b>Guest</b>	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
<b>Rooming and boarding houses</b>	Parking study required		Parking study required
<b>Rowhouse developments</b>	<b>Studio unit</b>	1.5 spaces per unit, 1 space shall be covered	1 space per unit
	<b>1-bedroom or more</b>	2 covered spaces	
<b>Senior congregate care housing</b>	1.15 spaces per unit; half the spaces shall be covered		2 percent of vehicle spaces
<b>Senior care facility</b>	Parking study required		Parking study required
<b>Single-family housing and each dwelling unit in a duplex</b>	2 spaces, 1 of which shall be covered		None
<b>Single-room occupancies</b>	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
<b>Small-lot, single-family developments</b>	2 spaces, one of which shall be covered, and 0.50 guest space per unit		None
<b>Townhouse developments</b>	<b>Per unit</b>	2 spaces, one shall be covered	1 space per unit
	<b>Guest</b>	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	
	<b>Guest</b>	Guest parking shall equal in total an additional 0.3 space for each unit	
<b>Retail Trade</b>			
<b>Auto, mobile home, vehicle and parts sale</b>	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
<b>Furniture, furnishings and home equipment stores</b>	1 space for each 600 sq. ft. of gross floor area		5 percent of vehicle spaces
<b>Plant nurseries</b>	Parking study required		Parking study required
<b>Restaurants, Cafés, Bars, Other Eating/Drinking Places</b>			
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		
<b>Outdoor seating</b>	1 space for each 2.5 seats		
<b>Retail Stores</b>			
<b>General merchandise</b>	1 space for each 180 sq. ft. of gross floor area		5 percent of vehicle spaces
<b>Warehouse retail</b>	Parking study required		Parking study required
<b>Service stations</b>	1 space for each 180 sq. ft. of gross floor area		None
<b>Shopping centers</b>	1 space for each 250 sq. ft. of gross floor area		5 percent of vehicle spaces
<b>Service Uses</b>			
<b>Animal service establishment</b>	1 space for each 200 sq. ft. of gross floor area		2 percent of vehicle spaces
<b>Banks and financial services</b>	1 space for each 300 sq. ft. of gross floor area, plus 1 space per ATM		5 percent of vehicle spaces
<b>Hotels and motels</b>	1 space for each guest room, plus 1 space for each 2 employees, plus as required for ancillary uses		2 percent of vehicle spaces
<b>Medical Services</b>			
<b>Clinics, offices, labs, under 20,000 square feet</b>	1 space for each 150 sq. ft. of gross floor area		5 percent of vehicle spaces
<b>Clinics, offices, labs, greater than 20,000 square feet</b>	1 space for each 225 sq. ft. of gross floor area		2 percent of vehicle spaces
<b>Extended care</b>	1 space for each 3 beds, plus 1 space for each employee		
<b>Hospitals</b>	1 space for each patient bed		

## APPENDIX A – OFF STREET PARKING REQUIREMENTS

<b>Offices, administrative, corporate, research and development</b>	1 space for each 300 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Personal services</b>	1 space for each 180 sq. ft. of gross floor area	5 percent of vehicle spaces
<b>Vehicle washing</b>	Parking study required	None
<b>Repair and Maintenance—Vehicle</b>		
<b>Lube-n-tune</b>	2 spaces per service bay	None
<b>Repair garage</b>	5 spaces, plus 1 space for each 200 sq. ft. of gross floor area	None
<b>Storage, personal storage facilities</b>	1 space for each 2,000 sq. ft. of gross floor area plus 2 spaces for any resident manager	None
<b>Warehousing and data centers</b>	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.)



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**APPENDIX B – RENEWAL LETTER**



COMMUNITY DEVELOPMENT DEPARTMENT  
ECONOMIC DEVELOPMENT DIVISION  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540  
650-903-6457 | [MountainView.gov](http://MountainView.gov)

April 11, 2024

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 Parking 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 14, 2024. 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 Parking District assessment amount of \$158,606, an expansion of the Parking District's boundaries, or a modification of the formula would trigger the requirement for a Parking District-wide vote. Staff is recommending the total assessment, formula, and Parking District boundaries remain the same 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. For more information about downtown parking, visit our website: [econdev.mountainview.gov/downtown/downtown-parking-permits](http://econdev.mountainview.gov/downtown/downtown-parking-permits). If you have any questions or need additional information, contact John Lang at [john.lang@mountainview.gov](mailto:john.lang@mountainview.gov) or 650-903-6457. Thank you for your continued support in making downtown Mountain View successful.

Sincerely,

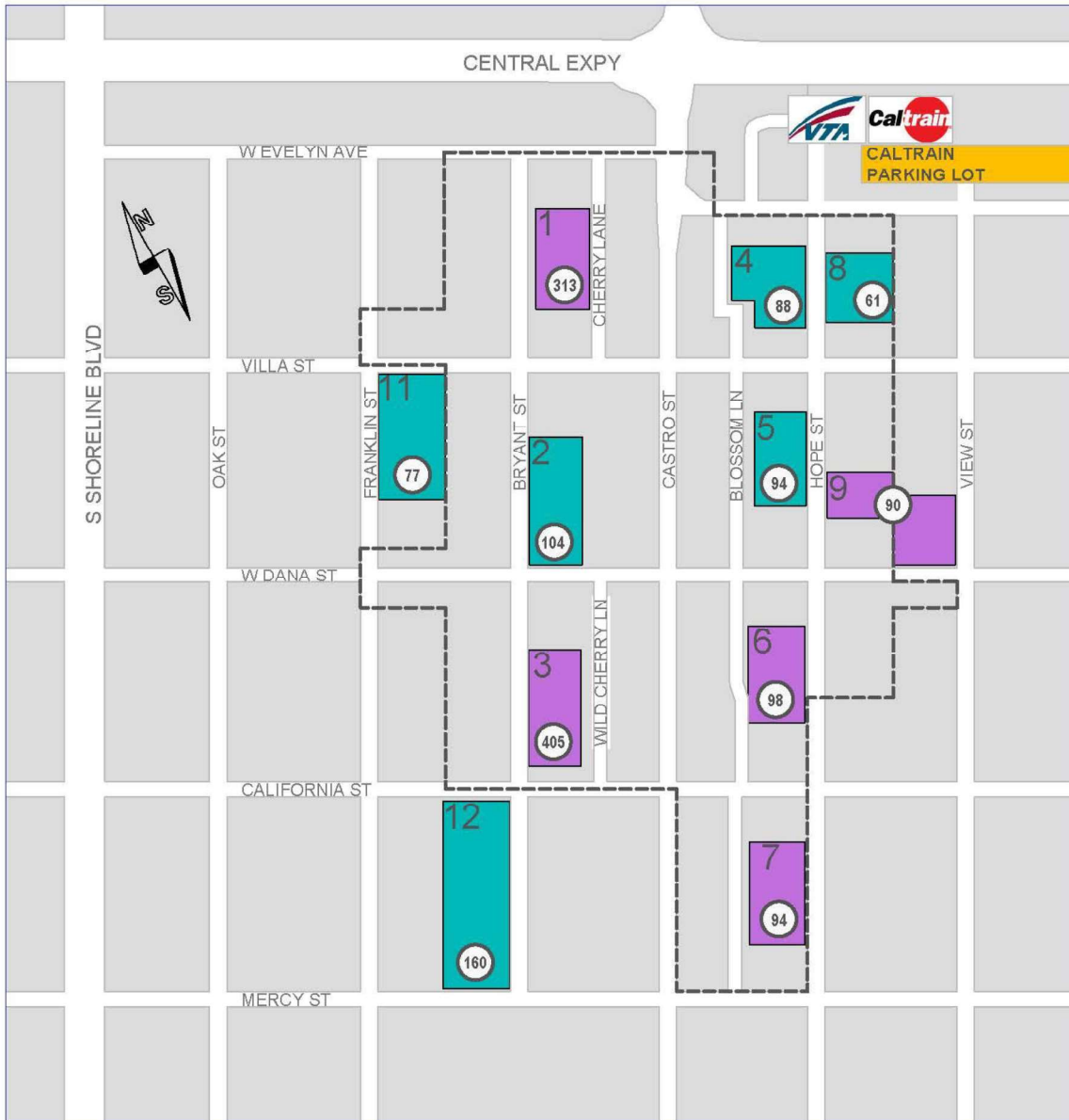
A handwritten signature in blue ink, appearing to read "John Lang", is written over a printed name and title.







John Lang  
Economic Vitality Manager

JL/1/CDD/819-04-11-24L

Enclosure: 1. Parking District Map

# DOWNTOWN PARKING FACILITIES

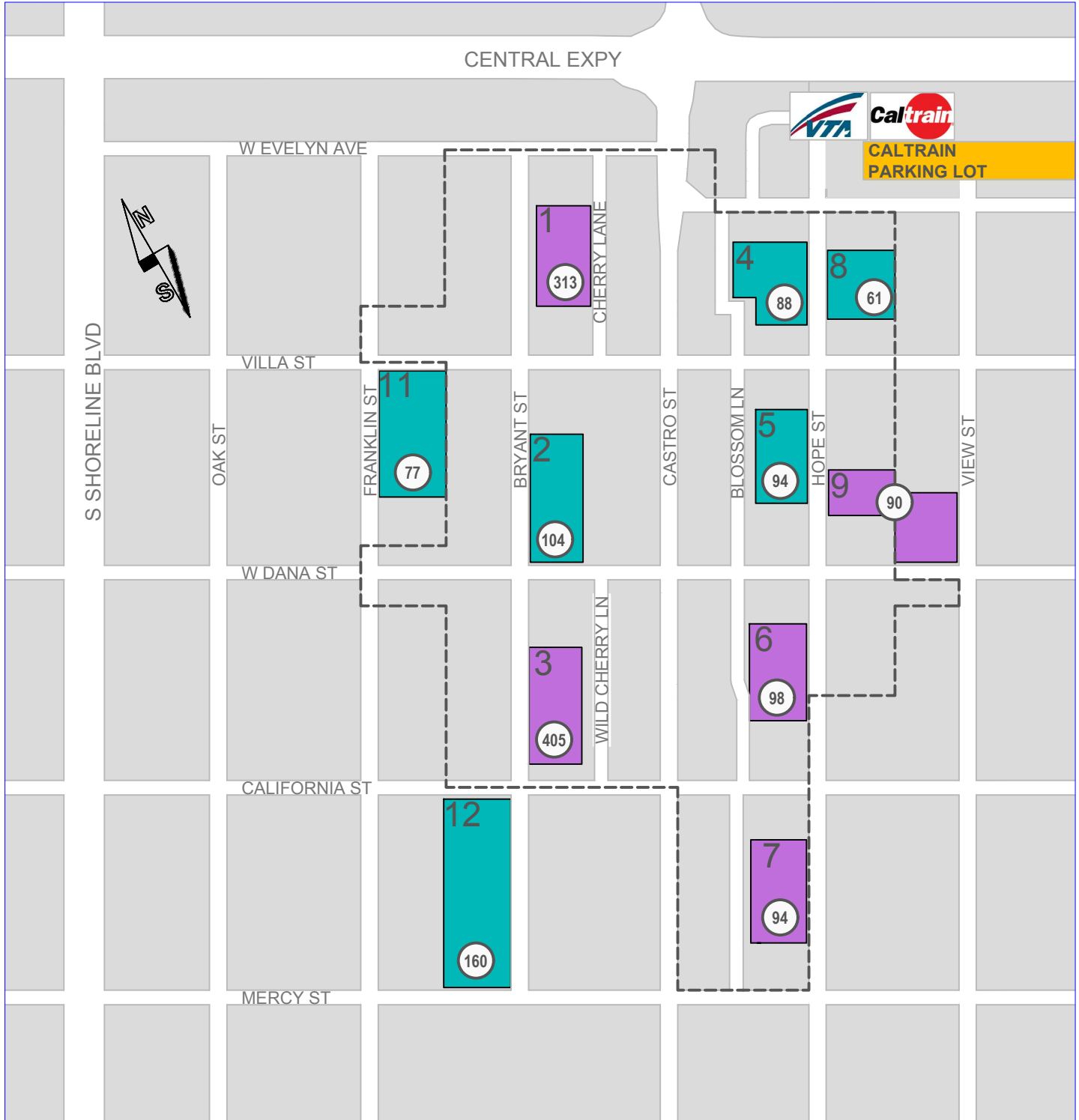


-  PERMIT PARKING ALLOWED
-  PERMIT PARKING NOT ALLOWED
-  CALTRAIN STATION
-  VTA STATION
-  NUMBER OF SPACES IN LOT
-  PARKING DISTRICT BOUNDARY

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**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