



HEXAGON TRANSPORTATION CONSULTANTS, INC.

June 25, 2025

Mr. Daniel Chan
Chinese Church in Christ
920 Sierra Vista Avenue
Mountain View, CA 94043

RE: Parking Study for the Chinese Church in Christ in Mountain View, California

Dear Mr. Chan:

This letter presents a parking study for the Chinese Church in Christ in Mountain View, California. The church proposes to acquire and reuse an existing building at 935 Sierra Vista Avenue, which is across the street from their existing church at 920 Sierra Vista Avenue. The proposed activities at the 935 Sierra Vista Avenue building would consist of administrative offices, meetings, classes, and indoor recreation. The City of Mountain View has requested a parking study to confirm that the number of existing parking spaces is sufficient for the change in use of the existing building at 935 Sierra Vista Avenue.

No changes are proposed to the existing building and parking layout. However, a covered entrance would be added that would result in the removal of two parking spaces in front of the building. With the covered entrance, there would be a total of 49 vehicular parking spaces on the site.

Access to the project site's parking lot is provided via two existing driveways on Sierra Vista Avenue. The parking lots for the 920 Sierra Vista Avenue and 935 Sierra Vista Avenue would be shared by the church. The project would construct a crosswalk across Sierra Vista Avenue to facilitate pedestrian access between the two parking lots. Figure 1 shows the project site plan.

Parking Analysis

The proposed project would repurpose the existing 11,456 square-foot commercial building into an office/multi-purpose building for use by the church. The existing church building of 20,204 square feet will remain at 920 Sierra Vista Avenue. Per City of Mountain View parking code Section 36.32.50, for church and public assembly uses, one parking space is required per 170 square feet of floor space. As the parking code does not have specific requirements for multi-purpose buildings, the same parking ratio for churches was applied to the proposed multi-purpose building. Therefore, the project is required to provide a minimum of 67 parking spaces for the proposed multi-purpose building. Between the two sites, the total building square footage adds up to 31,660 square feet. Therefore, a total of 186 parking spaces (31,660/170) would be required to satisfy the city's parking requirement of one space per 170 square feet of floor space for church use. With 102 onsite parking spaces at the 920 Sierra Vista Avenue site and 49 parking spaces at the 935 Sierra Vista Avenue site, the total number of onsite vehicular parking for the two sites is 151 spaces, which is deficient by 35 spaces.

In order to meet the city's parking requirement, the church at 920 Sierra Vista Avenue site has reciprocal parking agreements (see attachment) with adjacent properties at 1959 Leghorn Street and 1987 Leghorn Street (see Figure 2). The parking agreement with 1959 Leghorn Street allows church congregants to use 18 unmarked spaces at 1959 Leghorn Street on Sundays, 8:00 AM to 5:00 PM and for special events on Saturdays, from 6:00 PM to 10:00 PM. The parking agreement



Mr. Daniel Chan

June 25, 2025

Page 2 of 4

with 1987 Leghorn Street allows church congregants to use 20 designated parking spaces on Fridays from 7:00 PM to 10:00 PM, Sundays from 8:00 AM to 1:00 PM, and occasional Saturdays. With these parking agreements, the Chinese Church in Christ would have a total of 189 parking spaces on Sunday mornings and during special events, which is when the church generates the highest parking demand. Thus, the proposed parking at 935 Sierra Vista Avenue would be adequate.

Based on the operations plan provided by the project applicant, the church at 920 Sierra Vista Avenue is primarily used on Sunday mornings for worship services and training classes with staggering worship services and training class times to ensure that the total number of students on site would not exceed 250 people at any given time as allowed by the current use permit. The proposed multi-purpose building is intended to provide additional office space for church staff and recreational facilities to church members only and would be used primarily for sports activities and as a supplemental space for training classes or various fellowship meetings. The fellowship meetings generally do not exceed 100 people. The peak usage of the 935 Sierra Vista Avenue site would occur on Friday nights between 7:00 PM to 10:00 PM and Sundays between 8 AM to 10:00 PM. The total number of occupants between the two sites would be managed so that it will not exceed 350 people at any given time.

The main worship gatherings on Sundays will be held at 920 Sierra Vista Avenue and the building at 935 Sierra Vista Avenue will function as an ancillary space for recreational activities, fellowship meetings, training classes, and office use. Although church congregants will use both buildings depending on the activity they are attending, the majority of the pedestrian traffic between the two buildings using the crosswalk on Sierra Vista Avenue would occur on Sunday mornings as some congregants move from worship services at the 920 Sierra Vista site to the training classes at 935 Sierra Vista site and vice versa. Based on the operations plan, the church would generate very little pedestrian traffic between the two sites in the evenings as both sites would generate parking demands that can be accommodated within each site. There would be no need for congregants to park at one site and walk over to the other site during the evenings.

It is anticipated that the proposed parking at the 935 Sierra Vista Avenue property (49 spaces) would meet the overall parking demand generated by the fellowship meetings and the recreational uses that would have 100 people or less at any given time. Any additional parking demand that would be generated by the multi-purpose building would be accommodated by the 920 Sierra Vista Avenue parking lot. With the parking agreements that the church has with the adjacent properties, the church would meet the city's overall parking requirements for 920 and 935 Sierra Vista Avenue sites.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Gary K. Black
President

Trisha Dudala
VP & Principal Associate



Figure 1 Project Site Plan

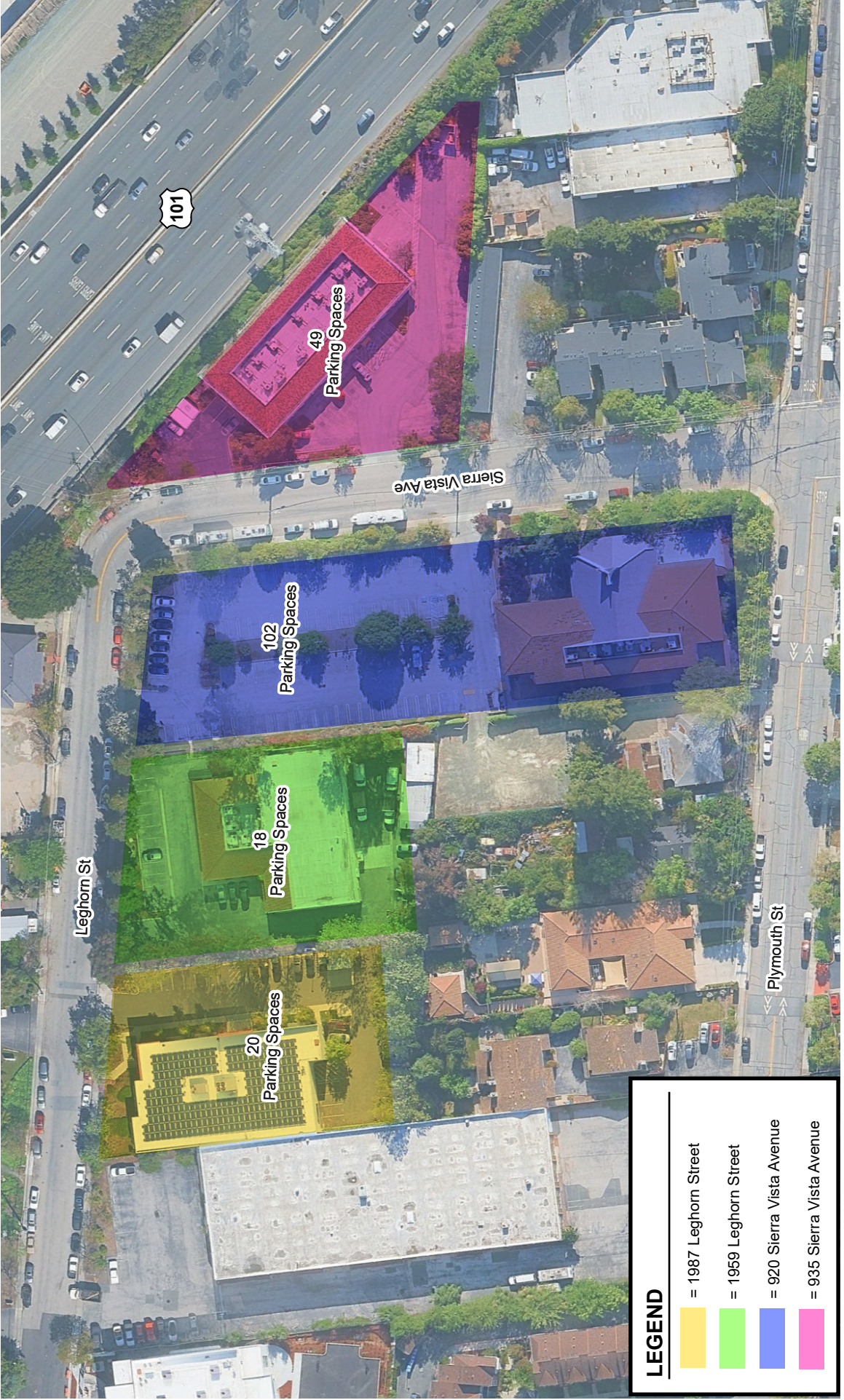


Figure 2
Church Parking Facilities

Attachment

- **Church Parking Agreements with Adjacent Properties**



Parking Exchange Agreement

General

This agreement establishes the terms for a parking exchange between Chinese Church in Christ, Mountain View and R.C. Benson & Sons, Inc.

Available Parking Spaces

- Chinese Church in Christ, Mountain View has use of 18 unmarked spaces located at: 920 Sierra Vista Avenue, Mountain View, CA 94043
- R.C. Benson & Sons, Inc. has use of 18 unmarked spaces located at: 1959 Leghorn Street, Mountain View, CA 94043

Parking Exchange Terms

- Chinese Church in Christ, Mountain View agrees to allow R.C. Benson & Sons, Inc. to use up to 18 parking spaces on the following schedule:
 - Monday – Friday, 8 am – 6 pm (R.C. Benson & Sons, Inc. employees to move cars at or before 6 pm to make room for Friday service attendees)
- R.C. Benson & Sons, Inc. agrees to allow Chinese Church in Christ, Mountain View to use 18 unmarked parking spaces on the following schedule:
 - Sunday, 8 am – 5 pm
 - For special events on Saturdays, 6 pm – 10 pm with e-mailed notice to R.C. Benson & Sons, Inc. at least three (3) days in advance

Payments

This parking exchange does not involve monetary payment of any sort.

Assumption of Liability

Neither Chinese Church in Christ, Mountain View nor R.C. Benson & Sons, Inc. is responsible for any injury, death, property damage, theft or disappearance occurring in, on or about either parking lot to those individuals using the parking spaces through this exchange.

Termination

Either party can terminate this agreement for any reason with 30 days written notice to the other party.

Agreement

The undersigned have read this Parking Exchange Agreement and agree to be bound by the above terms.

Name: Daniel Chan

Signature: 

Company: Chinese Church in Christ, MV

Date: 12/12/2019

Name: ROBERT A. BENSON

Signature: 

Company: RC BENSON & SONS, INC

Date: 12/31/19

Agreement for Using Parking Lots

This agreement is made between Mr. Ashok Jain (the owner of 1987 Leghorn Street, Mountain View, Ca. 94043, noted as Party A) and Mr. Kang M. Leung (Elder and the Representative of the Chinese Church in Christ at 920 Sierra Vista Avenue, Mountain View, Ca. 94043, noted as Party B).

We hereby agree to share our parking lots to fully utilize the accommodation of increasing demands of parking spaces of both parties.

This agreement will be effective immediately until either party notifies the other in writing for further arrangement.

The agreement has the following terms:

- (1) Party A's tenants and guests of 1987 Leghorn Street will use 10 parking spaces on the lot of Party B at 920 Sierra Vista Ave between Monday through Friday during the business hours of 9am to 5pm.
- (2) Party B's members and guests at 920 Sierra Vista Ave will use 20 designated parking spaces (marked #1 to #20) on the lot of Party A at 1987 Leghorn Street on Fridays from 7:00pm to 10:00pm, Sundays from 8am to 1pm, and on occasional Saturdays.
- (3) Owners of both party will not be liable for any damages to cars or personal property of persons authorized by tenant to use the parking lot. Owners will not be liable for any injury to authorized users, or their guests, when using the parking lot.
- (4) Users of both parties shall be liable for any damages caused by persons authorized to use the parking lots. This includes building, landscaping, and parking area. There shall be no littering in the parking lots. Overnight parking is not permitted.

Party A: Owner

Ashok Jain

Signature: _____

Date: _____

Address and phone

1987 Leghorn Street
Mountain View, CA 94043
408-674-1196

CAS - *[Signature]*

Party B: Representative of CCIC MV

Kang M Leung

Signature: _____

Date: _____

Address and phone

920 Sierra Vista Ave
Mountain View, CA 94043
650-968-2900

[Signature] 7/22/15
Boomerang Commerce Inc.