



# COUNCIL REPORT

**DATE:** May 12, 2026

**CATEGORY:** Consent

**DEPT.:** Public Works

**TITLE:** **Authorization to Convey a Portion of City-Owned Property (Portion of APN 158-13-052) Adjacent to 236 Castro Street**

## **RECOMMENDATION**

Adopt a Resolution of the City Council of the City of Mountain View Finding that a Portion of City-Owned Property within the Bryant Street Parking Lot is Excess to the City's Needs, Declaring the Property to be Exempt Surplus Land Pursuant to the Surplus Land Act, and Authorizing its Conveyance, to be read in title only, further reading waived (Attachment 1 of the Council report).

## **BACKGROUND**

The City owns the Bryant Street Parking Lot (APN 158-13-052) in downtown Mountain View, a public surface parking lot (see Figure 1).

A small portion of the lot, approximately 164 square feet, is located along the rear of the adjacent property at 236 Castro Street, which was constructed in 1963. As part of due diligence for tenant improvements at 236 Castro, it was identified that a portion of the existing two-story commercial building, not merely a roof overhang, physically extends into this area.

The City has evaluated options to address this existing encroachment and determined that conveyance of the affected area is the most appropriate mechanism to align property boundaries with the current building footprint.

## **ANALYSIS**

The subject area is a minor, irregular portion of the parking lot located along the rear property line beneath a portion of an existing building. Due to its size, configuration, and location, the area does not function as a standalone or usable City asset. It is not accessible for independent use and does not support parking, circulation, or other operational functions of the lot.

The proposed conveyance resolves an existing encroachment condition by aligning ownership with the current built condition. The transfer would not result in any loss of parking spaces, changes to circulation, or impacts to public access or use of the Bryant Street Parking Lot.

Staff evaluated retention of the property and did not identify a feasible municipal use given the physical constraints of the site and the presence of the existing building encroachment. Retaining the property would result in a small, constrained area that is not usable on its own and does not support any City operations.

An independent appraisal was obtained to establish fair market value, and the proposed purchase price of \$44,000 is supported by that valuation, reflecting the limited size and constrained nature of the property.

The conveyance and lot line adjustment must be completed before the building can be occupied, consistent with the approved building permit plans. This ensures the property boundaries are corrected prior to final inspection and use of the building.

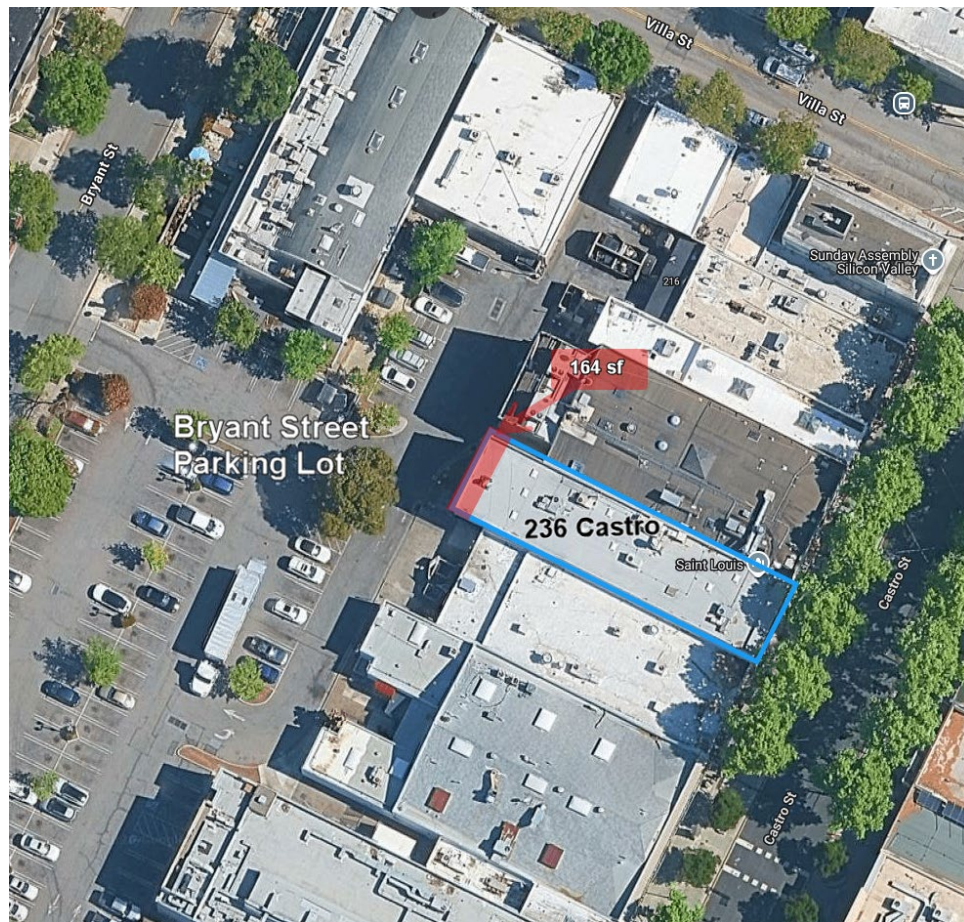


Figure 1: Location Map

### **FISCAL IMPACT**

The City will receive \$44,000 in one-time revenue from the sale of the property. There are no ongoing fiscal impacts associated with the proposed action.

### **LEVINE ACT**

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: [www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html](http://www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html)

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

### **EXEMPT FROM THE LEVINE ACT**

Contract valued under \$50,000

### **ALTERNATIVES**

1. Do not authorize the conveyance and retain City ownership of the property.
2. Direct staff to pursue an alternative mechanism, such as an easement or license, to address the encroachment without conveying the property.
3. Provide other direction.

**PUBLIC NOTICING**

Agenda posting and a copy of the report was provided to the adjacent property owner.

Prepared by:

Angela LaMonica  
Real Property Program Administrator

Approved by:

Jennifer Ng  
Public Works Director

Audrey D. Seymour  
Assistant City Manager

Attachment: 1. Resolution