



Date: 09/20/21

STC Venture LLC
901 Mariners Island Blvd #700
San Mateo, CA 94404

Project: 2021-7391 **Plan Submittal:** 1

Address: 200 S TAAFFE ST

Description: Exterior Changes required as part of the Conditions of Approval for SDP 2020-7262. Changes include relocation of balconies on the new street and Taaffe, ground floor changes around the square and lobby treatment on Taaffe. Includes change/update to the planters on the south side of McKinley and changes from tabled to standard intersections at McKinley & Murphy and Vargas and Murphy.

The Department of Community Development, Planning Division has reviewed your application for a Miscellaneous Plan Permit (MPP) at the above referenced address. Please refer any questions to Shaunn Mendrin at (408) 730-7431.

The Planning Division has APPROVED your application subject to the following conditions:

Exterior Storefront Changes (need new exhibit)

1. Ground floor storefront glazing shall be comprised of the following:
 - a. An 11'6" first level glazing and a 3'6" transom for a total storefront glazing height of 15'.
 - b. Entry doors shall be a minimum of 9' high with a 3'6" transom above.
 - c. Exterior materials and sign locations shall comply with the elevations dated 8/17/21.
 - d. Signs shall be located in the areas noted in the aforementioned elevations.
2. The applicant shall proceed with an update to the Tenant Design Guidelines to incorporate the changes included in this application and coordinate with 200 W Washington and 300 S Mathilda.
3. Each tenant shall apply for a sign permit through Planning prior to submitting for a building permit for new signs and they shall be consistent with the Tenant Design Guidelines.

Planters on the South Side of McKinley

1. The existing planters shall be replaced with 6 foot wide Wausua planters as provided in the plans dated 9/1/21.
2. The applicant shall work with the project landscape architect to see if a grouping of three planters (Large, Med, Small) can be used or as an alternative, a rectangular planter to compliment the planter wells on the north side of McKinley.
3. Tree species shall provide sufficient height to balance the pedestrian scale adjacent to the Target building and shall be appropriate for container growth.
4. Tree planters shall be spaced approximately every 30 feet on center.
5. Existing pavers that become exposed due to the new planter size or location shall be pressure washed and cleaned of mineral deposits. Truncated domes shall also be cleaned or replaced (matching the City standard).

New Street (Vargas Terrace)

1. New street design and configuration shall comply with the 9/1/21 design configuration.

Intersections at Murphy Ave at Vargas Terrace and at McKinley Avenue

1. The intersection configuration at Vargas Terrace and McKinley Avenue shall be changed to a standard intersection configuration consistent with DSP and City standards.
2. The intersection configuration at Vargas Terrace and Murphy Avenue shall be changed to a standard intersection configuration consistent with DSP and City standards.
 - a. The east west crosswalks may be constructed with stamped asphalt in a pattern and color combination that matches the DT-9 standard. This will be an interim measure until Subblock 6 is constructed and completed. If Subblock 6 is not constructed and completed within 5 years, temporary condition shall be replaced with the DT-9 standard at the full expense of the applicant. The Director of Community Development may approve up to one extension time (time may vary depending on need and reasoning from applicant).

If you are in disagreement with this decision, you may appeal the decision to the Planning Commission within fifteen (15) calendar days of the date of the date of this notice. Appeals must be submitted in writing along with an appeal fee. Planning Fees are subject to change every fiscal year, please verify fees with Planning Division staff.