



Stantec Architecture Inc.
1383 North McDowell Boulevard Suite 250, Petaluma CA 94954

September 20, 2018
File: 2014048022

City of Santa Clara Planning Division
1500 Warburton Avenue
Santa Clara, CA 95050

Reference: McDonald's – 3509 Homestead Road, Santa Clara, CA

CONDITIONAL USE PERMIT COMPLIANCE

The proposed project is to re-image and remodel an existing McDonald's located at 3509 Homestead Road, Santa Clara, California. The renovation will include both exterior and interior work. The following issues have been identified

Bike Lockers

The current site operation is primarily vehicle driven and void of any bicycle storage units. McDonald's would like to develop a broader pedestrian client base and has integrated bike lockers and racks. The path of travel from the public sidewalk to the entry doors will be barrier free and ADA compliant. Bikers can access the site along this path with the racks and lockers at the front of the structure and isolated from the vehicular traffic.

Site Lighting

A concern has been noted that site lighting is inadequate – there currently is spillage onto the adjacent residents while providing poor lighting conditions on site. One being a nuisance and the other a security issue. The primary concern is the north eastern parking lot. McDonald's, under separate application will be providing new site lighting with attention placed on optimizing lighting levels at the parking lot while minimizing spillage on the residents to the north.

Drive Thru Lane

The current single lane drive thru will be reconfigured to accommodate a dual lane ordering program. The proposed side-by-side drive-thru order points (two ordering kiosks and two payment/pick-up windows) would both increase drive-thru queuing capacity and minimize potential queue spillover into the parking area. By increasing the efficiency of the drive-thru, the maximum queue length and time spent in queue is decreased. This results in a reduction of vehicle emissions.

Landscaping

The sites mature landscape will be refreshed and irrigation repaired as required. In addition, three new trees will be added to the northern property line to provide a natural screen for the adjacent residential neighbors.



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Please feel free to contact us for any additional information regarding this project.

Regards,

STANTEC ARCHITECTURE INC.

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