



February 23, 2021

Erin Walters, Associate Planner  
Community Development Department  
110 East Main Street Los Gatos, CA 95030  
Direct: 408-354-6867 Office: 408-354-6872

Re: Variance Application and CUP Modification - McDonald's Drive-Thru Addition – 15475 Los Gatos Blvd.

### **Written Description of Proposed Work**

An application for a variance from the Town Code and modification to the CUP is being submitted to allow drive-thru use in the existing McDonald's restaurant located at 15475 Los Gatos Blvd. A single drive-thru lane is being proposed with an entrance at the southwest side of the property. New order and pick-up windows will be installed on the eastern side of the building but will not alter the exterior design. The existing ADA parking stalls facing Los Gatos Blvd will be reconfigured to fit the new drive-thru lane. Several parking stalls on the south side of the property will be removed to accommodate the drive-thru, but there are more than enough parking remaining to meet code.

The entrance to the drive-thru will be marked by a gateway sign and clearance bar, see attached specification. There are 2 sets of ordering points laid out in a tandem configuration, one in front of the other. Each order station will have an order canopy with built in speaker box and an outdoor digital menu board, see attached specifications. Pavement markings like arrows and drive-thru signs will help guide the vehicular flow within the property.

### **Letter of Justification**

McDonald's is proposing to add drive-thru in this location to meet the increasing demand for drive-thru ordering, most evident during the recent pandemic. Allowing drive-thru use in the restaurant will provide the community the option to order food in a safer and healthier way. The effects of the pandemic to the user's needs and behavior requires a change in the existing built environment. Patrons are demanding contactless ordering to reduce the risk of being infected with Covid-19. The addition of drive-thru will also assist in increasing revenue for the restaurant since the business has been impacted negatively by mandatory closure of the dining room.



### Response to CDAC Comments

Below are responses to relevant comments/questions provided on the minutes of the CDAC hearing held on December 9, 2020.

Comment	Response
Reduce the volume of the outdoor menu speaker	The volume of the outdoor menu speaker can be manually adjusted to meet required decibel levels. The speaker volume level can be adjusted to as low as 65 decibels at a distance 4 feet on axis to the center of the speaker. The sound diminishes at the rate of 6 decibels every time the distance from the sound source is doubled. Please refer to the attached specification for drive-thru speaker system - 3M Wireless Communication System Model XT-1.
Provide screening between business and residential uses to reduce the noise from the outdoor menu speaker.	Landscape screening is proposed to reduce the noise from the outdoor menu speaker. Refer to revised site plan showing additional trees on the existing landscape planters.
Need more information on how the use affects traffic.	Traffic queueing analysis is attached to provide impacts of the proposed drive-thru to traffic. Per the report, the drive-thru will have the capacity for approximately 8 vehicles, which accommodates the 85 <sup>th</sup> percentile queue length of 7 vehicles, an appropriate queue storage. Due to the large size of the site, any overflow can spill to the drive aisle at the rear of the property. It is highly unlikely that the vehicle queue will reach Los Gatos Blvd and won't cause blockage to site entrances.

Thank you for all of your assistance on this project. If you have any questions, please feel free to contact me at (909) 467-8937.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Yao', with a stylized flourish at the end.

Mike Yao  
Project Manager  
909-467-8937

