

From: [Rebecca Vaughn](#)
To: [Phil Boyle](#); [Adam Wolff](#)
Cc: [Todd Cusimano](#)
Subject: FW: Resto Hardware
Date: Tuesday, November 7, 2017 12:04:59 PM

Please see below for correspondence re: Restoration Hardware

-----Original Message-----

From: Amanda Baker [<mailto:bakerfamily5@live.com>]

Sent: Tuesday, November 07, 2017 11:57 AM

To: Jim Andrews; sloancbailey@yahoo.com; condon94925@yahoo.com; delfurst@gmail.com;
bobrvasio@comcast.net; Rebecca Vaughn; Todd Cusimano

Subject: Resto Hardware

Please please please dont expand Resto into the parking lot! Nov and Dec parking is bad enough as is the traffic during these months!! I live in East Corte Madera and I dont approve of this expansion!!!!

Amanda Baker

Sent from my iPhone

From: [Stacey Lescht](#)
To: [Phil Boyle](#); [Adam Wolff](#); [Doug Bush](#)
Subject: Restoration Hardware Building
Date: Tuesday, November 7, 2017 2:06:57 PM

Please DO NOT allow for the paving of the gravel lot on our beautiful marsh.... and please do not allow Restoration Hardware to come in with some massive superstore.

This process has lacked transparency and seems to be pushed through.... Seems to be just about \$\$\$ for Corte Madera....as if the property taxes aren't enough. It is a blow to our community and the marsh area.

As a resident, voter and tax payer, I will be extremely disappointed if this proceeds.

Thank you
Stacey Lescht
Mariner Green, Corte Madera
[415-450-8087](tel:415-450-8087)

From: [Nadia volk](#)
To: [Phil Boyle](#)
Subject: STOP THE RESTORATION HARDWARE PROPOSAL AT THE VILLAGE
Date: Tuesday, November 7, 2017 9:13:21 PM

As a long-time resident of Corte Madera (35 years) I have seen many changes. The most notable of which is traffic congestion and lack of suitable parking at both the Village and Town Center malls. Second most noticeable is obscene structures like the RH project proposed, and of course, Win Cup. Everyone I know already avoids the Village because of horrible parking problems (super small spots and no availability) and because shopping online is a thousand times easier and quicker. The RH proposal is an eyesore, unnecessary since no one goes to stores anymore, and in conflict with the history and values of Corte Madera residents.

Nadia Volk
107 Mariner Green Drive
Corte Madera, CA 94925

From: [Becky Reed](#)
To: [Adam Wolff](#)
Subject: Restoration Hardware
Date: Wednesday, November 08, 2017 11:25:14 AM

Hi Adam,

I posted this on NextDoor yesterday, in favor of the Restoration Hardware project. To be official, I'm sending it to you and I assume you can forward it to the planning commission, and anyone else it should go to.

(FYI: It has generated six responses in support of the project and 20 "Likes" so far.)

Becky

RESTORATION HARDWARE -- SUPPORT SIDE

I'll admit it, I haven't jumped into the discussion about the Restoration Hardware project because I didn't want to set myself up for the attacks that I knew would come. Maybe for just this one thread, can I propose that ONLY those in support of the Restoration Hardware Project write their thoughts? There are lots of threads where the opposition has stated their case, some respectfully but some with name-calling and character assassination. It's that latter group that has scared me off. And talking to lots of people around town, it has silenced them too. So again, OPPOSITION: PLEASE DON'T COMMENT ON THIS THREAD. Please let it be a safe space for the quieter side of the discussion, in case anyone chooses to comment. The reasons why I support this project: - I have been at many presentations in the past few years, as the RH plans developed. They listened, and the plans have been changed in response. - This is a mall, and it was a mall when we moved here 28 years ago. We knew we'd live close to retail, as did most Corte Maderas when they moved here. It's a completely different situation from Wincup, so I don't think they should be equated. - Malls are always crowded at Christmas time. Rather than ask malls to provide enough parking for those peak times, I propose you vote with your dollars. If you don't like the crowds, don't go there. - Retail is changing, but RH's new galleries, featuring showrooms of fine furniture, have proved to be very successful. (Again, it is not a sales room -- no deliveries or pick-ups of purchases.) - And finally, I am actually looking forward to this addition to our community. I plan to spend time on their rooftop terrace (open to the public), having a picnic lunch with friends or reading a good book, enjoying the 360-degree views including the hills and the bird sanctuary (a better view than exists almost anywhere else in town, in fact.) Thanks for letting me have my say.

From: [Nick Javaras](#)
To: [Phil Boyle](#)
Subject: RH.
Date: Wednesday, November 8, 2017 11:55:12 AM

Hi Phil, I will be out of town all next week but I trust that by now, you have the essence of my concerns and they will be addressed. If you haven't noticed on NextDoor there are many people who are also concerned about those 160 parking spaces at the main entry. There is another location which i will address in my meeting with Macerich tomorrow.

Sent from my iPhone

From: [mary](#)
To: [John Howard](#); [Phil Boyle](#)
Cc: merrimac@ymail.com; [Robert Bundy](#)
Subject: Gravel Lot/ Staging area Lost?
Date: Wednesday, November 8, 2017 12:16:27 PM

Dear Lee, John, Bob and Phil,

After further perusal of RH website, my concern shifts from the aesthetics loss to the potential loss of the Gravel Lot for drills and staging of disaster related public services. You are aware BELVEDERE, Tiburon and East Corte Madera are landlocked in the scenario of a blocked 101 freeway. While I have seen helicopters land near the Civic Center ponds as necessary for government business, I have taken great comfort in our public gravel lot for urgent care access, evacuations and trainings.

How is access enhancement for shoppers more important than fire authority and disaster rehearsals and urgent response capability?

Please let me know your thoughts, since you are all more experienced. I am just now learning about Corte Madera Village and Town apparent priorities.

Also, sorry I was not able to attend the Drill 11/5 due to working Sundays.

Mary Shirley,
MCNA medical team member
415 599 5181
307 GHP

Sent from my iPad

From: [Rebecca Vaughn](#)
To: [Adam Wolff](#); [Phil Boyle](#)
Subject: FW: Concerning the Restoration Hardware expansion
Date: Wednesday, November 8, 2017 2:17:18 PM

Hi Adam/Phil – The correspondence below was addressed to the Town Council. I have forwarded it to the Council, but I am sending it to you, as well, in case it should also be sent to the Planning Commission.

Rebecca

Rebecca Vaughn

Town Clerk / Assistant to the Town Manager

Town of Corte Madera

(415) 927-5085

<http://www.townofcortemadera.org>

Click [here](#) to sign up to receive updates and information about meetings and events in the Town of Corte Madera

From: James Sullivan [mailto:jaimetud@gmail.com]
Sent: Wednesday, November 08, 2017 12:33 PM
Subject: Concerning the Restoration Hardware expansion

Dear Corte Madera Town Council,

It has recently come to my attention that Restoration Hardware in The Village shopping mall is intending to expand and eradicate several hundred parking spaces. I shouldn't have to explain why this sounds like a bad idea, but as a resident of this area for the majority of my life, I'll do my best.

For starters, the traffic around here gets bad enough as it is, but around the holidays, it gets REAL bad. There's a lot of folks that are going to be using that parking space and if they have no place to park, there's going to be chaos. No one's going to want to shop there, fewer people are going to be ABLE to shop there and when they do, they're going to search elsewhere for their shopping. That's going to be very bad for local business.

We hope you can reconsider letting them expand their business. Thank you.

Sincerely,
James Sullivan

From: [Susan D. Sullivan](#)
To: [Phil Boyle](#)
Subject: Restoration Hardware proposal at the Village
Date: Wednesday, November 8, 2017 3:02:37 PM

Please don't let Restoration Hardware build a new building and remove 160 parking spaces at the Village.

I live in Marin Estates and the current traffic generated by the Village is terrible in November and December. And this is with people using the overflow parking in the gravel lot.

It's good to have the overflow parking available during holiday season and on busy weekends during the year. It's also a wonderful space for special events. Schools hold fundraisers there, Microsoft hosted a free Kelly Clarkson concert for the community, and recently we have had a circus. By leaving it as it is, we have the flexibility to use it for community events in the future.

No matter how the gravel lot is upgraded, if 160 parking spaces are removed, and additional shopping/restaurant space is added, there will not be enough parking. If we currently do not have enough parking, then by adding more businesses, we will really have a problem.

Many of us in the community voiced our objections in person at council meetings in the past. I plan to show up again to protest this project in November. How many times must we say no? There is simply not enough parking for this project.

Please vote no against this project.

[Here is an email I sent to the town council after the last meeting in February 2016 voicing my concerns and questions about this project. I did not hear back from anyone. Can you answer my questions below?](#)

I live at 30 El Camino Drive in Corte Madera and was at the recent council meeting concerning the expansion of Restoration Hardware and possible plans for the gravel lot. I have some concerns and questions. I have bolded the questions to make it easier to answer (not to be obnoxious).

Someone at the meeting said they thought it would be good to pave the gravel lot so that the water runoff would run through filters before going to the bay. The storm drains that drain the streets with runoff from parking lots in our neighborhood currently run directly into the bay. The storm drains are marked with a sign stating this. I am not sure about the Village parking lots. **Does the water that runs off the Village parking lot run into a filter system? If so where is this located?** I would like to see it. If not, the Village should filter this water before we pave and filter a much smaller parking lot in the gravel area. **What about all of the other parking lots in Corte Madera, are we going to add filters to all of them?** I believe they currently run into the bay.

I am also very concerned about the parking situation. The gravel lot is already used on weekends all year round, and from October through December it is used during the week as well. According to parking calculations 393 more parking places are needed if Restoration Hardware expands. The plan for the paved and striped parking lot allows for 428 parking spaces. So it appears we will have an extra 35 spaces if it is paved. That would be so if the gravel lot was currently NOT in use. But this is not the case. **On weekends and during the months of October through December where are the extra 200 to 300 cars, that currently use the gravel lot, going to park?** By allowing the expansion we will not have more parking spaces we will have fewer parking spaces. This is not a small problem.

As James Andrews pointed out, if you do a parking study for the current configuration of the shopping center, you will probably find out the existing parking lot is inadequate. Or you can look at the cars parked on the gravel lot and come to the same conclusion. The Tam Ridge apartments were built with inadequate parking. Please do not allow the same mistake with the Restoration Hardware expansion project.

Another big issue is the traffic around the Village. **Do we need more traffic congestion in this area?** I don't think we do. During peak traffic time cars back up and block the flow of the southbound and northbound freeway off-ramps making it difficult for people in east Corte Madera to get home. If we add more traffic to this area it may cause cars to back up on the freeway like it backs up in Mill Valley. Do we want this?

The gravel lot is occasionally used for special events such as the free Kelly Clarkson concert sponsored by Microsoft and for school fundraisers. If the lot is paved this will no longer be an option for the people of Corte Madera. **Do the people of Corte Madera want to give this up?**

At the meeting the council decided to study this project. With a quick look you can see the numbers don't add up. **Is it necessary to spend time and money on a parking study and an environmental impact study and a traffic study? Who will pay for these studies?** I hope it is Restoration Hardware and not the citizens of Corte Madera.

Thanks for listening to my thoughts. I look forward to receiving answers to my questions.

Susan Sullivan
415-924-0690
susandsullivan@comcast.net

From: [Keith Angerman](#)
To: [Phil Boyle](#)
Subject: Restoration Hardware project
Date: Wednesday, November 8, 2017 3:29:00 PM

Phil - I have a few general comments on the Village expansion Project. The Town web site is very difficult too navigate and find things so please forward this to whomever should be appropriate.

First comment has to do with general planning parking regulations. Allowing "compact" parking spaces is a very poor decision for the town. Portions of the Village and Town Center are generally inaccessible because of the concentration of compact parking spaces. Most of the spaces are occupied by large vehicles which limit the parking to every other space effectively reducing the number of available spaces. The Planning Department needs to amend their code and disallow compact spaces.

Then, regarding the Restoration Hardware project, I am concerned with the further reduction of parking. Moving parking farther away from the stores makes the shopping center less desirable to visit. I do not look forward to parking over on the gravel area and walking a few hundred yards to shop! It would better serve the community to have the new building on the fringe (out on the gravel lot) and have the parking more centrally located rather than move parking farther away from the stores. If compact spaces are allowed, parking will be further reduced.

thanks,
Keith Angerman
1 Spindrift Passage

November 9, 2017
Restoration Hardware Project -Input

Dear Town of Corte Madera Planning Commission,

First thank you for all you do. You have a big responsibility and I respect each of you for the time you spend working towards the well being of our town.

I'm writing in support of The Restoration Hardware project.

In my opinion the town has an opportunity to assist in adding an improvement to The Village, particularly at this time when retail business is declining in many places. We know that Internet purchasing, Amazon etc. is on the rise and that "walk in" retail is generally suffering because of it. If a successful business like RH believes enough in our town and our shopping center we should absolutely welcome them with open arms. This is an indication of a commitment and a positive outlook to good future financial health.

In my view, this new building is architecturally interesting. It will add a new, upbeat dimension to the center. We should stay "hip"...nothing worse than a stale shopping center, especially when they are so visible, as they are in our town.

It is my understanding that in general RH will be used by designers & professionals rather than walk in customers therefore I don't see a lot of extra car traffic generated here. It's a mess on the roads around our shopping centers at Christmastime no matter what, but also not likely a time when designers will be working. Locals and people shopping in the center will utilize RH then and have a lovely place to go for a respite from shopping. I understand the rooftop garden will be a park-like setting and a place to relax with great views, how wonderful is that!

RH has already proven themselves to be good partners in Corte Madera and I think they will continue to offer some nice things for our community, for this and the reasons above I support this project.

Suzi Beatie - 48 Key Largo Course, CM

suzbeatie@gmail.com

From: vacunning@aol.com
To: [Phil Boyle](#)
Subject: RE: RH proposal to buuild
Date: Thursday, November 9, 2017 10:29:44 AM

I am writing this email because I am unable to come to the planning commission meeting re: Restoration Hardware proposal to build a new store.

I oppose this proposal for the following reasons:

- Building a store in the middle of the parking area will impact other businesses since this area provides the stores in the middle of the mall with parking nearer to those stores. Retail malls are already feeling the impact of online shopping - does the town want to add to that problem when revenue from the mall is so needed?
- Older people will find the walk from the currently unpaved overflow lot a much longer walk to the stores where they shop.
- Older people tend to buy from stores instead of online so this will impact other businesses. There are already vacancies and this will create more.
- There is no business reason for RH to build a larger store: I have gone into the current store at various times of days as well as during the week and weekends and it is rare that there are more than 2 customers in the store. RH has not been very "healthy" for a while and if it has to declare bankruptcy there will be this behemoth building that will sit empty.
- The traffic is already horrendous anytime from 3:30 p.m. until 6:00 PM and later. I live off Tamal Vista and it is very difficult to try to go under the underpass to go north on weekdays. During the holidays it is impossible. The frontage road on the east side of 101 totally backs up which impacts Tamal Vista traffic trying to go north - the intersections on both sides of 101 already become clogged.
- The noise from building the two story building will be heard on the west side of 101 as will the building of the parking area - which will need to be stabilized to be paved!. I am so sick of noise - Tam Ridge took 5 years to build and I live right across from it. I can hear work being done on the frontage road and it all is very tiresome.
- The marsh next to the unpaved parking area will be disturbed due to the need to stabilize the land. The materials will impact the marsh and water in that area.

Hopefully my comments will be submitted to the Planning Commission so they can be considered along with others comments.

Virginia Cunningham
35 sandpiper Circle
Corte Madera, CA 94925

From: [Bob Bundy](#)
To: [Phil Boyle](#); [Adam Wolff](#)
Cc: [Peter Chase](#)
Subject: Fw: Restoration Hardware: parking
Date: Friday, November 10, 2017 1:57:12 PM

Phil and Adam, Cindy attended the TAM conference on the future of transportation that we attended last year.

Bob

----- Original Message -----

From: [Cindy Winter](#)

To: [Bob Bundy](#) ; jenniferkfreedman@gmail.com ; c1123@sbcglobal.net ; pc@vanacker.com ; plmetcalfe@comcast.net ; awolff@tcmmail.org

Sent: Friday, November 10, 2017 12:19 PM

Subject: Restoration Hardware: parking

Dear Planning Commissioners and Director Wolff:

The Restoration Hardware project looks very nice to me, and I'm hoping you will approve the FEIR.

However, I do believe you should make parking a secondary consideration, and here's why:

For the last two years, I have been following technological developments in the field of transportation and reporting regularly about them to TAM.

We are on the cusp of an historic change as disruptive as the rapid switch 100 years ago from the horse and buggy to the combustion engine. Autonomous vehicles will be arriving sooner than many expect.

The New York Times, November 8th, Page B-6, reports that Waymo (a Google offshoot) is now testing on public roads cars without a driver ready to take over in an emergency. This is a huge step forward.

The ultimate goal of software developers is to provide AV cars on demand, just as a utility provides power on demand; the AV's would take people where they want to go, drop them off, then leave to provide a ride for other customers. Thus, no parking would be required.

With such a system, private car ownership is less necessary and will decline. Early adopters will save a great amount of time and money, and as the news spreads others will make the transition. Urban planners get giddy at the thought of reclaiming land and buildings for new uses. This is a constantly recurring vision amongst those working on the new technology.

In the face of these anticipated changes, and other high tech changes also under discussion, should plans for the RH building with its long life span be based on habitual parking assumptions that will soon become outmoded?

I suggest that parking concerns be evaluated, as best you can, with our evolving future in mind.

Sincerely,

Cindy Winter

826 S. Eliseo Drive

Greenbrae (Larkspur)

cinhiver@gmail.com

From: wconrow@aol.com
To: [Robert Bundy](#); [Jennifer K. Freedman](#); [Charles Lee](#); [Peter Chase](#); [Phyllis Mefcalfe](#); [Adam Wolff](#); [Tracy Hegarty](#); [Phil Boyle](#)
Subject: RH Proposed Project and Parking Lot should be Denied
Date: Monday, November 13, 2017 1:48:10 PM

Dear Corte Madera Town Planners—

I urge you to reject the Village and Restoration Hardware's ("RH") applications to build a massive stand alone store in the middle of the parking lot at the Village and to asphalt the wetlands to create a new parking lot.

The proposed building is too massive. It would drastically change the look and feel of the Village. It would obscure the views of the rest of the mall complex when you pull in.

Massive—taller than anything around, and about half the square footage of Macys but blocking the middle of the mall, the proposed building in the middle of the mall is too overpowering. In addition, the mall does not need another large restaurant.

The story poles that were erected are extremely deceptive. They are actually more like story "strings". RH should have been required to build them out of 2x4 wood so the public could get a more accurate sense of just how massive and invasive the proposed building would be and so they could see how much parking lot space it would take up in the middle of the mall. A homeowner doing a remodel addition would have been required to put up more substantial story poles than what RH erected.

The proposed building is taking away the prime parking spots in the center of the whole mall complex. It is not fair to the other tenants for their patrons to lose centrally located parking spots just because RH wants to build a massive showroom. These spots are the best because they are in the center of the mall and in very close proximity to the other stores. It hurts business for the other mall tenants if these close parking spots are lost.

The proposed replacement parking is too far away from most of the mall. While the gravel area is used during the holidays for overflow parking, that is very different than relying on that area for normal year round parking. And while close to Nordstrom, it is not convenient for any of the other stores in the mall.

Moreover, the wetland area should not be turned into a permanent paved parking lot. It is a beautiful, natural setting and it should not be permanently altered with an asphalt parking lot.

RH should find a different location in the town of Corte Madera to build their massive building, but it should not be part of the Village. If the Town were to allow them to build at the Village, it should be a much smaller building, it should be built out of the way so it is not taking the central prime parking spots for the whole mall, and the wetlands should not be turned into a parking lot.

Sincerely,
Laura Kulhanjian



Michael J. Harlock A.I.A.

Architecture & Interiors

Corte Madera Planning Commission & Planning Staff
c/o Adam Wolff and Phil Boyle
300 Tamalpais Ave. Corte Madera, CA. 94925

November 13, 2017

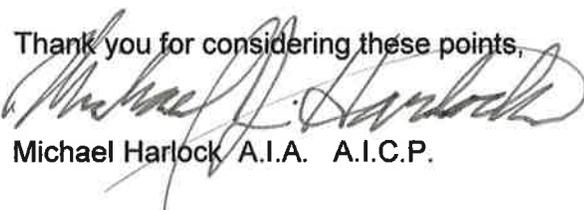
RE: Restoration Hardware (Please copy and distribute to Planning Commissioners)

Dear Planning Staff and Planning Commission,

Following are my comments on RH's current applications and, hopefully, some suggestions as to how to improve the project, based on several years planning this type of center. I support Restoration Hardware's well-designed building and believe it will strengthen the retail drawing power of the Village leading to improved tax revenues. If one were to plan a mall with three anchors from the start, this is where the third anchor should be; linked to pedestrian flow at the "crossing point".

1. The footprint of the new building and fire department requirements result in an inefficient parking layout near RH. If the building were longer in the east west direction and the Fire District could be convinced they could have adequate access with adjacent double loaded aisles on the north and south, as many as 50-60 existing spaces could be retained.
2. I have discussed with RH's representative creating a pedestrian "arcade" through the building from east to west; creating an inviting building entrance on the east, allowing shoppers a rain-shielded path past the restaurant to the center of the Village.
3. While I don't believe it's the Town's role to dictate retail users or strategies to MaceRich or its tenants, RH's evolving gallery concept would be more welcome and successful at this location if the lower floor had at least some space devoted to off-the-shelf items such as those many of us love to browse at the holidays. This would increase sales and attract more shoppers to the store, which has been pejoratively characterized as a showroom for high-end designers.
4. It should go without saying that MaceRich, in conjunction with RH, should employ all possible strategies to reduce and consign employee parking to the "gravel lot" including shuttles, valet, ride-sharing incentives, and additional security. It might be worth considering moving the ring road further out (to the northeast, so more spaces are adjacent to the Nordstrom end, similar to Macy's on the south. This would also reduce speeds and "101 cutting" using the ring road.
5. An additional community amenity could be provided by designing the outer gravel lot parking so that it could better accommodate special events such as the Circus and fund raising events for SPARK etc., thus distributing parking demand at those times.
6. As I have pointed out on NextDoor, the retail sector is not static. One is mistaken to assume iconic brands like Macy's will not successfully respond to the challenges brick and mortar retail faces with on-line sales. And technologies such as parking demand apps and site sensors may soon reduce the stress of finding a parking space at busy times.
7. Similarly, existing traffic at Tamalpais is subject to improvement over time; by a new, east-west pedestrian/bike bridge to connect the malls and bus stops; and the southern crossing goal in the General Plan, which would divert East Corte Marin traffic from using Tamalpais.

Thank you for considering these points.



Michael Harlock, A.I.A. A.I.C.P.

RECEIVED

NOV 13 2017

TOWN OF CORTE MADERA