

RH

Amended Project Description

March 1, 2018

INTRODUCTION

RH, (formerly known as Restoration Hardware) submitted a series of applications with The Village of Corte Madera, LLC (“Co-applicants”) in which certain improvements were to be constructed at the Village of Corte Madera Shopping Mall (The “Village”) and the “Gravel Lot” owned by the Town of Corte Madera. The improvements to be constructed were an approximate 46,000 sq. ft., two-story RH “Next Generation” Gallery including a ground floor restaurant and a roof top scenery loft also with various improvements to the Gravel Lot. Those applications were approved by the Corte Madera Planning Commission on November 14, 2017 through CMPC Resolution No. 17-022 and by the Corte Madera Town Council on December 5, 2017, with the passage of Resolution Nos. 54/2017, 55/2017, 56/2017, 57/2017 and Ordinances 973 and 974. Applicant RH, now requests certain revisions to some of the approved applications as explained in this Amended Project Description. For reference, the list of existing approvals by the Corte Madera Town Council is set forth at the end of this Amended Project Description.

APPLICANT REQUEST

RH, (formerly known as Restoration Hardware) is requesting a Major Design Review through amendments to the approved Precise Plan Amendment for a home furnishing gallery (**Resolution #56/2017**) and the approved Conditional Use Permit for a ground floor restaurant (**Resolution #57/2017**), located at 1680 Redwood Highway, Corte Madera California at the Village of Corte Madera (“RH Gallery”). The proposed revisions to such Resolutions relocate the approved restaurant to the rooftop scenery loft, reduce the building’s footprint and modifies the ground floor to create inspiring exterior garden settings and also includes limited architectural changes to the exterior of the building. The proposed revisions result in a less impactful building footprint with a decrease of approximately 2,000 sq. ft. of gross floor area, resulting in a new total gross floor area of less than 42,000 sq. ft. The building height remains unchanged.

Curators of Inspiring Spaces

As curators of inspired design, RH is obsessed with great architecture. The RH Vision is to create spaces that reflect human design, balance, symmetry and the golden mean. The new RH Gallery is an exceptionally beautiful design that is appropriately scaled and befitting the prominent location in the Village of Corte Madera Shopping Mall. The RH Gallery is to serve as a focal point of the Village, designed with outdoor garden spaces that transcend into the entrance of the Mall availing itself to pedestrian amenities. This new RH Gallery will blend retail with residential, home with hospitality, and indoors with outdoors. The new RH Gallery is redefining the traditional store model to create an experience in Corte Madera that our clients aspire to live in, eat in, drink in and fall in love with - unlike anything else that exists in Corte Madera.

PROPOSED REVISIONS

Revisions to Precise Plan and Conditional Use Permit

The proposed revisions to the approved Precise Plan Amendment for the RH Gallery and the approved Conditional Use Permit for a ground floor restaurant will create a thoughtfully integrated experience of residential settings within a curated food and beverage experience. The site is arranged around a formal east – west axis that takes advantage of its location at the center (easterly) entrance of the Shopping Mall.

West Facade

The primary architectural revision is the relocation of the restaurant to the rooftop area. RH's intent is to create spaces that are inspiring, where customers enjoy an RH experience. By providing this rooftop amenity, customers experience an opportunity for a dining experience to include the incredible views of Western Corte Madera and Mt. Tamalpais. The architecture will include a greenhouse glass atrium enclosure, that will create a dramatic vista when viewed from the west. The greenhouse style glass atrium reflects and emphasizes the abundant fenestration featured on all sides of the building while maintaining the rooftop landscape experience. Here, guests will also discover a curated culinary experience conceptualized in partnership with RH Hospitality President and restaurateur, Brendan Sodikoff. A natural extension of the Gallery, the restaurant will offer a menu of fresh, local ingredients to be enjoyed in a welcoming, relaxed space where they will feel truly at home. At night, the café will only be dimly lit to respect the environments and residents on the north, south and western portions of Corte Madera. (See sheets A2.1, A2.2, A2.4 and A4).

North, East South Facades and Garden Settings

RH has created a ground floor garden setting on the north, south and east sides of the RH Gallery. The intent of the ground floor setting is to create a warm, serene inviting entrance and setting, transcending from an asphalt parking lot into an RH garden experience with heritage olive trees, additional greenery planted amongst decomposed granite, blue stone pavers all in a comforting setting that the public will experience and enjoy. The journey continues through the RH Gallery with paths that provides natural light and an inviting circulation walkway. As night falls the building's architectural details and gardens will be illuminated in a warm, painterly glow respectful of nature and the community. (See Sheets A2, A3, A2.5, A4 and A5).

Interior Revisions

The interior program has been slightly reorganized by adding a Grand Staircase, (already mentioned of the relocating of hospitality spaces (dining & support) to the roof, filling in the floor plates on the 2nd and 3rd floors and providing entry at the east elevations that allows visitors to pass directly through to the center mall courtyard. However, the overall site coverage remains virtually unchanged. (See Sheets A12, A13, A14, RHL1, RHL2 and RHL3)

CONCLUSION

Through the creation of an inspiring, yet appropriately scaled development at the Village of Corte Madera, the new RH Gallery will create an experience that blurs the lines between retail and hospitality and creates a space that is more home than store with fresh air and natural light. The relocation of the restaurant and creation of garden settings continues RH's intent of establishing a furniture and lifestyle brand above all, while the changes to the building only further the RH commitment to creating a dynamic and exciting addition to the Town of Corte Madera. RH respectfully requests the approval of the proposed Amendments to the Precise Plan and Conditional Use Permit.

EXISTING APPROVALS

As noted above the existing approvals by the Corte Madera Town Council include:

CMTC Resolution #54/2017 – EIR

CMTC Resolution #55/2017 – General Plan Amendment

CMTC Resolution #56/2017 – Preliminary Plan Amendment, Precise Plan Amendment, Design Review (with Conditions of Approval)

CMTC Resolution #57/2017 – Conditional Use Permit Application (with Conditions of Approval)

CM Ordinance #973 Development Agreement

CM Ordinance #974 Rezoning