



Case Study

Economic Development

“It’s creative solutions like this that are helping Patterson attract large businesses and grow the local economy. I can’t thank White Brenner enough for their commitment.”

—City Manager of Patterson

Opportunity

Restoration Hardware, purveyor of luxury furniture and other high-end home goods, was looking for a location for a major new warehouse and distribution center. The City of Patterson, with its central location and easy access to Interstate 5, would make a highly suitable choice.

Challenge

The nearby city of Tracy, which already operates a small distribution center for Restoration Hardware, was also lobbying to become the new distribution site. To achieve success, Patterson needed to be able to offer a powerful incentive Tracy could not.

Solution

Acting as city attorney for the city of Patterson, White Brenner applied its considerable land use expertise to enact changes to the city code that would expedite economic development projects. These updates placed Restoration Hardware in a position to obtain a grading permit within 50 days of submitting their original development application and break ground in less than 60.

Benefit

Assured of an expedited process, Restoration Hardware decided to locate in Patterson rather than Tracy. Construction is now underway to build a 1.5 million square foot distribution center that will bring over 350 jobs to Patterson, taking a significant step in reducing local unemployment.



Firm

White Brenner LLP is a law firm with deep roots in California. Based in the state's capital, we have a particular focus on sound public policy. Our lawyers and lobbyists work in the areas of government relations, regulatory matters, public law, political issues, ethics and conflicts of interest, real estate and land use, environmental and natural resources, water, litigation and more.

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