



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

Public Hearing
January 8, 2008

Honorable Mayor and
Members of the City Council

Title: Appeal and Call-Up of The Metropolitan Project (P05-205)

Location/Council District: 910 10th Street (northeast corner of 10th & J Streets),
Council District 1

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** directing staff to re-circulate the Draft EIR for the Metropolitan Project, with the analysis of the condominium/hotel development option, for 45 days prior to being reheard by the Planning Commission.

Contact: Michael York, Associate Planner, (916) 808-8239; Stacia Cosgrove, Senior Planner, (916) 808-7110

Presenters: Michael York, Associate Planner

Department: Development Services

Division: Current Planning

Organization No: 4885

Description/Analysis

Issue: The Metropolitan Project is a proposed high-rise tower, consisting of 320 residential condominium units or 190 residential condominium units/190 hotel rooms on 0.96+/- acres in the Central Business District Special Planning District (C-3-SPD) zone. The Planning Commission certified the EIR and approved the project on October 25, 2007 for development under either scenario.

The condominiums/hotel development option was not identified or analyzed in the Draft Environmental Impact Report (DEIR) that was circulated for public review and comment. Rather, the condominium/hotel option was first identified and analyzed in the Final Environmental Impact Report (FEIR). It was Environmental Services determination that the environmental analysis was essentially the same in either scenario and did not warrant the environmental document being re-circulated.

That determination not to re-circulate the environmental document with the condominium/hotel option to allow comments is the basis for the third party appeal to City Council. The project was also called-up to City Council by Mayor

Recommendation Approved:



Ray
Ray Kerridge
City Manager

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**Attachment 1
Background**

There are currently five structures on the proposed site that will be demolished for the project. The buildings include the seven-story Plaza Building (circa 1906) at 921 10th Street, the three-story RCA Building (circa 1940) at the corner of 10th & J Streets, the three-story Biltmore Hotel (circa 1850) on J Street, the two-story Broiler Restaurant Building (circa 1850) on J Street, and the former State Office Building (circa 1965) also on J Street. None of these buildings are listed on the City's Official Listing of Structures and Preservation Areas with Architectural or Historical Significance, and are reviewed as to their significance within the environmental document prepared for the project

In the 1990's, a high rise was planned on this part of the half-block to accommodate a larger concentration of City agencies. The City ultimately constructed new City offices behind the historic City Hall on I Street. The site was purchased by the current developer in 2005.

In 2002, a developer came forward and requested an Early Policy Review on the historic nature of the Biltmore Hotel and the demolition of the building. At this time the developer was not pursuing a development on the site. The City Council voted to table the item until such a time that a project was proposed on the site. The buildings on the site have been vacant for several years, with the exception of 921 10th Street. Since then the vacant buildings have become significantly deteriorated.

The project was heard at the Design Review and Preservation Board on August 16, 2006 for review and comment. From that meeting the Board identified the following: 1) revisit the plaza design; 2) strengthen the base of the building; 3) avoid monotony at the tower; 4) more contrast in color; 5) reduce massing at street level; and 6) elaborate on material types. The project was heard at the Design Commission on June 20, 2007 for review and comment in order to provide this Design Commission an opportunity to review the project. The project was heard at the Design Commission on November 29, 2007 with an intent motion to approve with conditions.

The Project was heard at the Planning Commission on June 28, 2007 for review and comment in order to provide the commission an opportunity to review the project prior to the formal hearing. The Planning Commission was mainly concerned with the street wall of the building on both 10th and J Streets and the lighting effects from the garage. The Planning Commission was also concerned that the same architect was designing two high rises across the street from each other and that there be adequate variation between the two. The Planning Commissions comments were forwarded to the Design Commission. The project was approved at Planning Commission on October 25, 2007 and appealed by William Kopper on October 31, 2007.

RESOLUTION NO.

Adopted by the Sacramento City Council

DIRECTING THE RECIRCULATION OF THE DRAFT ENVIRONMENTAL IMPACT REPORT PRIOR TO RE-HEARING BY THE PLANNING COMMISSION THE METROPOLITAN PROJECT (P05-205)

BACKGROUND

- A. On October 25, 2007, the City Planning Commission conducted a public hearing on, certified an Environmental Impact Report, and approved with conditions the Metropolitan Project. The decision of the Planning Commission was thereafter appealed to and called-up by the City Council.
- B. On January 8, 2008 the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010(C)(2)(d), and received and considered evidence concerning the Metropolitan Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing, and based on the findings of fact as set forth below, the City Council directs staff to re-circulate the Draft Environmental Impact Report (DEIR) for the Metropolitan Project with the analysis of the condominium/hotel development option for 45 days prior to being re-heard by the Planning Commission.
- Section 2. The City Council takes the action described in Section 1 based on the following findings of fact:

Environmental Determination: The addition of the 190 residential condominium unit/190 hotel room development option to the project description and the accompanying environmental analysis constitute significant new information and warrants re-circulation of the Draft EIR to give the public a meaningful opportunity to comment on the potential environmental impacts of the project, as revised, and the additional environmental analysis.

Attachment 3 Exhibits for Exhibits for 320 Condominium Scenario





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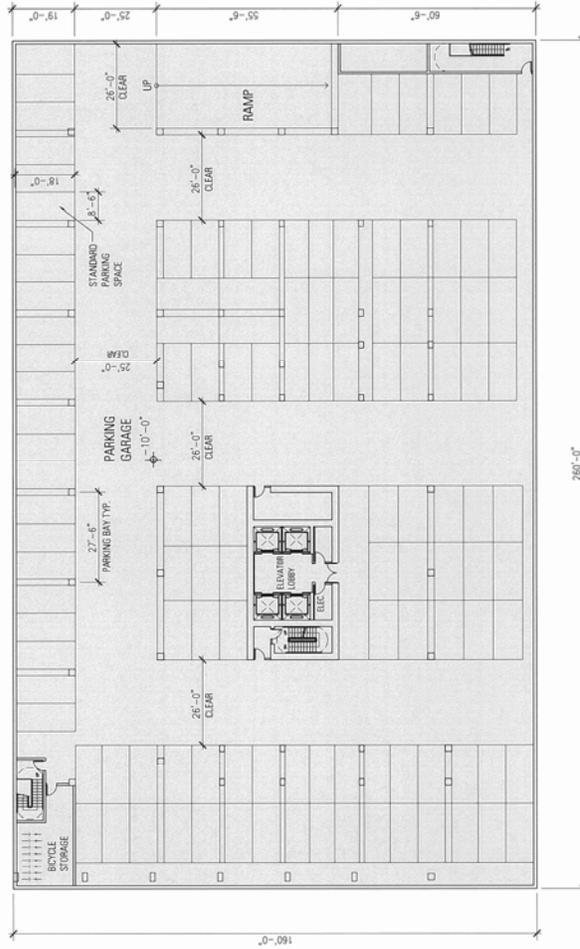
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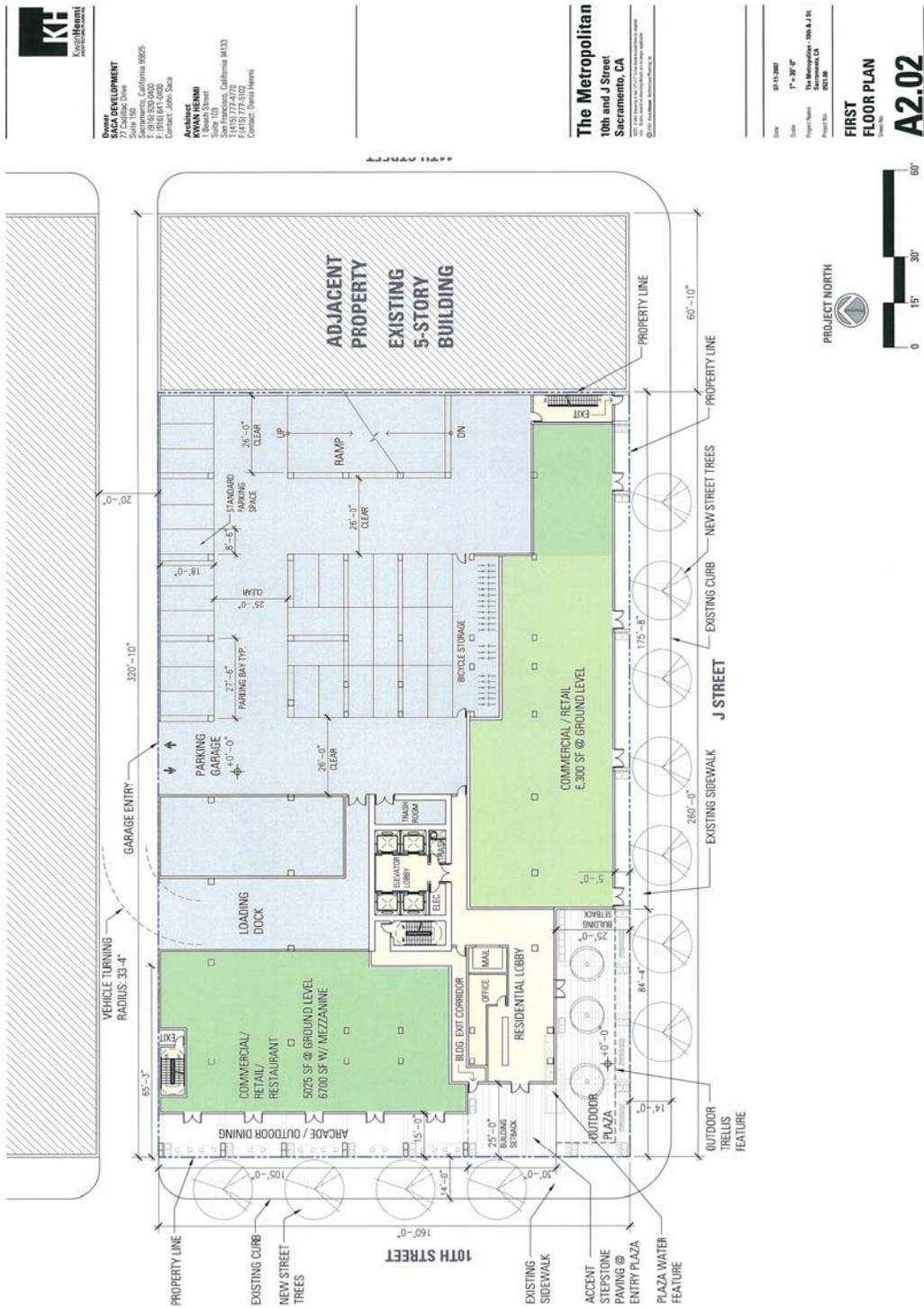
The Metropolitan
 10th and J Street
 Sacramento, CA

100% Complete
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Date: 01-11-2008
 Scale: 1" = 20' 0"
 Project Name: The Metropolitan - 10th & J St.
 Sheet No: A2.01

BASEMENT FLOOR PLAN
 Sheet No: **A2.01**







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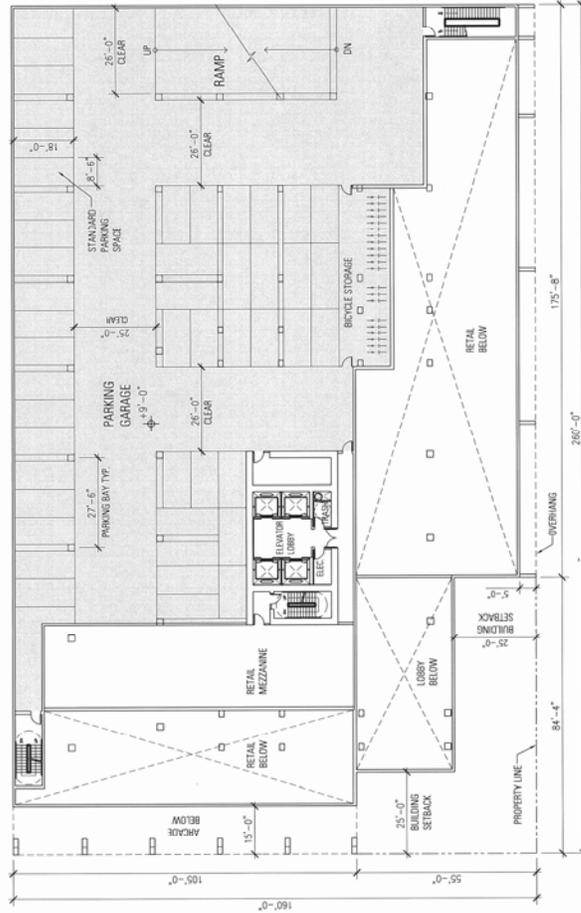
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The Metropolitan
 10th and J Street
 Sacramento, CA

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Date: 01/07/08
 Scale: 1" = 3/8" = 4'
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 052108

SECOND FLOOR PLAN
 Sheet No. **A2.03**





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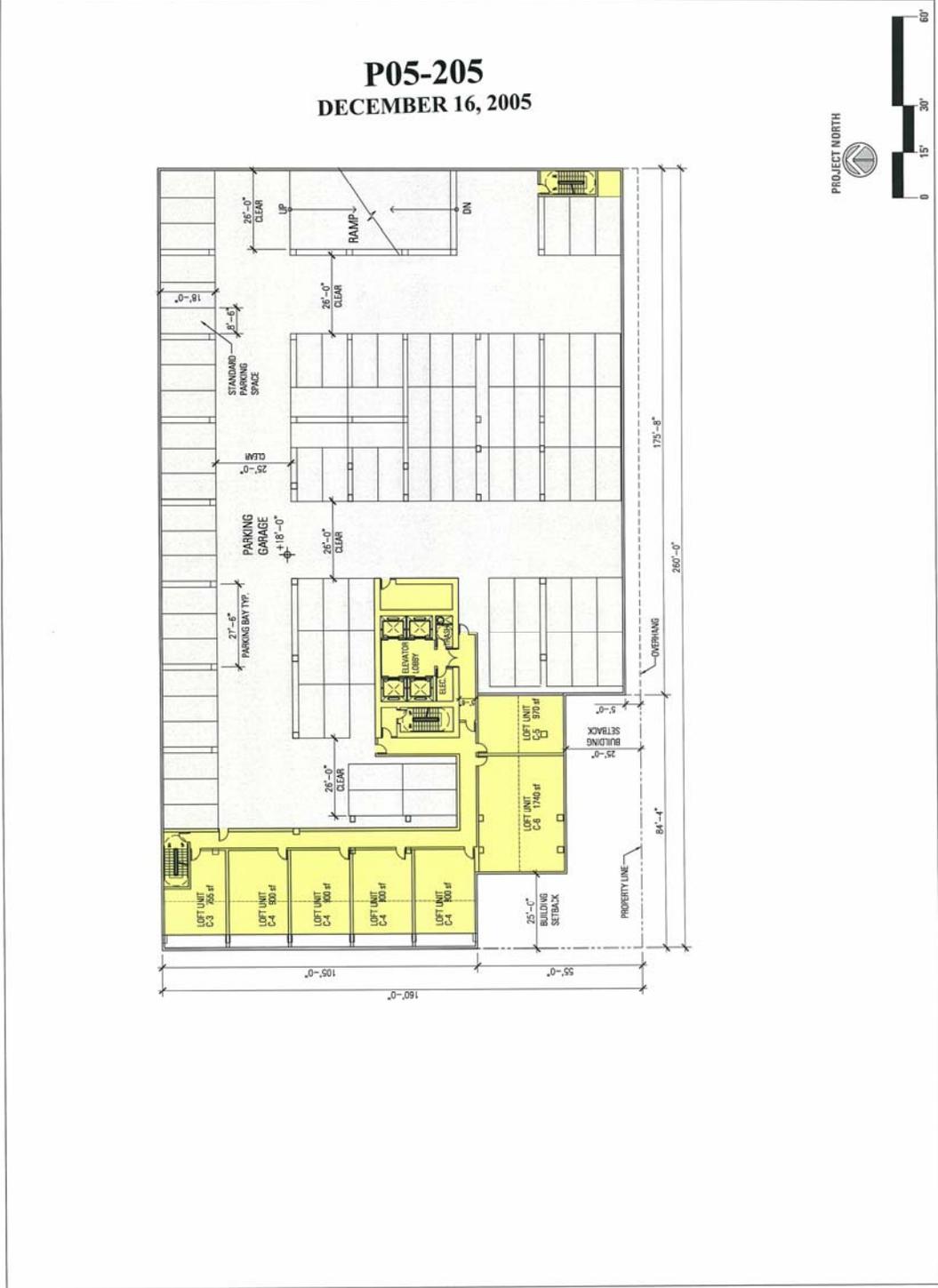
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PLANNING SUBMITTAL

Date: 12-13-2005
 Scale: 1" = 30'-0"
 Project Name: The Metropolitan - 10th & J St.
 Location: Sacramento, CA
 Sheet No: 0027.00

Issued For:
THIRD & FOURTH FLOOR PLAN

Sheet No.
A2.04
 12-13-2005





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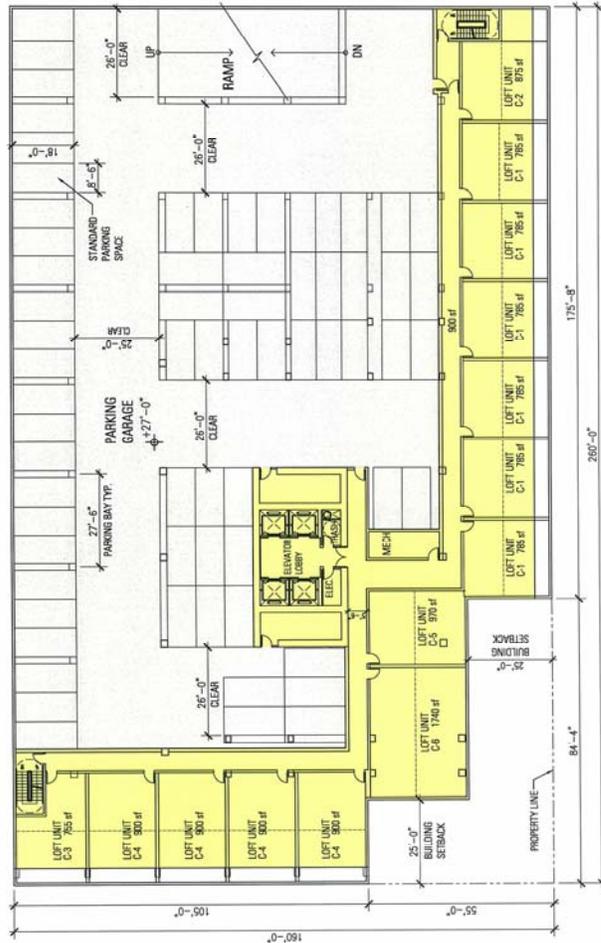
The Metropolitan
 10th and J Street
 Sacramento, CA

100% Plans Ready for P.C.D. The information on these plans is based on the information provided by the owner. The architect is not responsible for the accuracy of the information provided by the owner.

PLANNING SUBMITTAL

Date: 12/16/2005
 Scale: 1" = 30'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 05071208
 Drawing Title: **FIFTH FLOOR PLAN**
 Sheet No.: **A2.05**
 Date Plotted: 01/12/2008

P05-205
 DECEMBER 16, 2005





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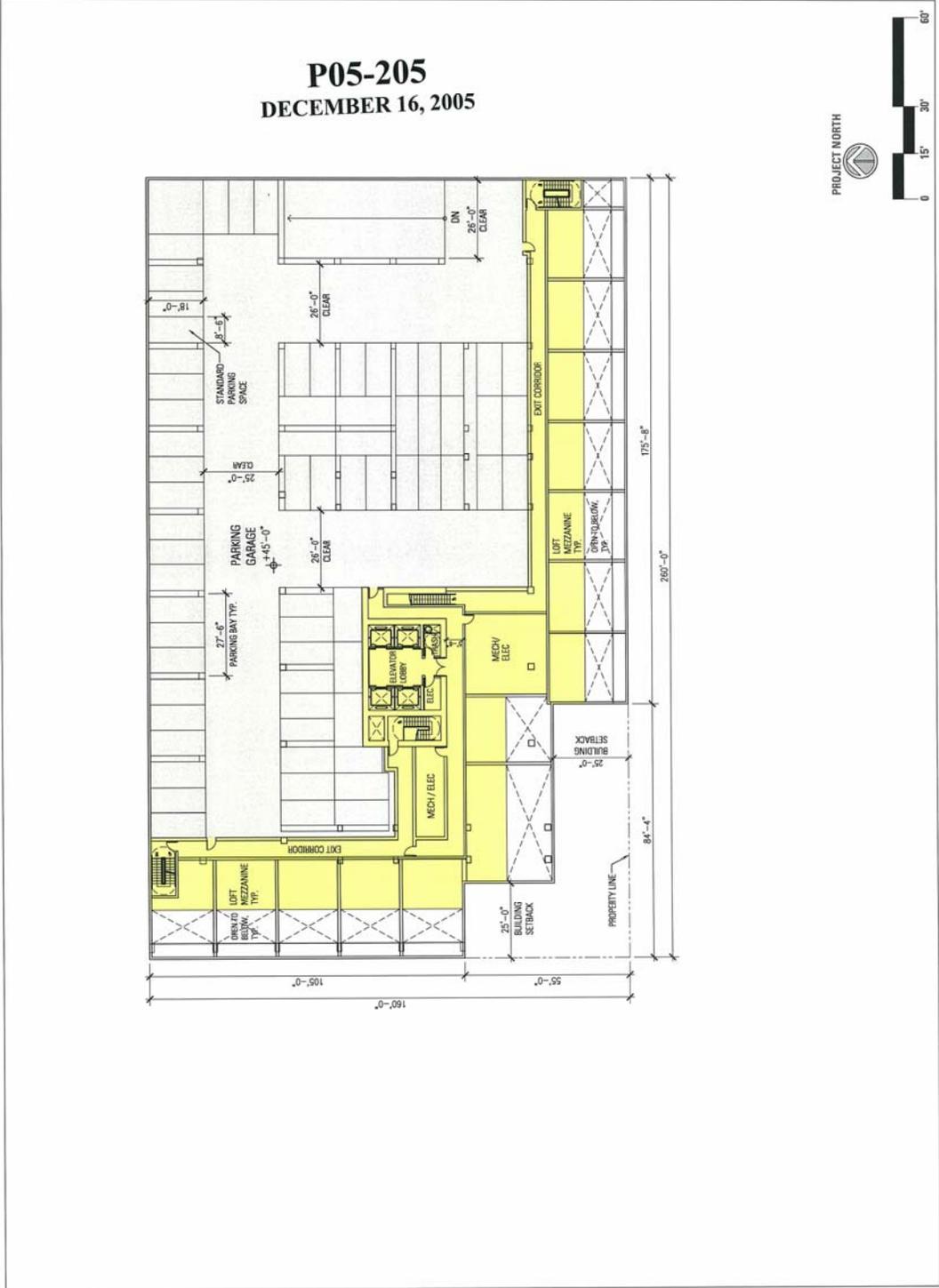
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PLANNING SUBMITTAL

Date: 12/16/05
 Scale: 1" = 3/8" @
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 0507108
 Drawing Title: **SIXTH FLOOR PLAN**
 Sheet No.: **A2.06**
1/15/06am





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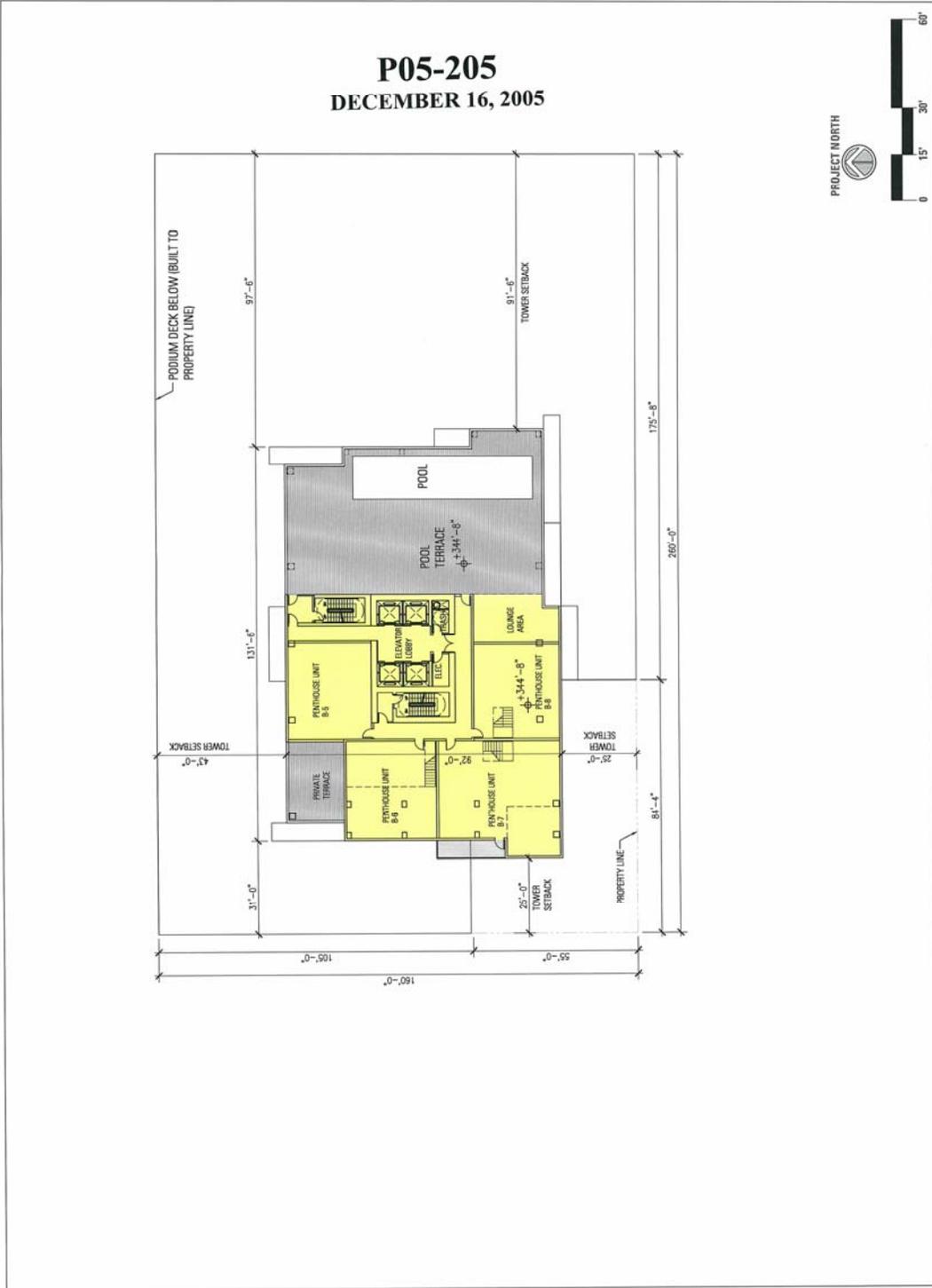
The Metropolitan
 10th and J Street
 Sacramento, CA

PLANNING SUBMITTAL

Date: 12-12-2005
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St
 Project No.: 2005-205

**TOWER FLOOR PLAN
 (LEVEL 37)**

A2.09
 12-12-2005





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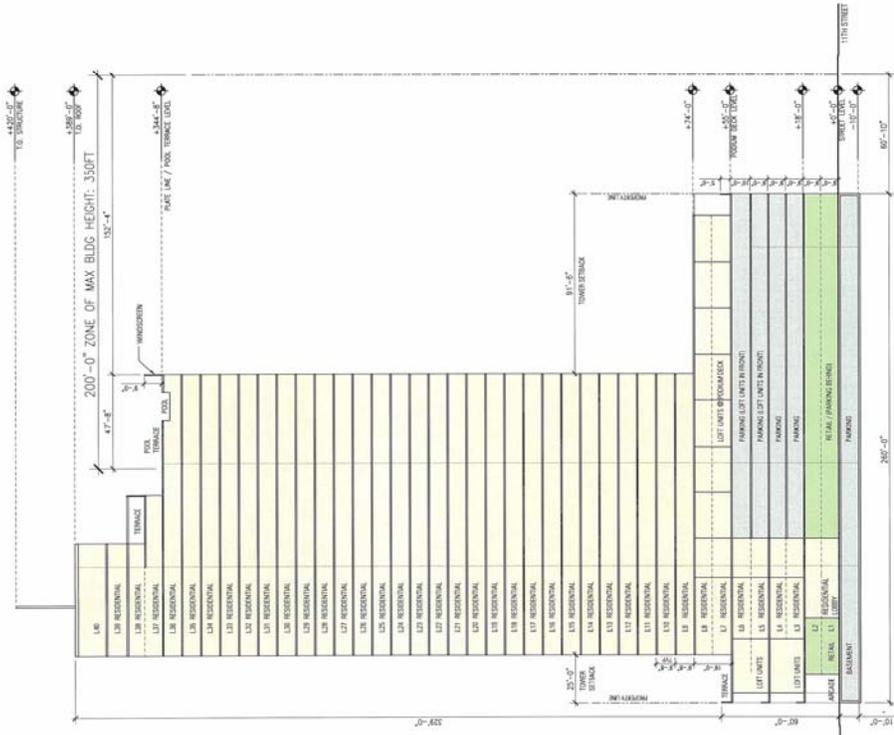
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 Sacramento, CA

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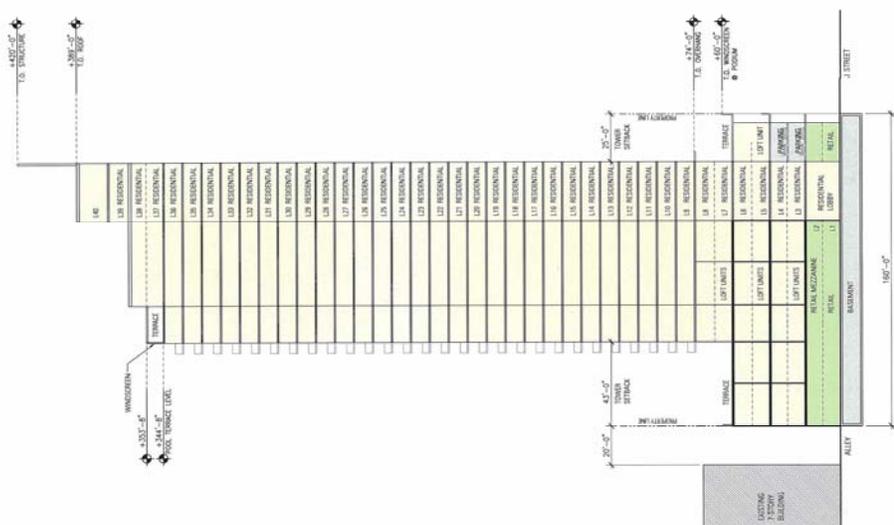
Date: 01-11-08
 Scale: 1" = 30'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 050108

BUILDING SECTION

Sheet No. **A3.01**



SECTION AA



SECTION BB



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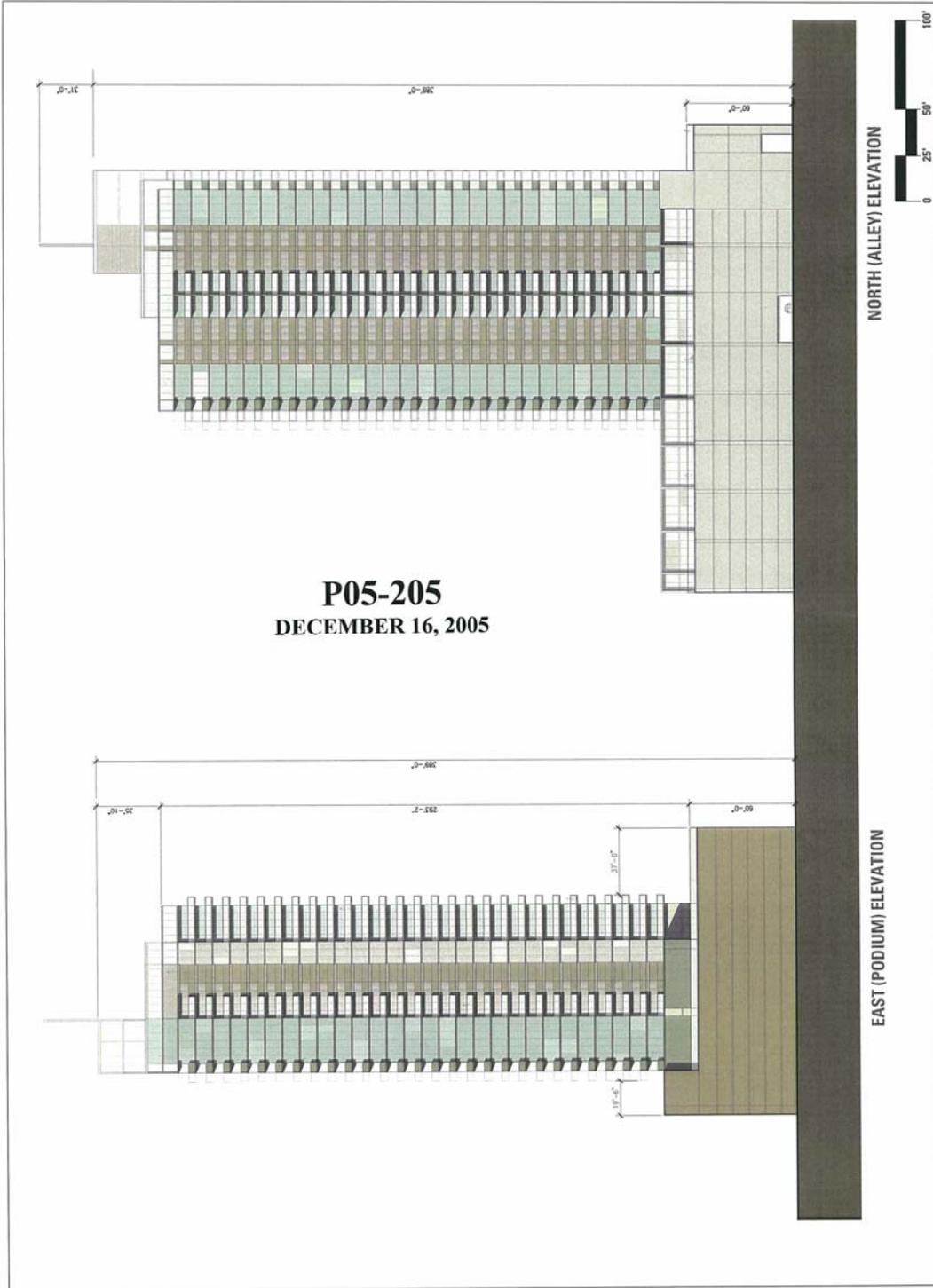
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The Metropolitan
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PLANNING SUBMITTAL
Date: 12-16-2005
Scale: 1" = 20' 0"
Project Name: The Metropolitan - 10th & J St.
Project No: 2005-205

BUILDING ELEVATIONS
Sheet No: **A3.03**
12-16-2005





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PLANNING SUBMITTAL

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Project Name: The Metropolitan - 10th & J St.

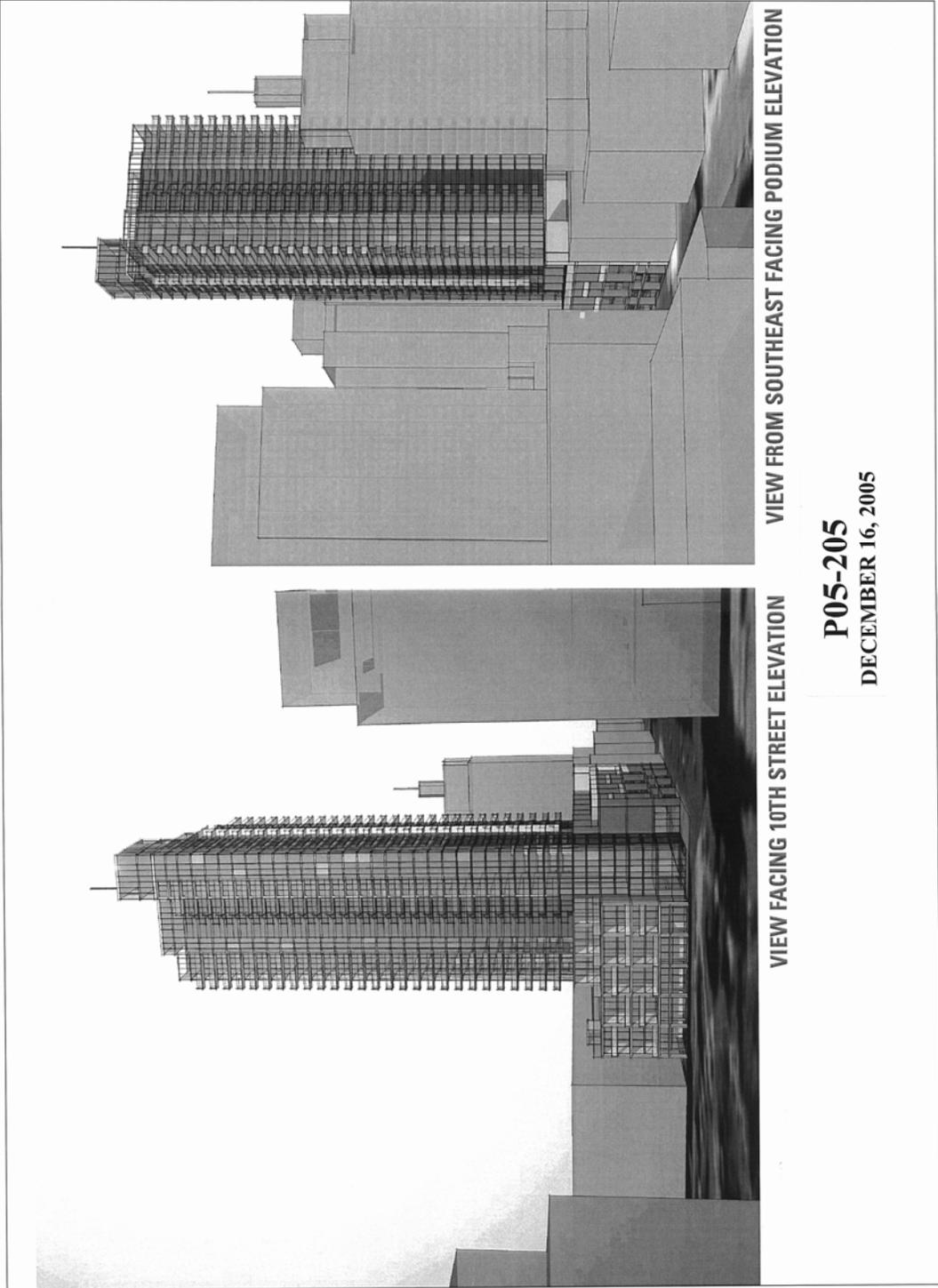
Project No: 0511-06

Location: Sacramento, CA

Project Type: BUILDING PERSPECTIVES

Sheet No. A3.04

12-16-2005



VIEW FROM SOUTHEAST FACING PODIUM ELEVATION

VIEW FACING 10TH STREET ELEVATION

P05-205
DECEMBER 16, 2005



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The Metropolitan
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Date: 04-01-2007
 NOT TO SCALE
 Project Name: The Metropolitan - 10th & J St.
 Location: Sacramento, CA
 Drawing No: 050108

**10TH ST. & ALLEY
 PERSPECTIVES**

Sheet No. **A3.05**



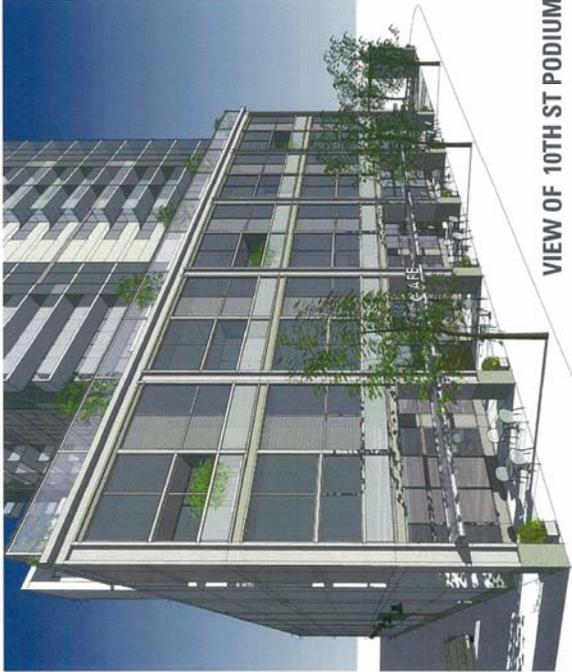
VIEW OF CORNER OF 10TH & J ST.



VIEW OF CORNER OF 10TH & J ST.



VIEW OF 10TH ST PODIUM



VIEW OF 10TH ST PODIUM

KH
Kaiser Permanente
Architectural Group

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The Metropolitan
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Sacramento, CA

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Date: 07/11/2007
Scale: NOT TO SCALE
Project Name: The Metropolitan - 10th & J St.
Project No.: 001008

**J ST. PODIUM
PERSPECTIVES**
Sheet No. **A3.06**



VIEW OF J ST PODIUM



Attachment 4
Exhibits for Exhibits for 190 Condominiums/190 Hotel Room Scenario





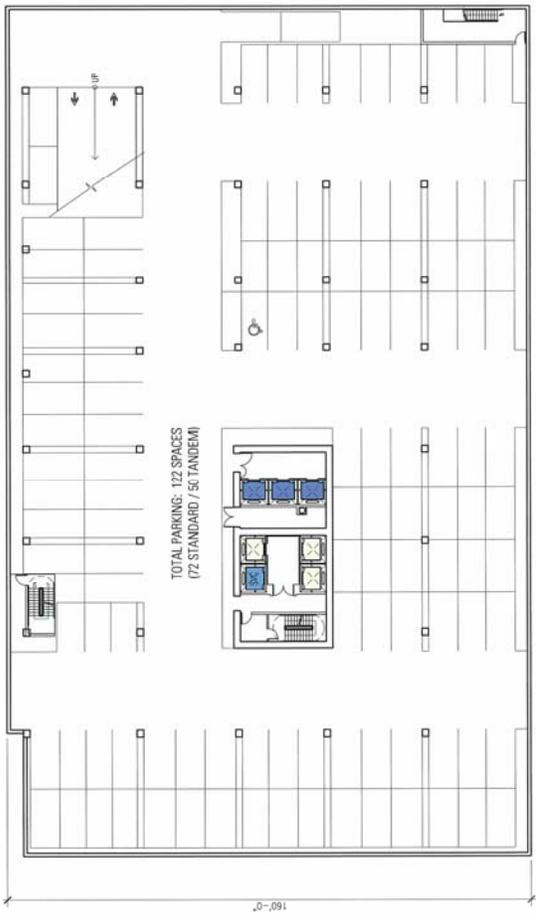
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The Metropolitan
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 Sacramento, CA

Date: 11-08-2007
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No. 001208

BASEMENT FLOOR PLAN
 Sheet No. **A2.01**



TOTAL PARKING: 122 SPACES
 (72 STANDARD / 50 TANDEM)

BASEMENT: 41410 SF



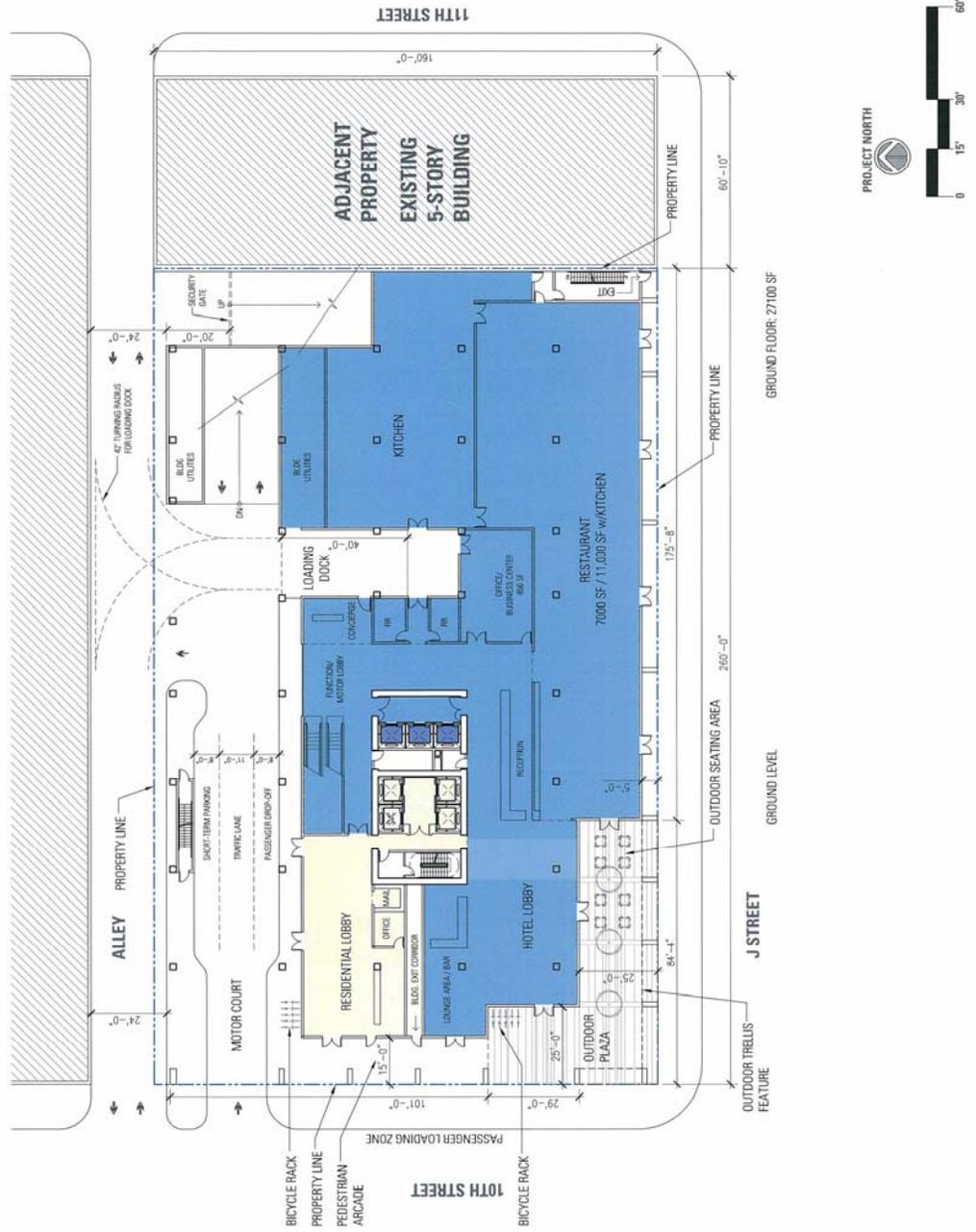
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The Metropolitan
 10th and J Street
 Sacramento, CA

Date: 10-06-2007
 Scale: 1" = 30'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 051202

FIRST FLOOR PLAN
 Sheet No. **A2.02**





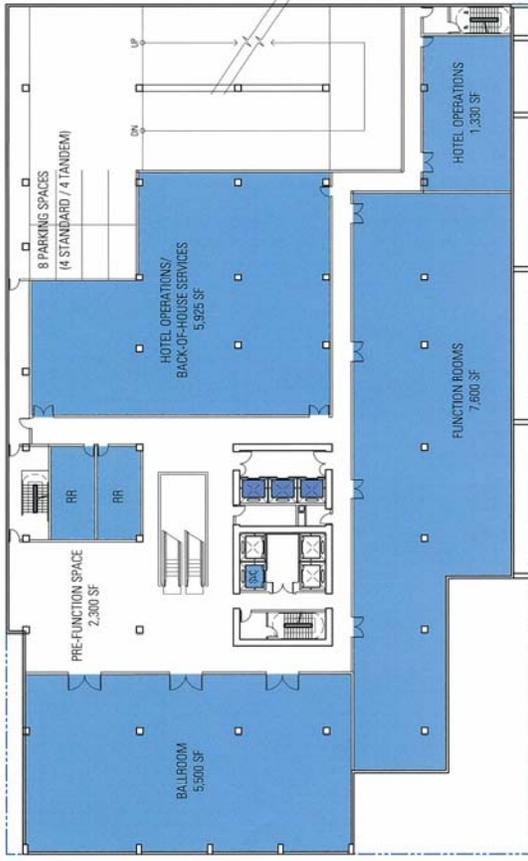
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The Metropolitan
 10th and J Street
 Sacramento, CA

Date: 10-06-2007
 Scale: 1" = 30'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 002128

SECOND FLOOR PLAN
 Sheet No. **A2.03**



SECOND FLOOR PLAN: 37550 SF
 +16'-0"

HOTEL AMENITIES/SERVICES LEVEL

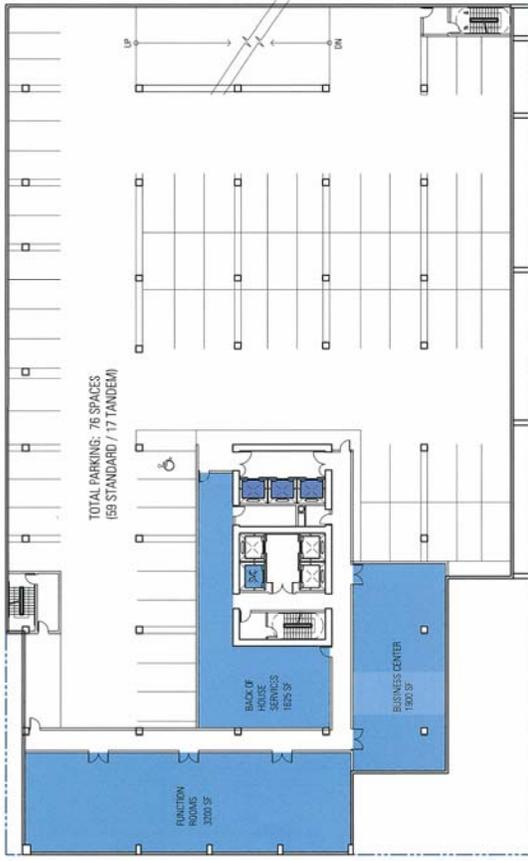




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The Metropolitan
 10th and J Street
 Sacramento, CA

Date: 11-06-2007
 Scale: 1" = 32'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No. 0212.02
THIRD & FOURTH FLOOR PLAN
 Sheet No. **A2.04**



3RD to 4TH FLOOR PLAN: 37550 SF/FLOOR
 +32'-0"

HOTEL AMENITIES/SERVICES & PARKING LEVEL



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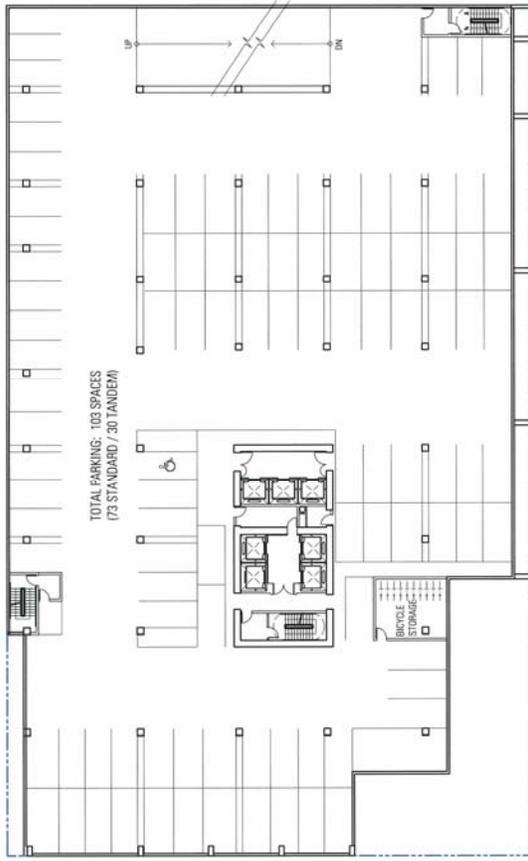
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 Sacramento, CA

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Date: 11-06-2007
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 051207

FIFTH FLOOR PLAN
 Sheet No. **A2.05**



5TH FLOOR PLAN: 37550 SF FLOOR
 -50'-0"

PARKING LEVEL

PROJECT NORTH





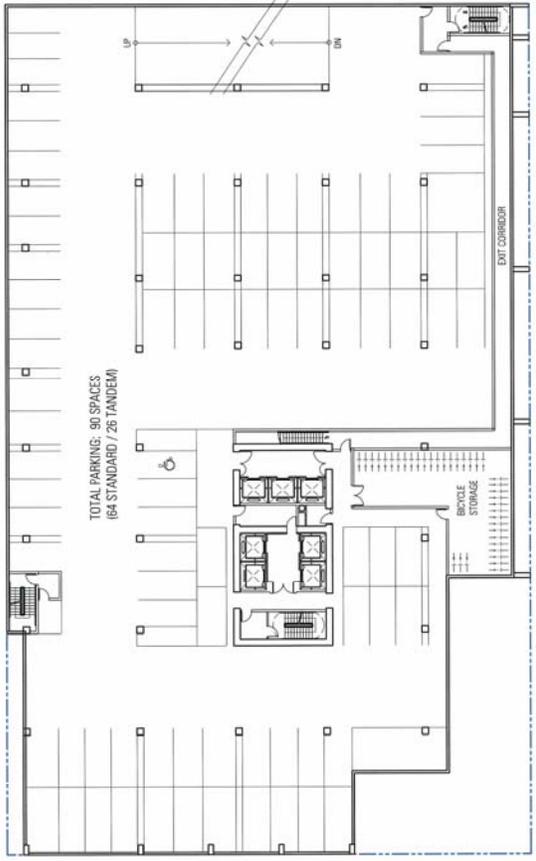
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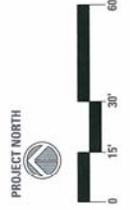
The Metropolitan
 10th and J Street
 Sacramento, CA

Date: 10-06-2007
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 0512-001

SIXTH FLOOR PLAN
 Sheet No. **A2.06**



6TH FLOOR PLAN: 37550 SF FLOOR
 -59'-0"





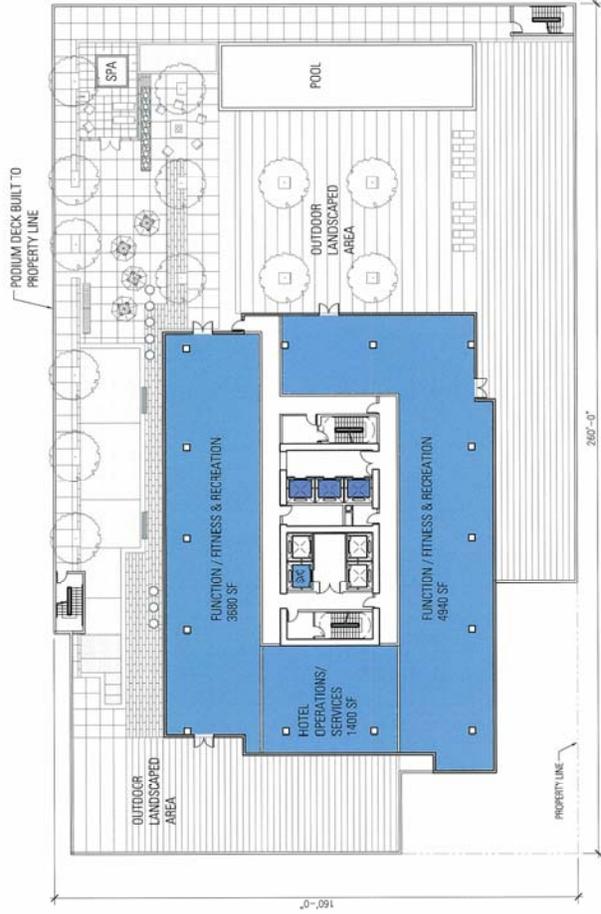
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The Metropolitan
 10th and J Street
 Sacramento, CA

10th & J Street, SACRAMENTO, CA 95811
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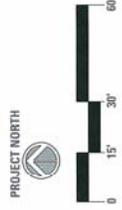
Date: 10-06-2007
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 021108

PODIUM FLOOR PLAN
 Sheet No. **A2.07**



7TH FLOOR (PODIUM DECK LEVEL): 13,400 SF
 +69'-0"

PODIUM DECK LEVEL: HOTEL AMENITIES / SERVICES





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The Metropolitan
 10th and J Street
 Sacramento, CA

Date: 12-06-2007
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No. 021100

HOTELS LEVEL 8 - 17
FLOOR PLAN
 Sheet No. **A2.08**



FLOORS 8 TO 17
 19 HOTEL ROOMS / FLOOR
 GROSS FLOOR AREA: 13400 SF
 HOTEL ROOM AREA: 10205 SF (76.2% OF FLOOR AREA)
 CORE + CIRCULATION AREA: 3195 SF (23.8%)





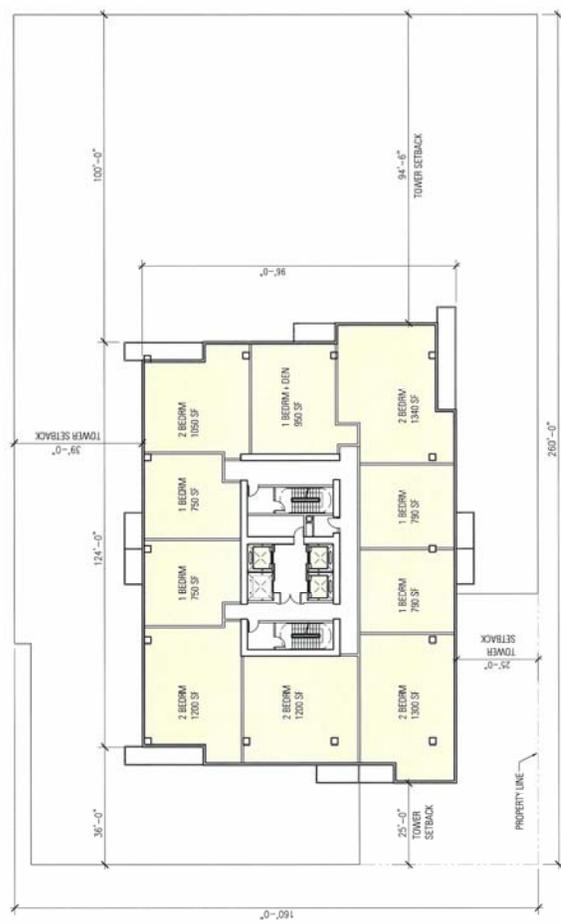
Owner
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 Contact: John Blum

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The Metropolitan
 10th and J Street
 Sacramento, CA

Date: 10-06-2007
 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 002228

RES. LEVELS 18-35
FLOOR PLAN
 Sheet No. **A2.09**



FLOORS 18 TO 35
 10 RESIDENTIAL UNITS / FLOOR
 GROSS FLOOR AREA: 12,400 SF
 RESIDENTIAL UNIT AREA: 10,120 SF (81.6% OF FLOOR AREA)
 C/PRE + CIRCULATION AREA: 2,280 SF (18.4%)
 C/PRE AREA: 1,870 SF (15.5%)





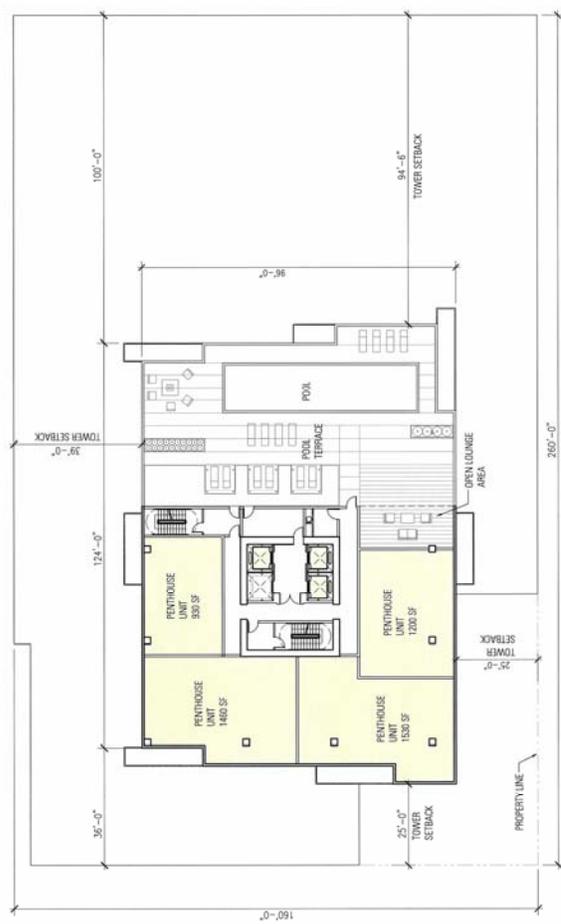
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 10th and J Street
 Sacramento, CA

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 Scale: 1" = 20'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 051100

LEVELS 36-37
FLOOR PLAN
 Sheet No. **A2.10**



FLOORS 36 & 37
 4 RESIDENTIAL UNITS / FLOOR
 GROSS FLOOR AREA: 7,230 SF
 RESIDENTIAL UNIT AREA: 5,170 SF

RESIDENTIAL FLOOR / POOL DECK



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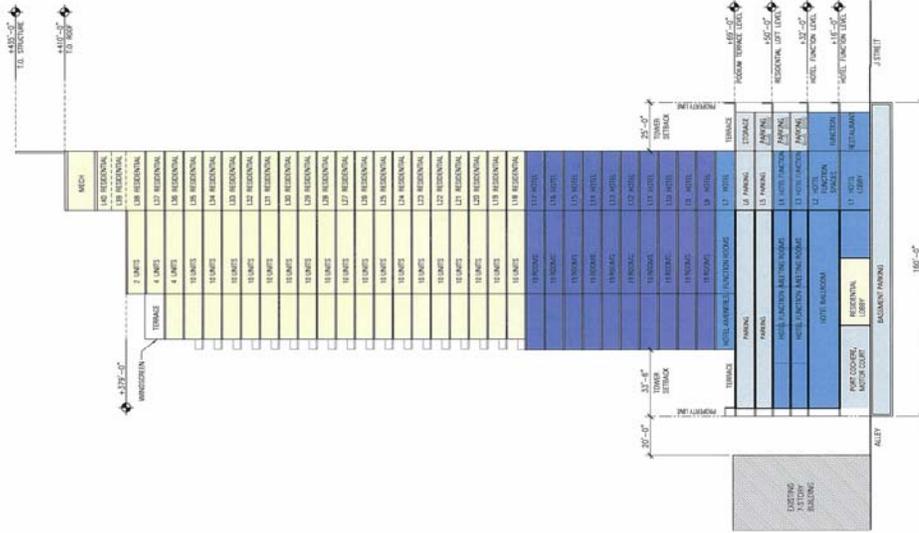
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 Scale: 1" = 32'-0"
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 Project No.: 00218

BUILDING SECTION

Sheet No.

A3.01



10th St. SECTION





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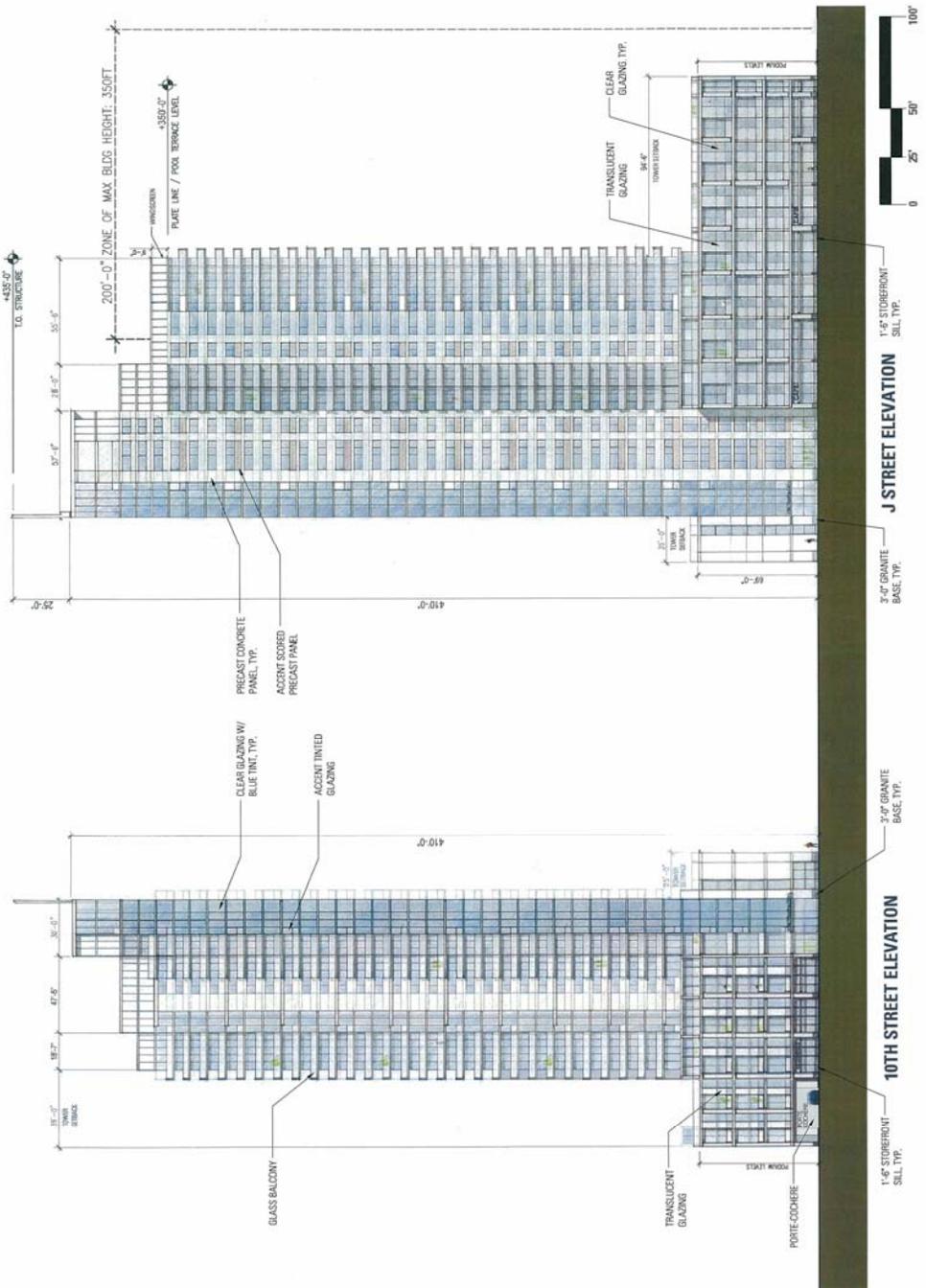
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 Project Name: The Metropolitan - 10th & J St.
 Project No.: 2007-001

BUILDING ELEVATIONS
 Sheet No. **A3.02**





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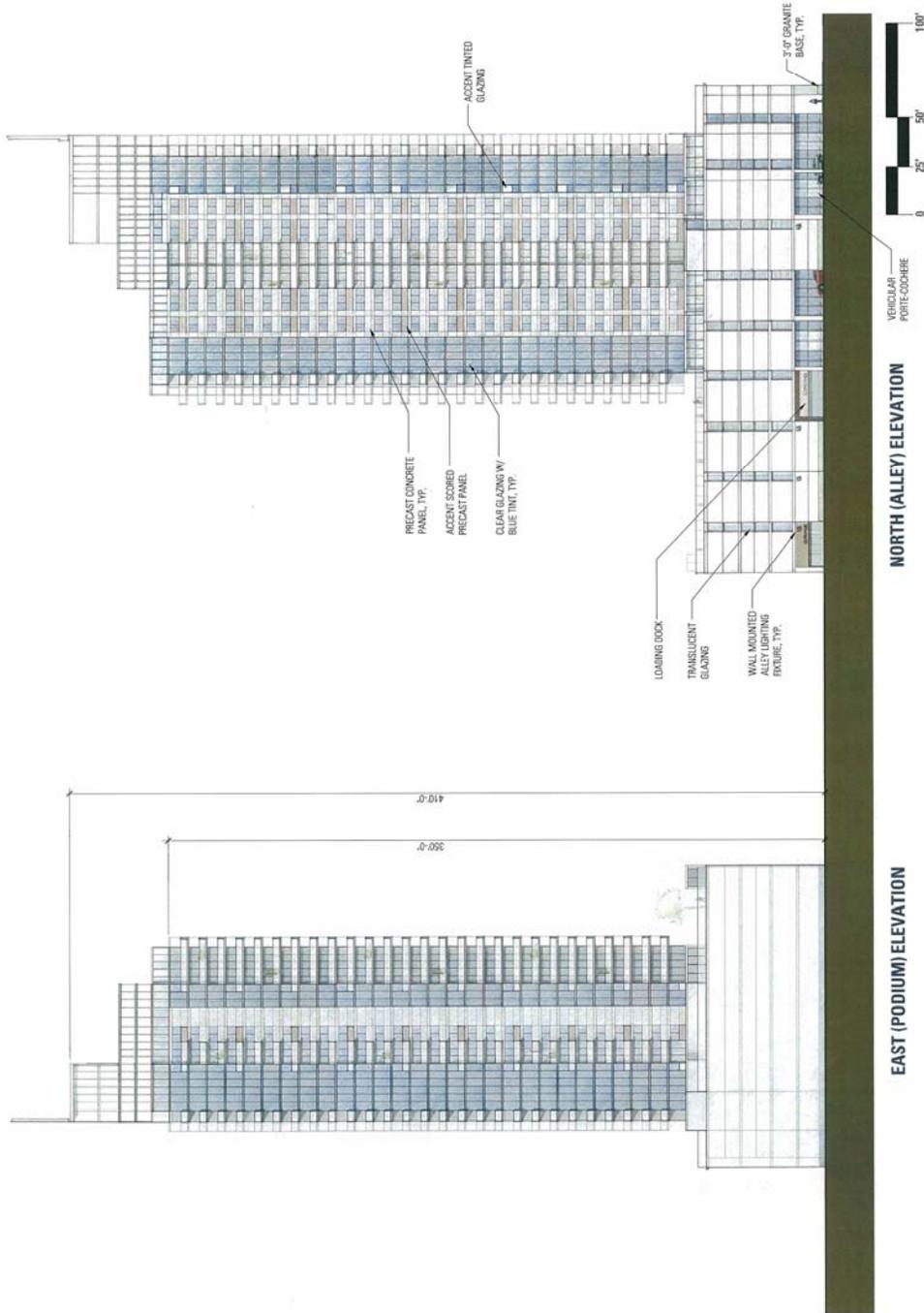
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10th and J Street and 11th and J Street
 10th and J Street and 11th and J Street
 10th and J Street and 11th and J Street

Date: 10-06-2007
 Scale: 1" = 32'-0"
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 2007-001

BUILDING ELEVATIONS
 Sheet No. **A3.03**





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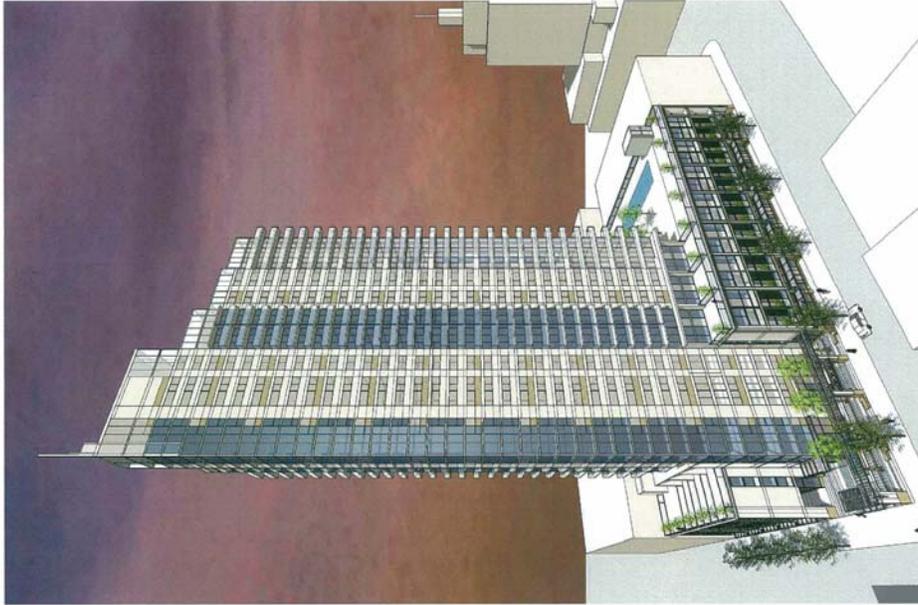
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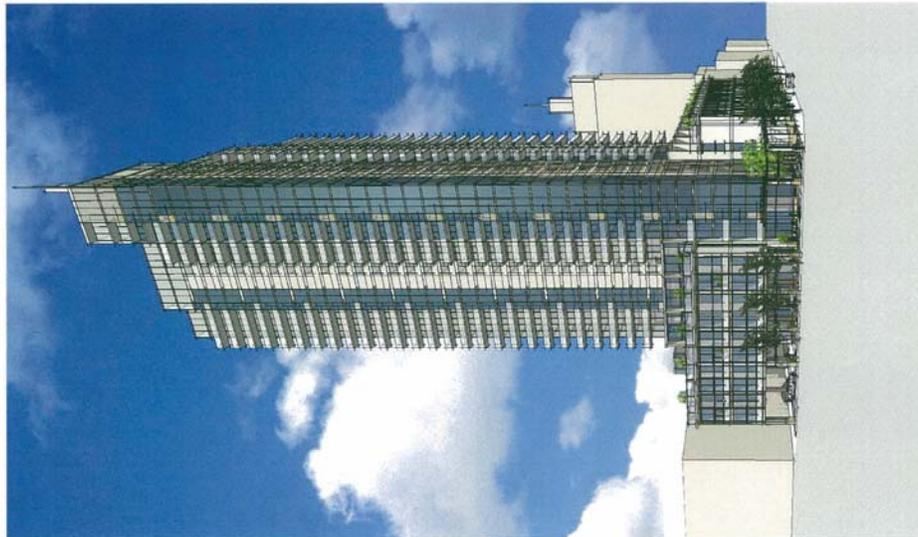
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Project No.: 0512.08

BUILDING PERSPECTIVES
Sheet No. **A3.04**



J STREET ELEVATION

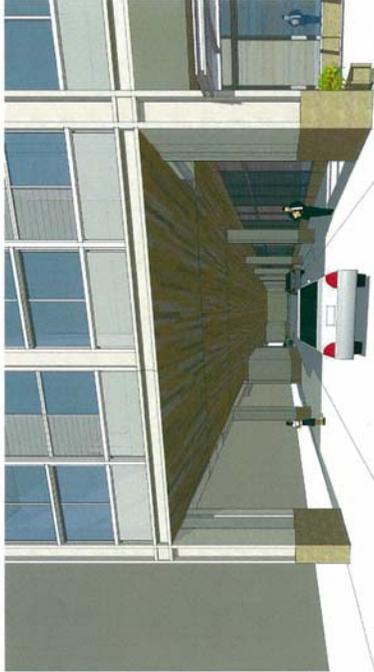


10TH STREET ELEVATION

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KraftHennel
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VIEW OF PORTE-COCHERE OFF 10TH STREET



VIEW OF 10TH ST PODIUM



VIEW OF ALLEY ELEVATION



VIEW OF 10TH ST PODIUM

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10th and J Street
Sacramento, CA

10th & J Street is a 177,000 sq ft, 15-story, 150-unit, Class B multifamily residential building located at 10th and J Street in Sacramento, CA. © 2008 KraftHennel Architects/Architects, Inc.

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Project Name: The Metropolitan - 10th & J St.
Project No.: 002148

**10TH ST. & ALLEY
PERSPECTIVES**

Sheet No.

A3.05

KH
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VIEW OF CORNER ENTRY PLAZA



VIEW OF CORNER ENTRY PLAZA

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10th and J Street
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Scale: NOT TO SCALE
Project Name: The Metropolitan - 10th & J St.
Project No: 052124

**CORNER & J STREET
PERSPECTIVES**
Sheet No: **A3.06**



VIEW OF J ST PODIUM





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 CONTACT: Dennis Norman

The Metropolitan
 10th and J Street
 Sacramento, CA

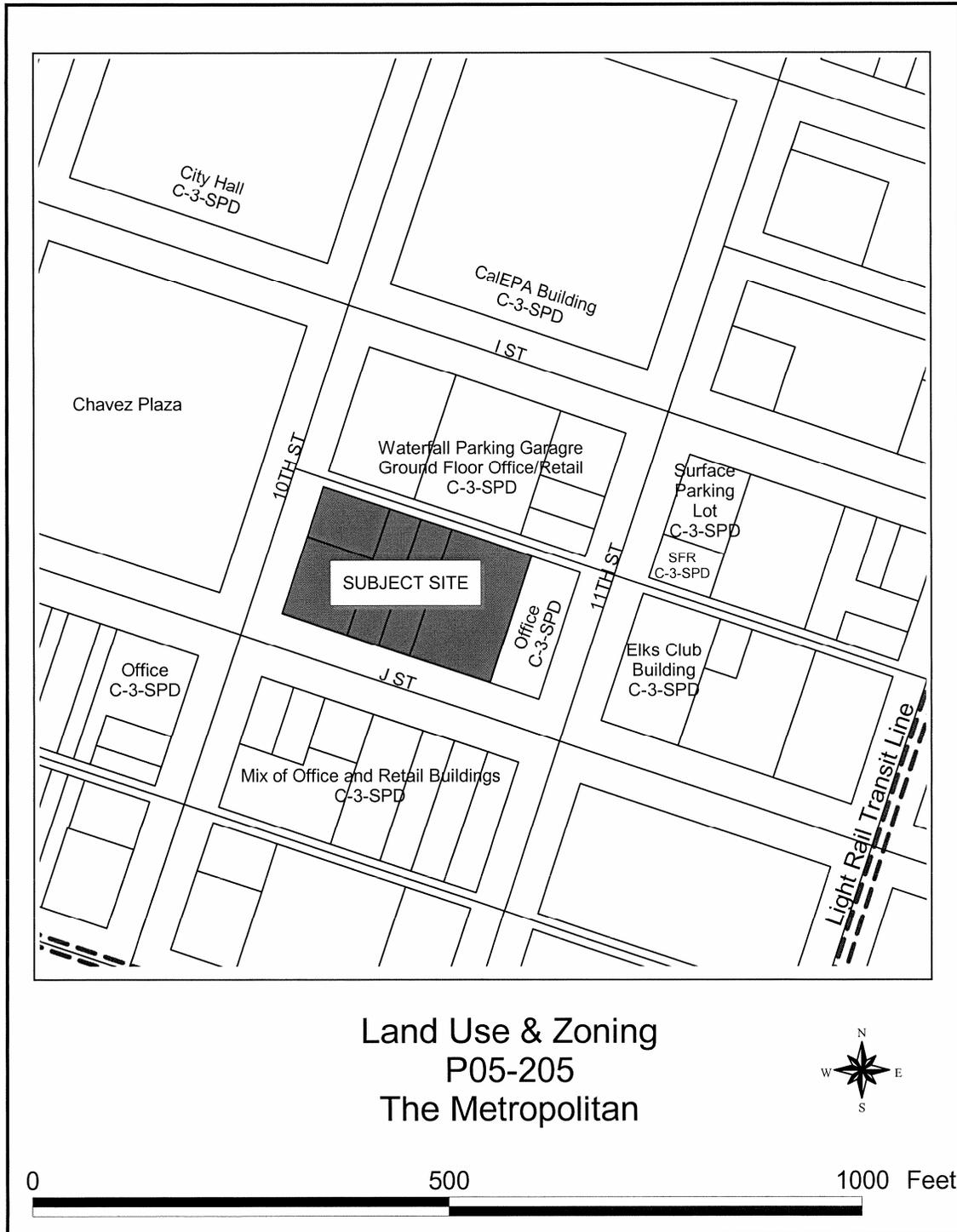
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 Scale: NOT TO SCALE
 Project Name: The Metropolitan - 10th & J St.
 Project No.: 0512100

**BUILDING
 PERSPECTIVES**
 Sheet No. **A3.07**



Attachment 5 – Land use and Zoning Map



Attachment 6 – Vicinity Map

