



DEVELOPMENT SERVICES
DEPARTMENT
PLANNING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

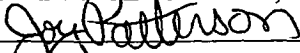
1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998
916-808-5381
916-264-5543 FAX

MINOR MODIFICATION TO PREVIOUS APPROVAL

FILE NUMBER: Z04-356	
PREVIOUS FILE NUMBERS: P95-096 and P99-158	
SPECIAL PERMIT <u> X </u> OR PLAN REVIEW _____	
PROJECT ADDRESS: 2450 Del Paso Road	
APN: 225-0070-081	
APPLICANT'S NAME & ADDRESS: <table border="1" data-bbox="707 995 1430 1166"><tr><td>Weintraub Genshlea Chediack Sproul law corporation (Kristina M. Reed and Michael A. Kvarme) for International Academy of Design and Technology (IADT) 2895 Greenpoint Parkway, Suite 600 Hoffman Estates, IL 60195</td></tr></table>	Weintraub Genshlea Chediack Sproul law corporation (Kristina M. Reed and Michael A. Kvarme) for International Academy of Design and Technology (IADT) 2895 Greenpoint Parkway, Suite 600 Hoffman Estates, IL 60195
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PROPOSED PROJECT: The applicant proposes to modify the previously approved PUD Special Permit for an office building (P99-158). The applicant is proposing to locate a college extension campus at this location.	
ANALYSIS & CONDITIONS: The applicant is requesting to located a college extension campus at this location. The applicant is proposing to lease 50,000 square feet of this 105,308 square foot building for the campus, which will eventually house approximately 900 students and 50 faculty. Classes will be offered from 7:00 a.m. to 11:00 p.m. Monday through Friday and 8:00 a.m. to 4:00 p.m. on Saturdays. The site currently houses 618 parking spaces and a vocational school requires 1 space per 3 persons ($900 \div 3 = 300$ spaces). The building is currently and partially occupied by a security company and there is additional vacant office space. Conditions: 1) The proposal shall comply with the original conditions of approval (P99-158), except as conditioned in this approval (Z04-356). 2) The college extension use shall conform to the following: a) The allowable area for the college extension use at the subject building is 50,000 square feet; b) Students and staff combined shall not exceed 900 persons within the operating hours between 7:00am to 11:00pm on weekdays and 8:00am to 4:00pm on Saturdays. c) Any significant changes to items (a) to (b) above shall be brought to the attention of the Planning Division for further review and to determine if a Special Permit Modification will be required. 3) The applicant shall obtain all necessary building permits. 4) Any new signage proposed for the project shall comply with the Del Paso Road PUD Guidelines and applicable Sign Ordinance requirements and will require a sign permit.	

- 5) Should on-site security become an issue for any users of the subject building, the applicant shall meet with City staff to address concerns and implement appropriate measures.
- 6) Project applicant to participate in the North Natomas Transportation Management Plan (TMP).
- 7) 7) The applicant shall comply with the Mitigation Monitoring Plan on file for P99-158.

APPROVED BY: Arwen Wacht, Associate Planner



FOR: JOY D. PATTERSON, ZONING ADMINISTRATOR

DATE: December 1, 2004

cc. Z Log Book Applicant File (Original)

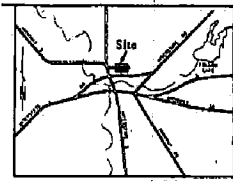
Z04-356

(PREVIOUSLY P04-189)
RECEIVED 09/17/04

IMPROVEMENT PLANS DEL PASO BUSINESS PARK 2450 DEL PASO ROAD

CITY OF SACRAMENTO

CALIFORNIA



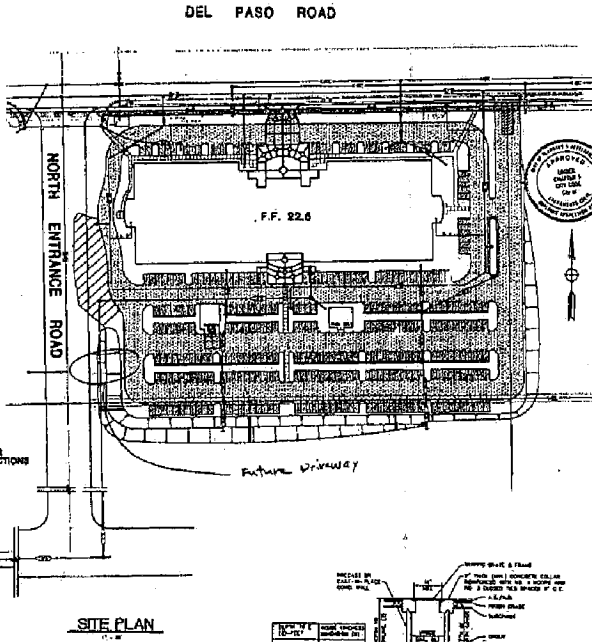
Location Map

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES UNDER THE SURFACE OF THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES UNDER THE SURFACE OF THE GROUND.
2. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND SERVICES UNDER THE SURFACE OF THE GROUND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND SERVICES UNDER THE SURFACE OF THE GROUND.
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SHEET INDEX

1. COVER SHEET
2. SECTIONS & DETAILS
3. GRADING PLAN
4. UTILITY PLAN
5. EROSION CONTROL PLAN



LEGEND

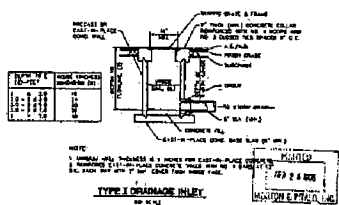
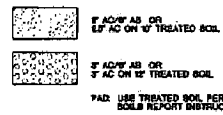
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ABBREVIATIONS

AG	AGGREGATE BASE	CCV	CONCRETE CONTROL VALVE
AC	ASPHALT CONCRETE	HW	MANHOLE
MC	MEDIUM CURRE	LIP	LIP OF MANHOLE
CB	CATCH BASIN	LT	LEFT
CL	CLAY LINE	RM	MANHOLE
CL	CLASS	O.C.	ON CENTER
CONC	CONCRETE	CCC	PORTLAND CEMENT CONCRETE
CP	EDGE OF CURB	PIV	PIVOT INDICATOR VALVE
O	OPEN	R	RIGHT
DM	DRAIN HOLE	SI	SEWER
DR	DRAIN MANHOLE	SM	SEWER MANHOLE
E	ELECTRIC	ST	STATION
ELEC	ELECTRIC	STP	STATION
EP	EDGE OF PAVEMENT	STR	STREET
FC	FINE CURB	TR	TRENCH
FL	FLOOR LINE	UC	UP OF CURB
FL	FLOOR LINE	TEL	TELEPHONE
GR	GRADE MARK	TRMS	TRANSFORMER
GR	GRADE	W	WALK
HW	MANHOLE	W	WATER METER

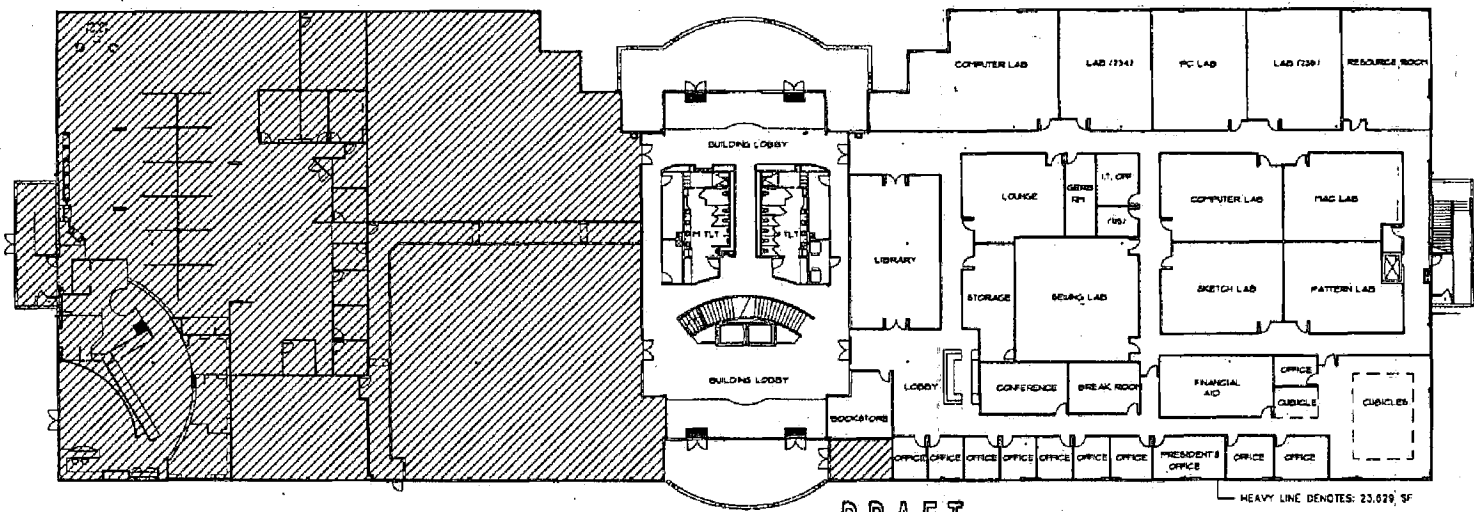
PRIVATE CONSTRUCTION NOTES

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	SCALE:	REVISION MARK: RM 2003-1	COMPUTED VOL:		MORTON & PITALO, INC. CIVIL ENGINEERING • PLANNING • SURVEYING 1708 TRINITY ROAD, SUITE 200, SACRAMENTO, CA 95811 PHONE: (916) 777-8000 FAX: (916) 777-0100	IMPROVEMENT PLANS FOR DEL PASO BUSINESS PARK 2450 DEL PASO ROAD COVER SHEET	DATE:
	HORIZ. 1" = 100' VERT. 1" = 10' 1/4" = 1'	1/4" = 1'	1/4" = 1'				1/4" = 1'
DESCRIPTION: _____ APPROV: _____ DATE: _____	CHECKED: _____ DATE: _____	DESIGNED: _____ DATE: _____	DRAWN: _____ DATE: _____	PROJECT: _____	CITY OF SACRAMENTO	CALIFORNIA	5

DEL PASO BUSINESS PARK



DRAFT
FIRST FLOOR PLAN
 23,629 SF

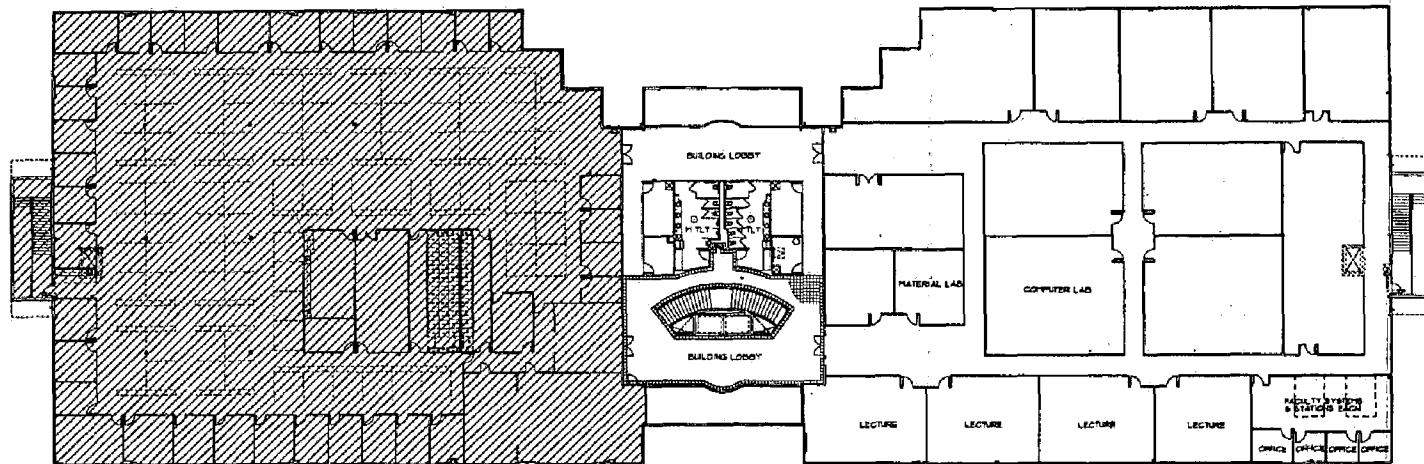
HEAVY LINE DENOTES: 23,629 SF

FIRST FLOOR 23,629 SF
 SECOND FLOOR 23,847 SF
 TOTAL SQ FT 47,476 SF
 SQUARE FOOTAGE DOES NOT
 INCLUDE COMMON USE SPACES
 ON 1ST AND SECOND FLOORS.

SACRAMENTO IADT- 2450 DEL PASO ROAD
 SACRAMENTO, CA

DRAFT

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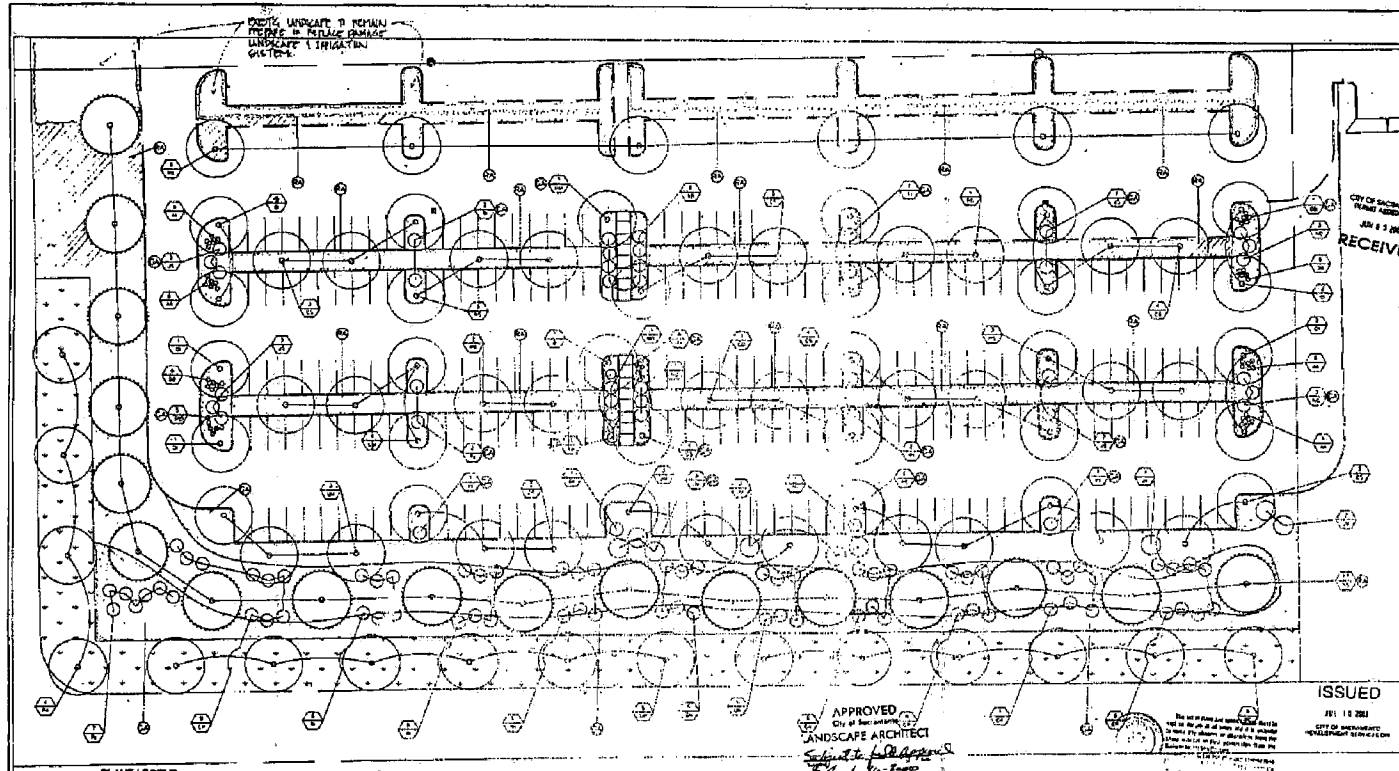
DRAFT
SECOND FLOOR PLAN
 23,847 SF

SACRAMENTO IADT- 2450 DEL PASO ROAD
 SACRAMENTO, CA

HEAVY LINE DENOTES: 23,847
 FIRST FLOOR 23,679 SF
 SECOND FLOOR 23,847 SF
 TOTAL SQ FT 47,476 SF
 SQUARE FOOTAGE DOES NOT
 INCLUDE COMMON USE SPACES
 ON 1ST AND SECOND FLOORS.

DRAFT

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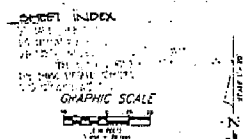
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RECEIVED
JUN 17 2004

ISSUED
JUL 13 2004
CITY OF SACRAMENTO
VALLEYVIEW SERVICE CENTER

APPROVED
City of Sacramento
LANDSCAPE ARCHITECT
[Signature]
2004.06.10.2004

No other plants or materials shall be used in this plan unless specifically noted. All plants shall be installed in accordance with the City of Sacramento Planting Specifications.

- PLANT LEGEND**
- TURF (SOO OR HYDROSEED)
 - GROUND COVER
 - BROADLEAF TREES
 - CONIFER TREES
 - SHRUBS
 - PLANT AMOUNT KEY



PLANT LIST

NO.	SYM.	SCIENTIFIC NAME	TRADE NAME	PLANT TYPE	SIZE	QTY	DATE
1	TURF	TURF	TURF	TURF	SOO	1000	06/10/04
2	GR	GRASS	GRASS	GRASS	SOO	1000	06/10/04
3	BT	BROADLEAF TREE	BROADLEAF TREE	TREE	12"	100	06/10/04
4	CT	CONIFER TREE	CONIFER TREE	TREE	12"	100	06/10/04
5	SH	SHRUB	SHRUB	SHRUB	12"	100	06/10/04

NO.	SYM.	DESCRIPTION	QTY	DATE
1	BT	BROADLEAF TREE	100	06/10/04
2	CT	CONIFER TREE	100	06/10/04
3	SH	SHRUB	100	06/10/04
4	GR	GRASS	1000	06/10/04
5	TURF	TURF	1000	06/10/04

LANDSCAPE PLAN

Z04-356
(PREVIOUSLY P04-189)
RECEIVED 09/17/04

ADDITIONAL PARKING
1001 PASO ROAD
SACRAMENTO, CALIFORNIA

RECEIVED
JUL 13 2004

ISSUED
JUL 13 2004

PLANTING SPECIFICATIONS