



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, June 14, 2017
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	Commissioner
Ian Oglesby	Commissioner

3. **REVIEW OF AGENDA**

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. **PUBLIC COMMENT**

Members of the public wishing to address the City Council on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. **APPROVAL OF MINUTES**

6. **BUSINESS ITEMS**

A. USE PERMIT APPLICATION NO. UP-17-02. MICHAEL BONA, APPLICANT, AND THE KOREAN AMERICAN COMMUNITY ORGANIZATION OF MONTEREY, PROPERTY OWNER, ARE REQUESTING APPROVAL OF A USE PERMIT APPLICATION TO ALLOW FOR A PORTION OF AN EXISTING OFFICE BUILDING TO BE USED FOR CLASSROOMS AND SPECIAL MEETING EVENTS IN ASSOCIATION WITH THE EXISTING OFFICES FOR THE KOREAN AMERICAN COMMUNITY ORGANIZATION LOCATED AT 1201 ECHO AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (APN: 012-061-015). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE: In accordance with Seaside Municipal Code (SMC) Section 17.14.030, Table 2-4, Allowed Land Uses and Permit Requirements for Commercial Zones, use permit approval is required for the establishment of a School – Specialized education/training in the Community Commercial Zoning District.

RECOMMENDATION: Staff recommends approval of the proposed use subject to the Draft Resolution No. 17-XX and Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit “A” – Project Plans.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:

June 28, 2017

Seaside City Hall

7:00pm

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, they are asked to contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings.

City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cyp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300>

Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Bob Larsen, Associate Planner

DATE: June 14, 2017

SUBJECT: USE PERMIT APPLICATION NO. UP-17-02. MICHAEL BONA, APPLICANT, AND THE KOREAN AMERICAN COMMUNITY ORGANIZATION OF MONTEREY, PROPERTY OWNER, ARE REQUESTING APPROVAL OF A USE PERMIT APPLICATION TO ALLOW FOR A PORTION OF AN EXISTING OFFICE BUILDING TO BE USED FOR CLASSROOMS AND SPECIAL MEETING EVENTS IN ASSOCIATION WITH THE EXISTING OFFICES FOR THE KOREAN AMERICAN COMMUNITY ORGANIZATION LOCATED AT 1201 ECHO AVENUE IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT (APN: 012-061-015). THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE

In accordance with Seaside Municipal Code (SMC) Section 17.14.030, Table 2-4, Allowed Land Uses and Permit Requirements for Commercial Zones, use permit approval is required for the establishment of a School – Specialized education/training in the Community Commercial Zoning District.

RECOMMENDATION

Staff recommends approval of the proposed use subject to the Draft Resolution No. 17-XX and Conditions of Approval provided as Attachment 1 and Attachment 1, Exhibit “A” – Project Plans.

BACKGROUND

BACKGROUND

The Korean American Community Organization (KACO) occupies a two story office building located at 1201 Echo Avenue. The building was previously occupied by various office uses since it was built in 1979. In accordance with SMC Section 17.14.030, Table 2-4, the applicant

is requesting a use permit to allow for a portion of the offices to be used for Korean education, social activities, gallery and exhibitions, and occasional small assembly for special events for KACO.

SITE LOCATION AND DESCRIPTION

The project site is on a 14,184 square foot lot on the north side of Echo Avenue between Fremont Boulevard and Baker Street. The site was developed in 1979 with a 5,384 square foot two-story office building. Fifteen parking spaces, including one ADA space, are located in a private lot located behind the office building. This parking lot gains vehicular access via a gated loop driveway which enters on the east side of the building and exits on the west side of the building. Adjacent land uses consist of Enterprise car rental to the west, a mix of single and multi-family residential dwellings to the east, multi-family dwellings to the north, and a commercial shopping center to the south. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

PROJECT DESCRIPTION

The KACO is requesting Use Permit approval to allow a portion of the office building to be used for a school and special meetings and events. The school will teach Kindergarten through 12th grade age students the Korean language and culture. Room 5 on the first floor and rooms 9, 10, and 11 on the second floor will be used as classrooms. The building will also be used for occasional civic and social activities as well as exhibits of photos and displays related to Korean history and culture. Most of these events will occur on weekends or in the evenings. Office use, music classes, and special holiday gatherings will occur during the week. No permanent office staff or teachers are assigned to the building on a daily basis. The Project Plans, provided as Attachment 1, Exhibit A, indicate the floor plan and room schedule. The applicant's Project Description, Attachment 4, provides an explanation of the rooms and the schedule of uses.

The existing exit door configuration of the building currently limits the occupant load to a maximum of 49 persons. The applicant is proposing to widen an interior door and install one additional exit door which would increase the occupancy load of the building to 54 persons. The Building and Fire Departments have both commented that the California Building and Fire Codes require that the introduction of a school use within the existing office building would require the installation of a manual/automatic fire alarm system. The installation of a manual/automatic fire alarm system, in addition to the proposed second exit door, would allow for a maximum occupancy load of up to 136 persons based upon the submitted room schedule. Classrooms could account for a maximum of 56 of the 136 persons. The requirement for a manual/automatic fire alarm system is included as a condition of approval for this use permit application.

The current SMC requires 1 parking space for every 300 square feet of office space. Based upon the current requirements, this building would require 18 parking spaces. The site has 15 parking spaces, including 1 ADA space. A school for Kindergarten through 12th grade requires 1 space per employee and 1 additional space per 10 students. This school has volunteer instructors and no more than 30 students at any one time. Projecting three volunteer instructors and 30 students,

the school would require 6 parking spaces. The school use would be conducted on Friday and Saturday at hours which would not conflict with the existing parking being used by KACO.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a). Class 1 consists of existing facilities.

Evidence: The proposed project consists of minor alterations to the building and the introduction of a school and special meeting events in an existing facility.

STAFF ANALYSIS AND FINDINGS

Use Permit Findings

In accordance with SMC Section 17.14.030, table 2-4, an application to allow a school and special meeting events within an existing office building shall be filed under the use permit process to determine whether the following findings can be made concerning the proposed project:

1) The proposed use is allowed within the Community Commercial zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Zoning Ordinance Conformance:

This project is located within the Community Commercial Zoning District in which a school is permitted with use permit approval (SMC Section 17.14.030, Table 2-4).

Evidence:

The primary use of the building is an office for the KACO. In addition to a school, the building will be used for social activities, gallery and exhibitions, and occasional small assembly for special events. Most of these events will occur on weekends or during the evenings which will not conflict with the daily operations of the KACO.

2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance:

The Seaside General Plan Land Use Designation for the project site is Community Commercial. The land use classification includes the current office use. The proposed school is an accessory use of the Korean American Community Organization. The school will teach the Korean language to Kindergarten through 12th grade students as well as provide a cultural and activity center for the Korean Community.

Land Use Element

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: The project site consists of a 14,184 square foot parcel with 15 parking spaces. The existing 5,384 square foot building can adequately accomodate the proposed school and cultural center which occur at different times than the primary office use.

Evidence: The proposed school will allow for the efficient use of an existing office building.

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence:

The applicant is proposing to maintain the office building in its existing configuration. The proposed activities will be indoors and will be compatible with the existing and planned future land uses in the vicinity.

4) The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence:

The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

5) Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence:

The granting of this use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

Based on the analysis, staff recommends approval of the use permit. The proposed school and associated cultural activities comply with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1- Use Permit No 17-02 Draft Resolution No. 17-XX
 2. Attachment 1, Ex. A- Project Plans
 3. Attachment 2- Location Map
 4. Attachment 3- Site Photographs
 5. Attachment 4- Applicant's Project Description
-

RESOLUTION NO. 17-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW THE KOREAN AMERICAN COMMUNITY ORGANIZATION OF MONTEREY TO USE A PORTION OF AN EXISTING OFFICE BUILDING FOR A SCHOOL AND SPECIAL MEETING EVENTS AT 1201 ECHO AVENUE IN THE CC ZONING DISTRICT.

WHEREAS, the Korean American Community Organization of Monterey, property owner, has applied for a use permit to allow:

- A. The use of a portion of an existing office for a school and special meeting events at 1201 Echo Avenue.

WHEREAS, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Seaside Planning Commission considered oral comments and written information concerning the proposed use permit at a duly noticed public hearing held on June 14, 2017, and

WHEREAS, this project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Section 1531(a). Class 1 consists of existing facilities:

Evidence: A school and special meeting events will be added to the use of the existing office building. The proposed improvements would be exempt from further CEQA review.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-17-02:

Use Permit Findings

In accordance with SMC Section 17.14.030, Table 2-4, an application to allow a school within an existing office building shall be filed under the use permit process to determine whether the findings can be made concerning the proposed project:

- 1) The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.**

Zoning Ordinance Conformance

Evidence:

This project is located within the Community Commercial Zoning District in which a school is permitted with use permit approval (SMC Section 17.14.030, Table 2-4).

The primary use of the building is an office for the KACO. In addition to a school, the building will be used for social activities, gallery and exhibitions, and occasional small assembly for special events. Most of these events occur on weekends or during the evenings which would not conflict with the daily operations of the KACO.

2) The proposed use is consistent with the General Plan and any applicable specific plan.

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Community Commercial. The land use classification includes the current office use. The proposed school is an accessory use of the Korean American Community Organization. The school will teach the Korean language to Kindergarten through 12th grade students as well as provide a cultural and activity center for the Korean Community.

Land Use Element

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence:

The project site consists of a 14,184 square foot parcel with 15 parking spaces. The existing 5,384 square foot building can adequately accommodate the proposed school and cultural center which occur at different times than the primary office use.

Evidence:

The proposed use will allow for a more efficient use of an existing building and infrastructure system.

3) The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence:

The applicant is proposing to maintain the office building in its existing configuration. The proposed activities will be indoors and will be compatible with the existing and planned future land uses in the vicinity.

4) The site is physically suitable for the type, density and intensity of use being proposed including access, utilities, and the absence of physical constraints.

Evidence:

This project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

- 5) **Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.**

Evidence:

The granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-17-02 subject to the following conditions:

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a Certificate of Occupancy shall substantially conform to the plans identified as "Korean-American Community Organization of Monterey" stamped as received on April 3, 2017, and approved on June 14, 2017. The project plans are provided as Exhibit "A".
2. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.54.090.C may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval,
3. Signage is not a part of this review. The applicant shall apply for a separate sign permit for the installation of any permanent exterior or window signs. All signage shall conform to the regulations contained in Section 17.40 of the Seaside Municipal Code.
4. The use of amplified sound or music in excess of 65dB shall be prohibited unless a Limited Term Permit has been issued by the Zoning Administrator for the amplified sound or music.
5. The applicant shall comply with all requirements of and pay all applicable fees to the Monterey Peninsula Water Management District.
6. This use shall be operated in a manner that does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice from the City of Seaside.
7. All activities associated with the school and special events shall be conducted indoors.
8. No school shall take place in this building until the applicable Certificate of Occupancy has been issued for such use.

Fire Department:

1. Prior to the issuance of a Certificate of Occupancy for the school, the applicant shall comply with the requirements of the Seaside Fire Marshall for a school in accordance with the 2016 California Building Code and 2016 California Fire Code of the California Code of Regulations. Such compliance shall include the installation of a manual/automatic fire alarm system.

Building Department:

1. Prior to the issuance of a Certificate of Occupancy for the school, the applicant shall comply with the requirements of the 2016 California Building Code. Such compliance shall include the installation of a manual/automatic fire alarm system.

Standard:

1. Use Permit approval is subject to revocation procedures contained in S.M.C.S. 17.69.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
2. This Use Permit is subject to procedures and requirements of Chapter 17.54 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal Code.
3. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
4. These conditions shall be binding on the applicant and all successors in interest, subject to the business operations not lapsing for a period 180 consecutive days. In the case of a transfer of ownership, the new owner of the establishment shall sign the adopted resolution acknowledging these conditions of approval. Failure to comply with this requirement may result in revocation of this use permit.

5. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
6. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
9. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
10. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 14th of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary



PROJECT SITE

VICINITY MAP
NO SCALE



PROJECT DESCRIPTION:

- SITE AREA = 14,184 SQFT
- BUILDING AREA = 5,348 SQFT
- PARKING SPACE:
 - 1 HANDICAP - BACK, ADJ TO BLDG
 - 3 CARS - BACK, ADJ TO BLDG
 - 11 CARS - BACK, ADJ TO FENCE

TOTAL 15 CARS

SYMBOLS

- EXIST LANDSCAPE
- EXIST PLANTER
- EXIST TREE
- NEW EXIT DOOR
- NEW CONCRETE PATHWAY
- PARKING SPACE, SEE "PROJECT DESCRIPTION"
- TRASH ENCLOSURE. 6'X8' MIN WITH ROOF



NORTH ARROW

ABBREVIATIONS

- ADJ ADJACENT
- APPROX APPROXIMATE
- CL, C CENTERLINE
- CLR CLEAR
- CONC CONCRETE
- DN DOWN
- EXIST EXISTING
- FG FINISHED GRADE
- REM REMOVE
- RM ROOM
- R/W RIGHT OF WAY
- SPA SPACE OR SPACING
- SYMM SYMMETRICAL
- TYP TYPICAL

SPECIFICATION:

REINFORCING STEEL: ASTM A706 OR A615, GRADE 60.

CONCRETE: MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS: 2500 PSI

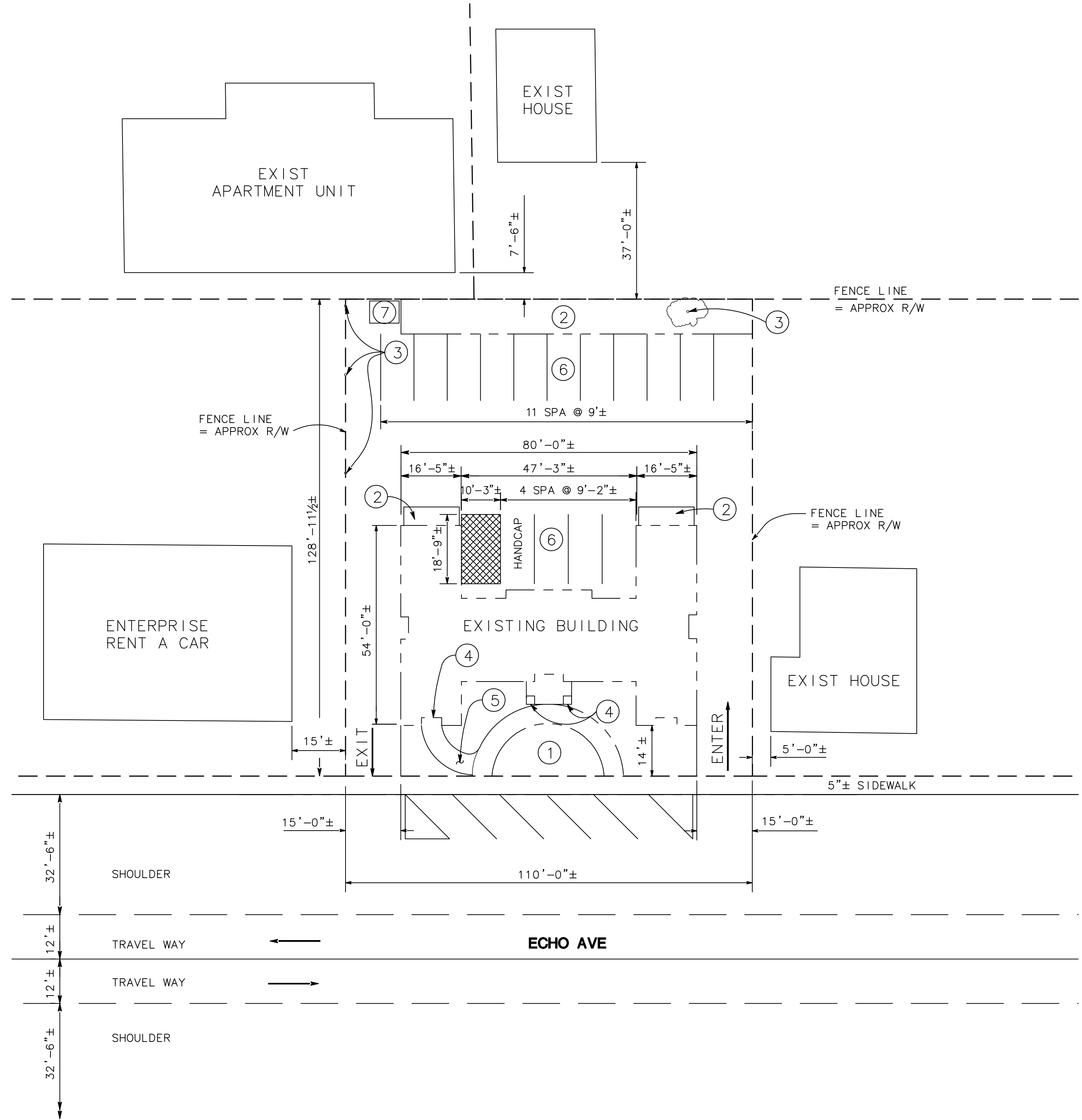
- CONTROL JOINTS SHALL BE MADE BY SAWCUTTING SLAB WITH THE SOFF-CUT SYSTEM OR APPROVED EQUAL AS SOON AS THE SURFACE IS FIRM ENOUGH SO THAT IT WILL NOT BE DAMAGED BY THE BLADE, USUALLY WITHIN 2 TO 4 HOURS AFTER FINAL FINISHING (NO LATER THAN 8 HOURS AFTER PLACEMENT). CUT 1/4 DEPTH OF SLAB THICKNESS NOT LESS THAN 1 INCH.

SAWN LUMBER FRAMING: COMPLY WITH PS 20 AND REQUIREMENTS OF SPECIFIED GRADING AGENCIES.

- SPECIES: DOUGLAS FIR-LARCH
- LUMBER NOT GRADE STAMPED, AND LUMBER OF IMPROPER GRADE, SHALL BE REMOVED FROM THE JOB SITE AND REPLACED BY GRADE STAMPED LUMBER OF THE PROPER GRADE.
- OTHER MATERIALS: ALL OTHER LUMBER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR THE PROPER COMPLETION OF THE WORK, SHALL BE NEW, FIRST QUALITY OF THEIR RESPECTIVE KINDS AND SUBJECT TO THE REVIEW OF THE ENGINEER.

FASTENERS:

- METAL AND FINISH: FASTENERS FOR PRESERVATIVE-TREATED WOOD AND FIRE-RETARDANT-TREATED WOOD SHALL BE EITHER HOT-DIPPED ZINC COATED GALVANIZED STEEL PER ASTM A153 OR STAINLESS STEEL TYPE 304 OR 316. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS MAY BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM. UNFINISHED STEEL ELSEWHERE IS ACCEPTABLE.
- NAILS:
 - BRIGHT COMMON WIRE NAILS, AND SHALL CONFORM TO ASTM F1667.
 - NAILS AVERAGE BENDING YIELD STRENGTH SHALL MEET, AS A MINIMUM, THE YIELD STRENGTH PER ASTM F1667 TABLE S1.1.
- BOLTS:
 - SHALL CONFORM TO ASTM A307 60,000 PSI TENSILE STRENGTH, MANUFACTURED TO AMERICAN STANDARD BOLT AND NUT DIMENSIONS WITH "FREE FIT - CLASS 2" THREADS.



SITE PLAN
1" = 20'



GENERAL NOTES:

- RIGHT OF WAY SHOWN IS APPROXIMATE.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS NOT SPECIFIED ON THE PLANS SHALL BE DETERMINED BY THIS ENGINEER IF THEY ARE REQUIRED BY FIELD CONDITION.
- THIS PLAN IS PREPARED FOR USE PERMIT APPLICATION ONLY. NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER USE.

ONLY THE MOST CURRENT WET SIGNED DOCUMENTS CONSTITUTE THE PROFESSIONAL WORK OF PETER H. PARK. IF THERE ARE ANY DIFFERENCES BETWEEN THE MOST CURRENT WET SIGNED DOCUMENTS AND ANY OTHER DOCUMENTS, THE MOST CURRENT WET SIGNED DOCUMENTS SHALL GOVERN. PETER H. PARK IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO OUR DOCUMENTS BY ANYONE OTHER THAN THE ENGINEER OF RECORD FOR PETER H. PARK.



PETER H. PARK
No. C74426
Exp. 9/30/17
CIVIL
PETER H. PARK
REGISTERED CIVIL ENGINEER
DATE 3/31/2017
45 KENNEDY AVE
CAMPBELL, CA 95008
(408) 218-6168

KOREAN-AMERICAN COMMUNITY
ORGANIZATION OF MONTEREY

APN # 012-61-015
1201 ECHO AVE
SEASIDE, CA 93955

USE PERMIT - SITE PLAN

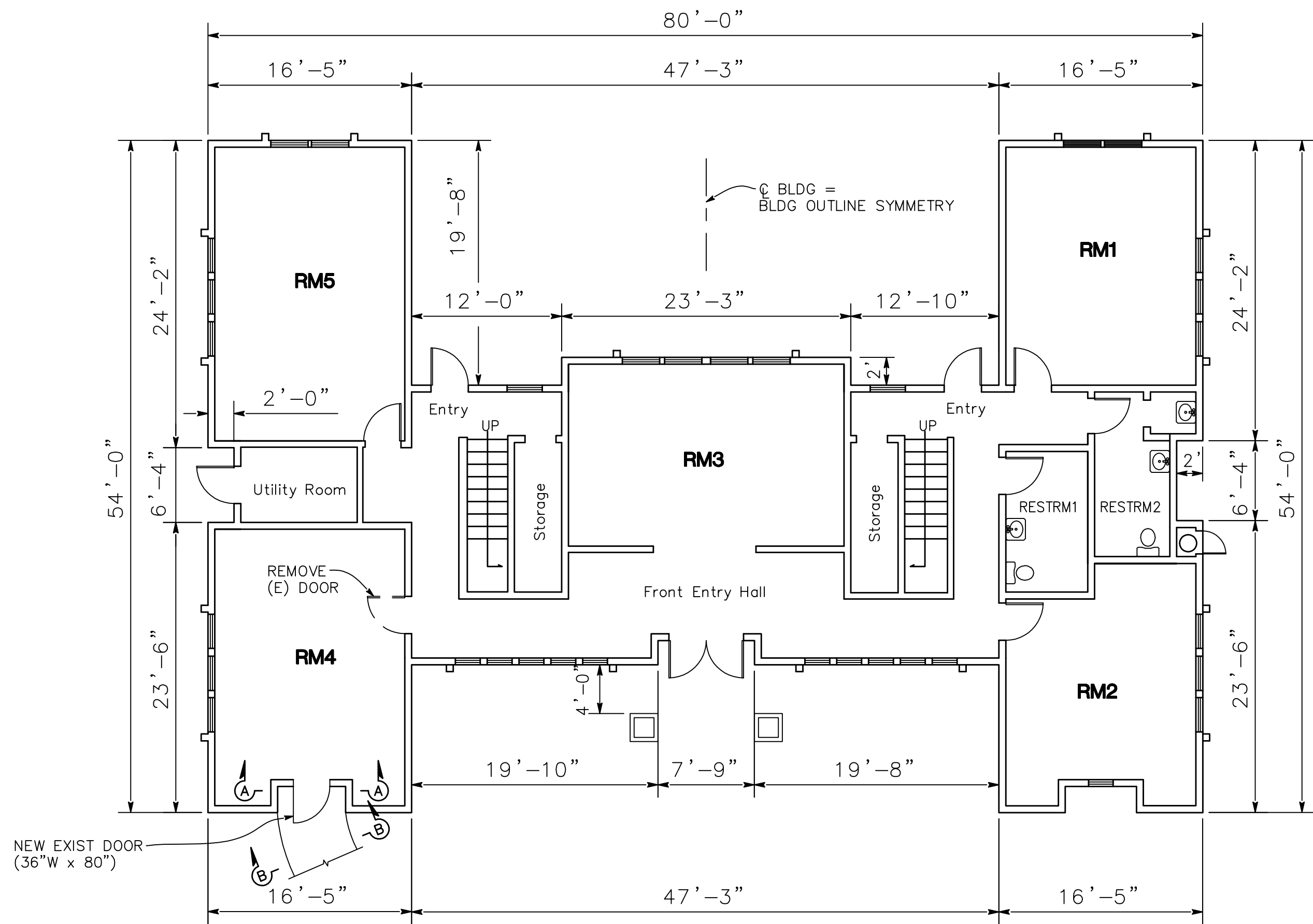
A-1

SHEET 1 OF 2

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

0 1 2 3

REVISION	DGN BY	CHK BY



FIRST FLOOR PLAN

1/8" = 1'-0"



FLOOR AREA:

FIRST FLOOR AREA = 2,674± SQFT
SECOND FLOOR AREA = 2,674 SQFT

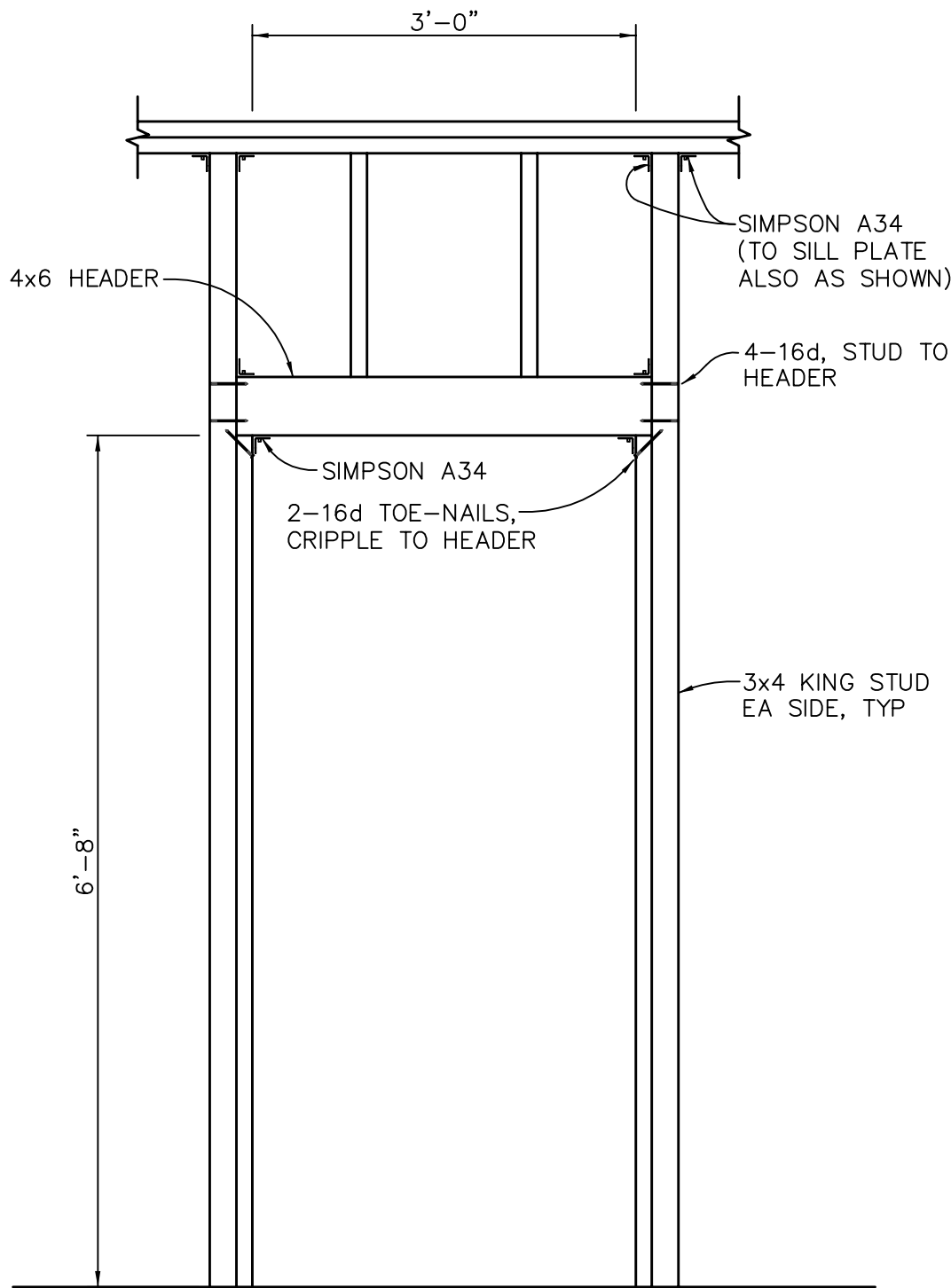
TOTAL FLOOR AREA = 5,348 SQFT

ROOM SCHEDULE:

LEVEL	RM I.D.	AREA (SQFT)	GENERAL USE	MAXIMUM OCCUPANCY
FIRST FLOOR	RM 1	292	SENIOR ASSOCIATION OFFICE	30
	RM 2	263	OFFICE/STORAGE	30
	RM 3	324	CONFERENCE ROOM	30
	RM 4	326	CULTURAL ACTIVITY/STORAGE	30
	RM 5	361	CLASSROOM	30
SECOND FLOOR	RM 6	292	RESERVED/MEETING ROOM	30
	RM 7	265	RESERVED/MEETING ROOM	30
	RM 8	312	PRINCIPAL'S OFFICE/LIBRARY/COPY ROOM	20
	RM 9	269	GALLERY/EXHIBITION HALL/EVENT HALL/CLASSROOM	30
	RM 10	202	GALLERY/EXHIBITION HALL/EVENT HALL/CLASSROOM	20
	RM 11	292	GALLERY/EXHIBITION HALL/EVENT HALL/CLASSROOM	30

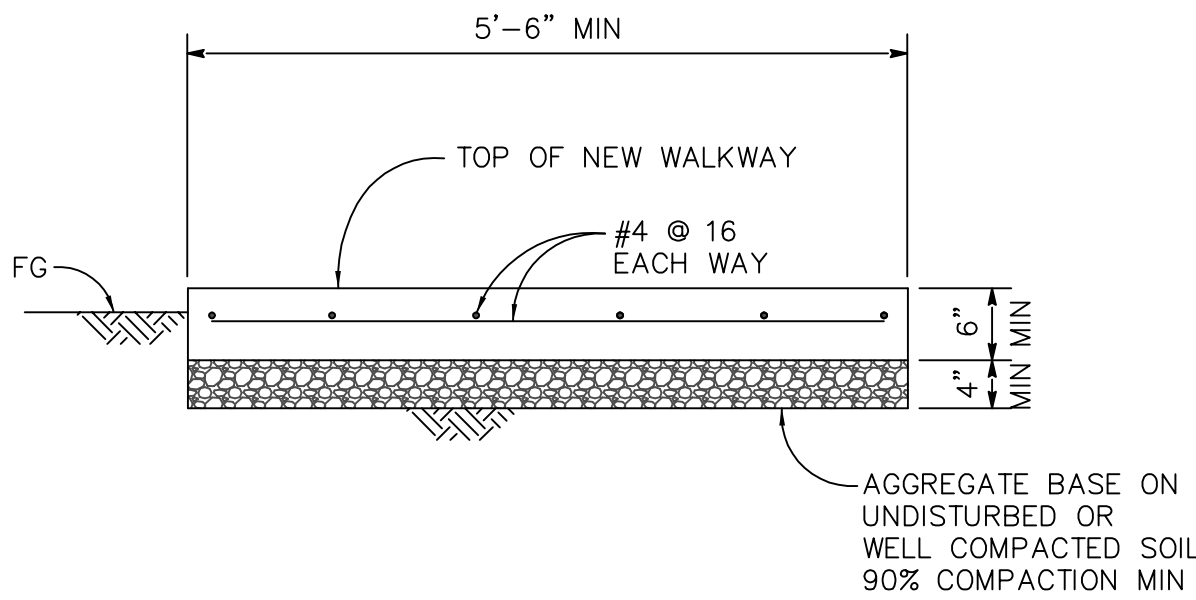
NOTES:

- DIMENSIONS ARE APPROXIMATE BASED ON FIELD MEASUREMENTS TO NEAREST INCH.
- TYPICAL EXTERIOR WALL AND INTERIOR WALL THICKNESS ARE ASSUMED 6 1/2" AND 6" RESPECTIVELY.
- OUTLINE DIMENTIONS OF THE FIRST FLOOR AND SECOND FLOOR ARE THE SAME. FOR SENCOND FLOOR DIMENSIONS NOT SHOWN, SEE "FIRST FLOOR PLAN".
- EXISTING BATHROOMS ARE NOT DISABLE ACCESSIBLE.



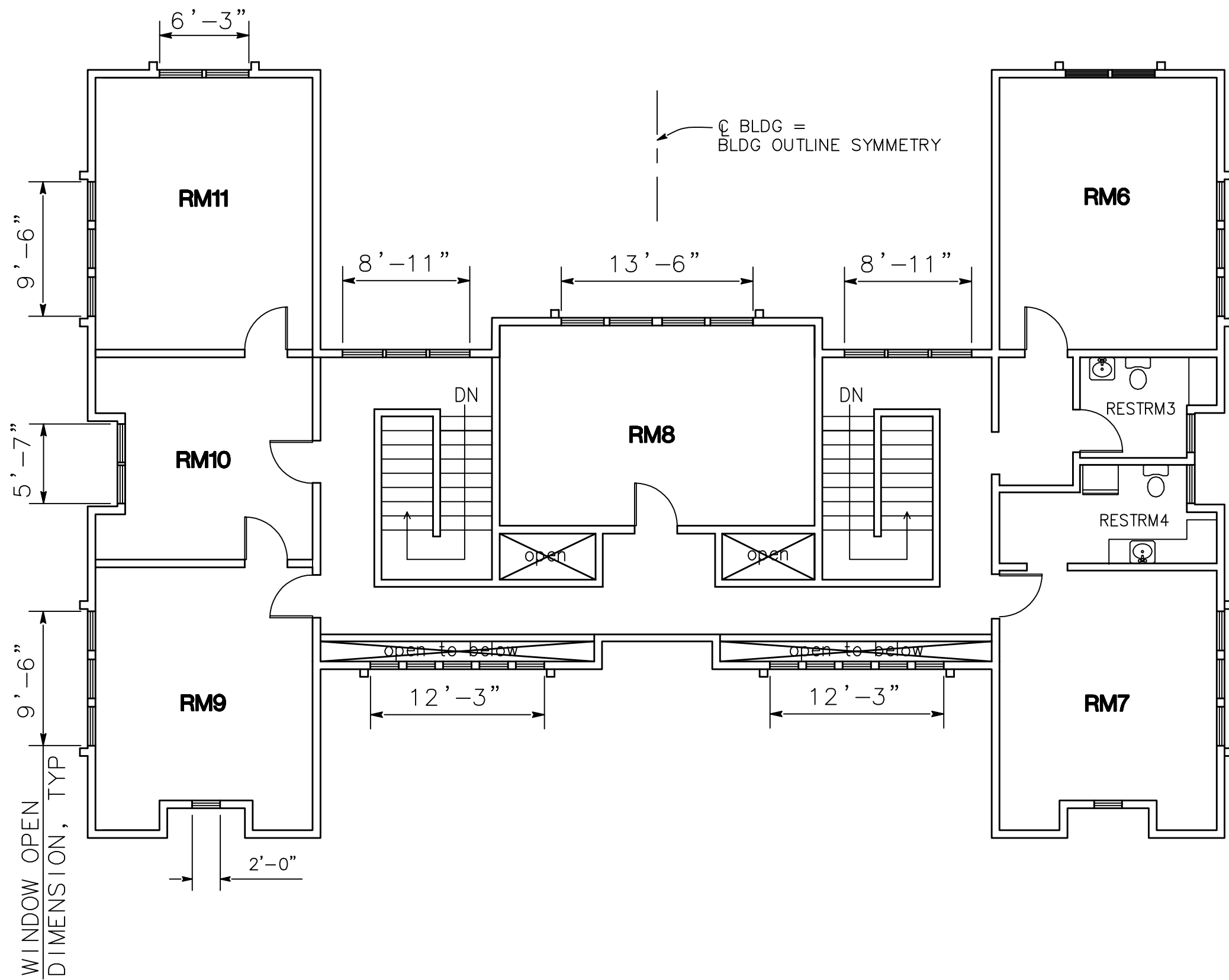
SECTION A-A

3/4" = 1'-0"



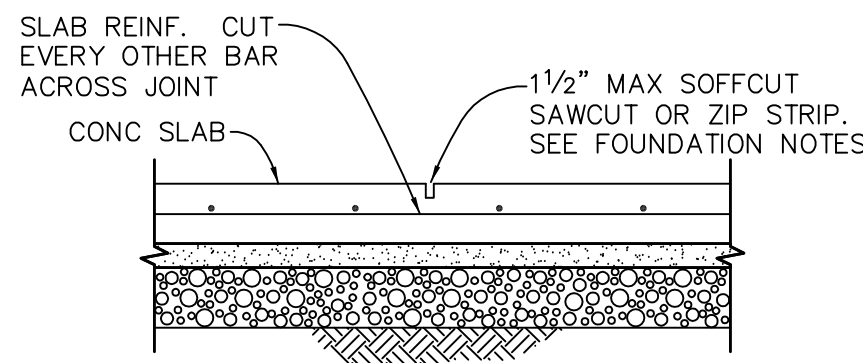
SECTION B-B

3/4" = 1'-0"

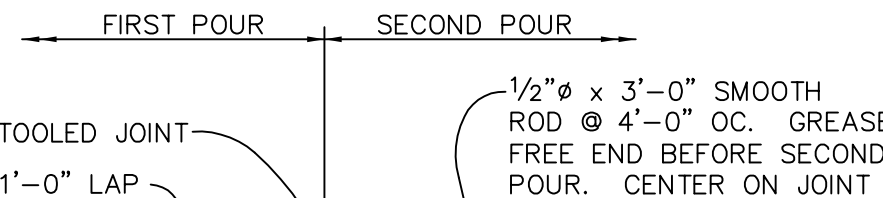


SECOND FLOOR PLAN

1/8" = 1'-0"



CONTROL JOINT



CONSTRUCTION JOINT

TYPICAL SLAB JOINTS

NO SCALE

ONLY THE MOST CURRENT WET SIGNED DOCUMENTS CONSTITUTE THE PROFESSIONAL WORK OF PETER H. PARK. IF THERE ARE ANY DIFFERENCES BETWEEN THE MOST CURRENT WET SIGNED DOCUMENTS AND ANY OTHER DOCUMENTS, THE MOST CURRENT WET SIGNED DOCUMENTS SHALL GOVERN. PETER H. PARK IS NOT RESPONSIBLE FOR ANY MODIFICATIONS MADE TO OUR DOCUMENTS BY ANYONE OTHER THAN THE ENGINEER OF RECORD FOR PETER H. PARK.



PETER H. PARK
No. C74426
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA
PETER H. PARK
REGISTERED CIVIL ENGINEER
45 KENNEDY AVE
CAMPBELL, CA 95008
(408) 218-6168
3/31/2017
DATE

KOREAN-AMERICAN COMMUNITY
ORGANIZATION OF MONTEREY
APN # 012-61-015
1201 ECHO AVE
SEASIDE, CA 93955

USE PERMIT - FLOOR PLAN

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

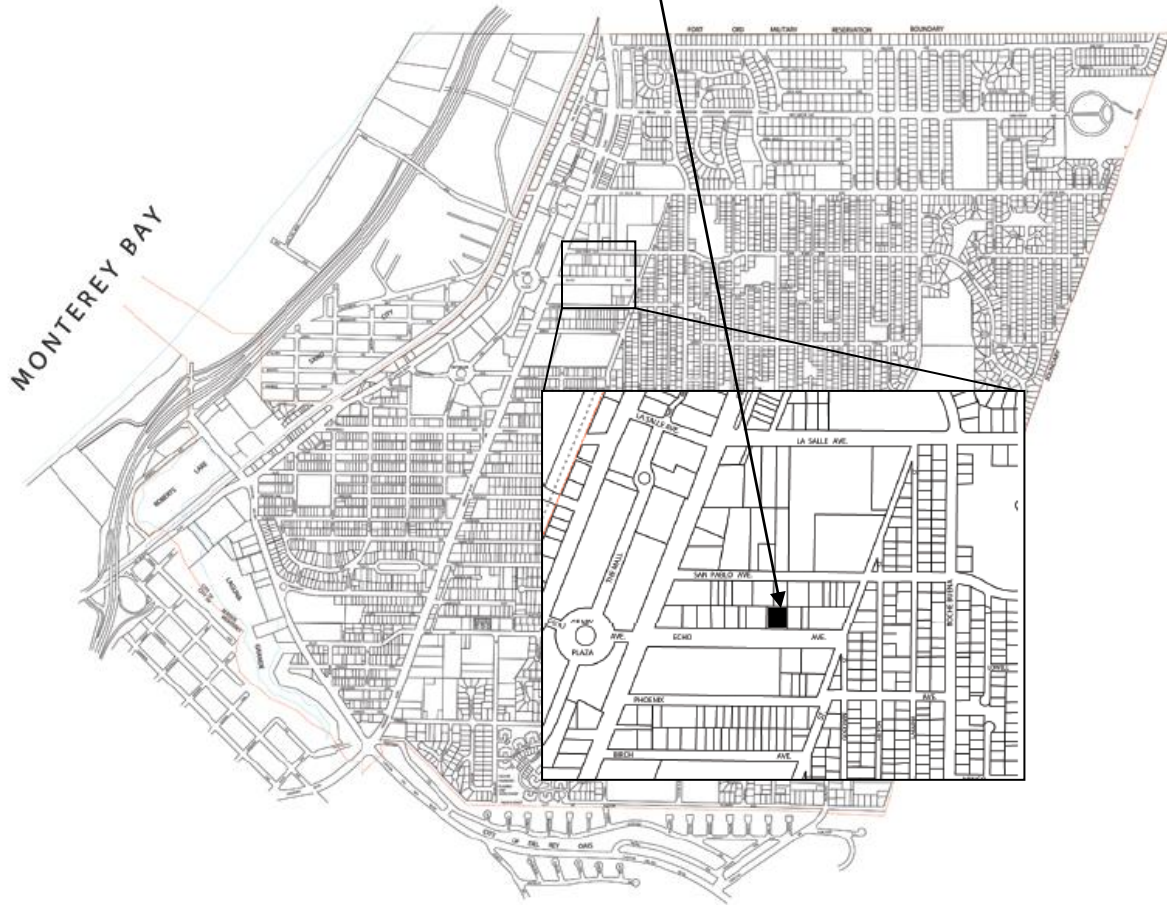
CONTRACT NO.: 2015 400

PROJECT ID:

REVISION	DGN BY	CHK BY

Location Map

Project Site: 1201 Echo Ave



Attachment 3 – Site Photographs



Front of 1201 Echo Avenue

USE PERMIT ATTACHMENT #1 & 2

Seaside City Hall
Planning Division
440 Harcourt Ave.
Seaside, CA 93955
(831) 899-6881

Subject: **USE PERMIT – PROJECT DESCRIPTION**
Monterey Korean-American Community
1201 Echo Ave.
Seaside, CA 93955

The subject property is to be used as home of Korean Community in the Monterey area, known as Korean-American Community Organization of Monterey. The proposed use of the subject property includes offices for, The Monterey Korean Association, The Korean Seniors Association, and classrooms for Monterey Korean School as well as a cultural and activity Center for the Korean Community for the following purposes, but not limited to;

- Gathering of persons for purposes such as civic and social meetings.
- Gallery & exhibition hall of photos & displays related to Korean history & culture.
- Classrooms to teach Korean language.
- Occasional small assembly for special events.

Other Information:

- Operational hours: 10 AM – 5 PM, Monday – Saturday. This building will not be used most of the time during weekdays except for the occasional meetings once or twice a month of a small group of people, and special events such as Korean New Year's Day, Thanksgiving Day, Independence Day, and Christmas Party.
- Use of floor area: refer to: "USE PERMIT – FLOOR PLAN attachment #2" for room numbers and use.
 - First floor (Room 1) – Senior Association Office, (Room 2) office/storage, (Room 3) Conference Room, (Room 4) Cultural Activity/storage, (Room 5) Classroom.
 - Second floor (Room 9, 10, 11)
 - a. Gallery/exhibition hall and occasional event hall, & classrooms
 - Second floor (Room 8) –
 - a. Weekdays: ~~not used~~ *Friday NITE MUSIC CLASS 3hrs*
 - b. Saturdays: Korean School Principal's office/library, copy room.
 - Second floor (Room 6 & 7)
 - a. Weekdays: not used. Reserved for very occasional meeting rooms.
- Plans to install exit door and hall pass through required for use permit. (plans attached with use permit application).
- Number of employees: None (non-profit organization on a volunteer basis)
- Number of seats: foldable tables and chairs. Occupancy varies.
- Number of fleet vehicles: none