



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, June 28, 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**

A. **APPROVE THE MINUTES FROM JUNE 14, 2017**

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. CONTINUED FROM THE JUNE 14, 2017 PLANNING COMMISSION MEETING.

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:
July 12, 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.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, June 14, 2017
7:00 PM

1. **CALL TO ORDER**

Chair Owens called the meeting to order at 7:01PM.

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

PRESENT: Owens, Lechman, Ross, La Mica, Spalletta, Oglesby
ABSENT: Dodson

PLANNING COMMISSION

3. **REVIEW OF AGENDA**

No changes were requested.

4. **PUBLIC COMMENT**

Chair Owens invited Public Comments and had no requests to speak.

5. **APPROVAL OF MINUTES**

On motion from Vice Chair Lechman and seconded by Commissioner La Mica and passed by a unanimous vote the Planning Commission Approved the minutes from the previous meeting held May 24th 2017.

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.**

Associate Planner Robert Larsen presented the report and detailed the requested approval of

a specialized school to be permitted in the Community Commercial Zone within a building that is currently and historically has been used as an office. Larsen goes through the floor plan for the Korean American Community Organization's building on 1201 Echo. The current configuration limits occupancy to 49 persons. In order increase the occupancy of the building, they are proposing to add an exit. This brings the maximum occupancy to 53. Larsen outlines a condition of approval from the Seaside Fire Department requiring there must be fire protection and an automatic fire alarm system. These things would further increase occupancy to 136. Larsen then refers the board to attachment A which contains the resolution that contains the conditions of approval from Planning, Building and Fire.

Commissioner Ross asked if the fire alarm system includes a sprinkler system and if there was ADA access. Planner Larsen answered no and clarifies that he doesn't have the expertise to answer those questions and refers to David Little, the City Building Official.

The applicant, Michael Bona, is called to speak on behalf of the use of the building. He emphasizes that the school aspect is a very light use of the building, being only 3 hours on Friday and 3 hours on Saturday. He then goes on to explain what the Korean American Community Organization's curriculum was focused on. It is primarily to educate American born Korean-American school aged children their native language and culture. Bona goes on to stress the hours of time and consideration put into this project including the extra fire protection required from the city Fire Department. He thanked the city and the board for their consideration.

Chair Owens asks if the board has any questions for the applicant and there were none. He calls David Little to speak. David Little introduces himself and addresses Commissioner Ross' question about ADA access. He begins stating that the building meets the elevator exemption due to the fact the second story is less than 3,000 square feet. Mr. Little then explains that "equal facilitation" is required and anything or any service available downstairs is required to be available upstairs. Commission Lechman inquired about the age in which a child is too young to go to classrooms upstairs. He believes it's around 7. Mr. Little is not familiar with the requirements from the school.

Commissioner Oglesby clarified that the use is not for a "school" as the word is being used. His main concern as he addressed the board is that the focus of this approval should be on whether or not the building is safe and proper requirements have been met from Mr. Little's expertise to recommend for this use to be approved to the building. David Little states yes and that during the plan check he will verify that the applicant is compliant with all requirements for Occupancy. Commission Oglesby then restates that the Commission is not signing off on a "school" but rather that the building allows for the occupancy.

Chair Owens spoke up referring everyone to page 4 of the Conditions of Approval to help clarify the confusion over the term "school" which states, "This school will teach Kindergarten through 12th grade". Owens stated that is contradictory to what is written in the Staff Report and that because of the verbiage used, the Commission is indeed signing off on a school. Commission Oglesby spoke up in response to the language used asking for this to be brought back before the Commission with the language changed. Chair Owens pointed out all the places the terms "school", "classroom", "grades" are used which is incorrect. David Little pointed out the fact that the Building Department does not have a requirement on what the applicant wants to call it. The bottom line is for the requirements to be met for the occupancy and use. Commission Lechman inquired about whether or not schools are

required to have fire sprinklers. Commission Ross confirmed his question that yes schools are required to have fire sprinklers.

Planner Larsen addressed Chair Owens to get back on the purpose of the meeting. Larsen directed the Commission to page 1 of the Staff Report. Larsen reads from Chapter 2, page 14 of the zoning code, table 2.4 titled "Land Uses in Commercial Districts". Two types of schools are required to have Use Permits in the Community Commercial Zones, Public/Private and Special Education/Training. Larsen emphasized that the permit is being issued for a use of specialized training and education, not a traditional school. Chair Owens asked the age associated with specialized training and education. The purpose of that question is because it sounds like that is referring to adults who are able to get out of a building in an emergency. Young children in the event of an emergency cannot help themselves. Owens wants to make sure that this process is approved appropriately due to other tragedies in other buildings. Owens asked for staff to go back and verify an age associated with specialized training and education or to find something in the law that requires the Commission to impose specific stipulations on protection of the building according the age of the kids in the building. Owens addressed the Commission if they agree with him and everyone confirmed.

Commissioner La Mica told a story of his experience as a child learning the Japanese language in which the organization could not call it a school or a classroom because it would cause different laws to come in to effect. He suggests it be called a Korean Language Course and not a school. David Little then clarified that the way Building is looking at this project is as a mixed use similar to an office building with different office types. Chair Owens went back to the fact that the project description uses the word school. He wants the Staff Report to be re-written. He wants to Commission to approve something more appropriately worded. Suggests the terminology of a "cultural center".

Applicant Bona is allowed to address the Commission and thanked them for their help in clarifying this project as it is complex in its nature. He and staff will go back and get this rewritten. Commission La Mica noticed that the on page 17 of the agenda packet the hours of operation are inconsistent with the Friday evening call that extends past the Monday through Saturday 10am-5pm. He would like those hours corrected at the next meeting. Commissioner Owens calls for a motion to continue.

Commission Lechman made the motion, seconded by Commissioner Ross, all were in favor and none opposed.

7. **REPORTS FROM COMMISSIONERS**
None.

8. **REPORTS FROM STAFF**
None.

9. **ADJOURNMENT**
On motion the meeting was adjourned at 7:43pm.

Respectfully submitted,

Kristen Rice, Sr. Admin Assistant

John Owens, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Bob Larsen, Associate Planner

DATE: June 28, 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. CONTINUED FROM THE JUNE 14, 2017 PLANNING COMMISSION MEETING.

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

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 classrooms, social activities, gallery and exhibitions, and occasional small assembly space.

At the June 14, 2017 Planning Commission meeting, this item was continued to allow for further review of the Zoning Ordinance and applicable definitions. By definition, a school for specialized education/training may include art, language, music, and personal development classes. The definition of a School, Specialized Education/Training is provided as Attachment 5.

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.

The building currently has a maximum occupancy load of 49 persons. To create a mixed use building, the Building and Fire Departments are requiring a second exit and the installation of a manual/automatic fire alarm system. The addition of the second exit and the required fire alarm system would increase the maximum occupancy load of this building to 136 persons per the Applicant's Project Description which is provided as Attachment 4. The applicant has stated that the classroom activities will be focused on learning Korean language, culture, history, art, and music as it is practiced in the authentic Korean culture of the past and present in Korea. The applicant has stated that there are approximately 30 persons attending the Saturday morning classes. The 2016 California Building Code states that the maximum occupancy for the classrooms noted on the applicant's plans is 56 persons. The Project Plans, provided as Attachment 1, Exhibit A, show the floor plan and room schedule.

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 as an ancillary use to an existing office building.

STAFF ANALYSIS AND FINDINGS

The local KACO wishes to establish a voluntary educational program for members of their organization. This use will be ancillary to the existing office use of the building. In addition to the school use, the KACO will also hold occasional special events at this location. The school and special events will be held in the evenings and on the weekend, therefore any additional

parking demand will not have a negative impact on the surrounding neighborhood. Per the Building and Fire Department comments, the proposed mixed use requires the installation of a manual/automatic fire alarm system. A use permit is required to provide conditions of approval that address Fire and Building Department requirements and to assure that the operation of the education program remains an ancillary use to the primary office use of the building.

Use Permit Findings

In accordance with SMC Section 17.14.030, table 2-4, an application to allow a school with specialized education/training 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 with specialized education/training 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 classrooms, 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 with specialized education/training is an ancillary use of the KACO office building.

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 special events which occur at different times than the primary office use.

Evidence: The proposed school will allow for the continued 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 with specialized education/training and associated meeting activities complies 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- Exhibit "A" Project Plans
 3. Attachment 2- Location Map
 4. Attachment 3- Site Photographs
 5. Attachment 4- Applicant's Project Description
 6. Attachment 5- Definition of a School, Specialized Education/Training
-

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, and June 28, 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 with specialized education/training 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 with specialized education/training 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 classrooms, 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 with specialized education/training is an ancillary use of the KACO office building.

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 special events which occur at different times than the primary office use.

Evidence: The proposed school will allow for the continued 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.

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 28, 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. Hours of operation shall be 10am-5pm Monday–Saturday with music classes extending to 8pm on Fridays.
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 28th of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

John Owens, Chairperson

Planning Commission Secretary- Kristen Rice



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

- ① EXIST LANDSCAPE
- ② EXIST PLANTER
- ③ EXIST TREE
- ④ NEW EXIT DOOR
- ⑤ NEW CONCRETE PATHWAY
- ⑥ PARKING SPACE, SEE "PROJECT DESCRIPTION"
- ⑦ TRASH ENCLOSURE. 6'X8' MIN WITH ROOF



NORTH ARROW

ABBREVIATIONS

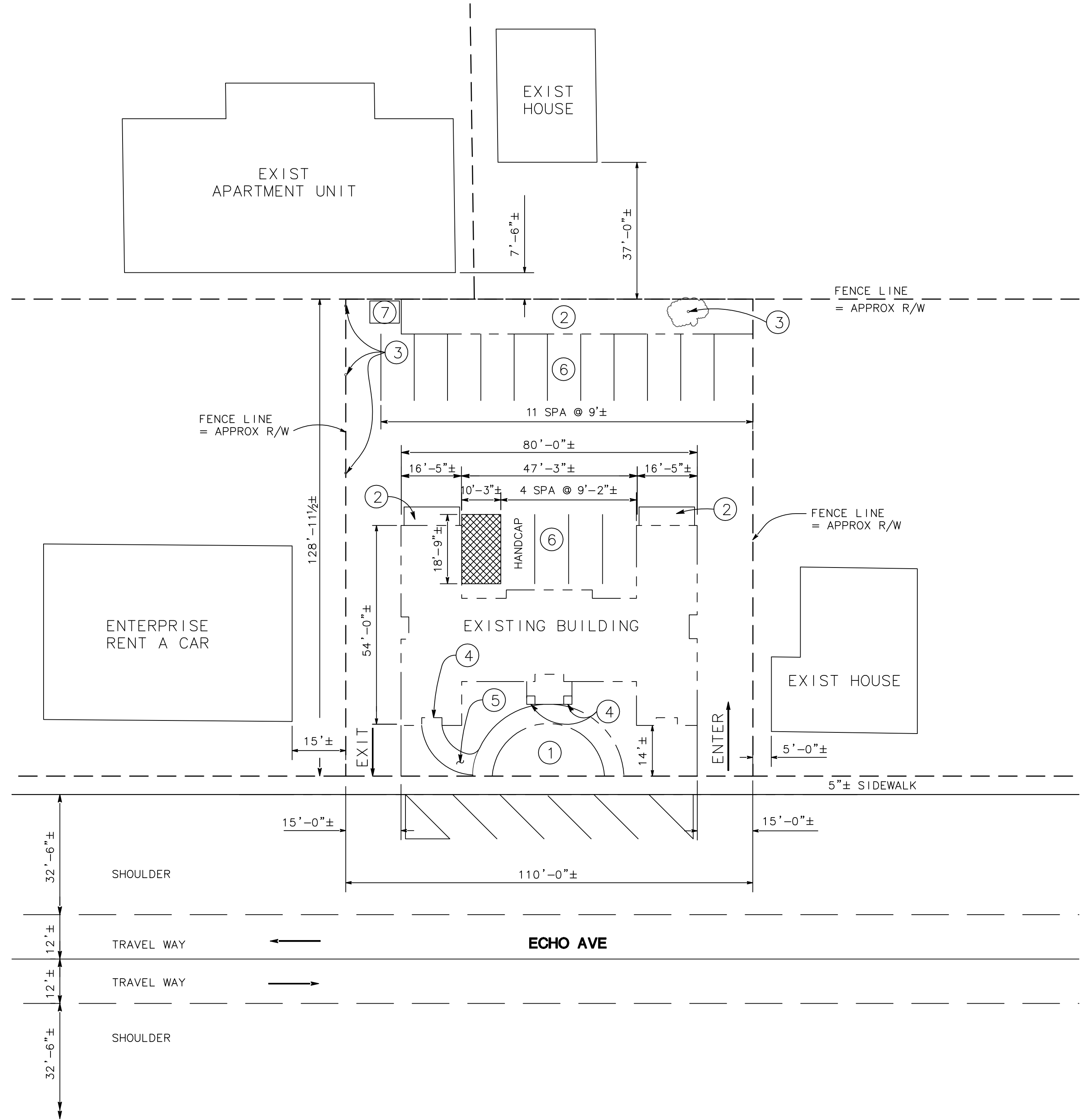
ADJ	ADJACENT
APPROX	APPROXIMATE
CL, C	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
DN	DOWN
EXIST	EXISTING
FG	FINISHED GRADE
REM	REMOVE
RM	ROOM
R/W	RIGHT OF WAY
SPA	SPACE OR SPACING
SYMM	SYMMETRICAL
TYP	TYPICAL

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
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

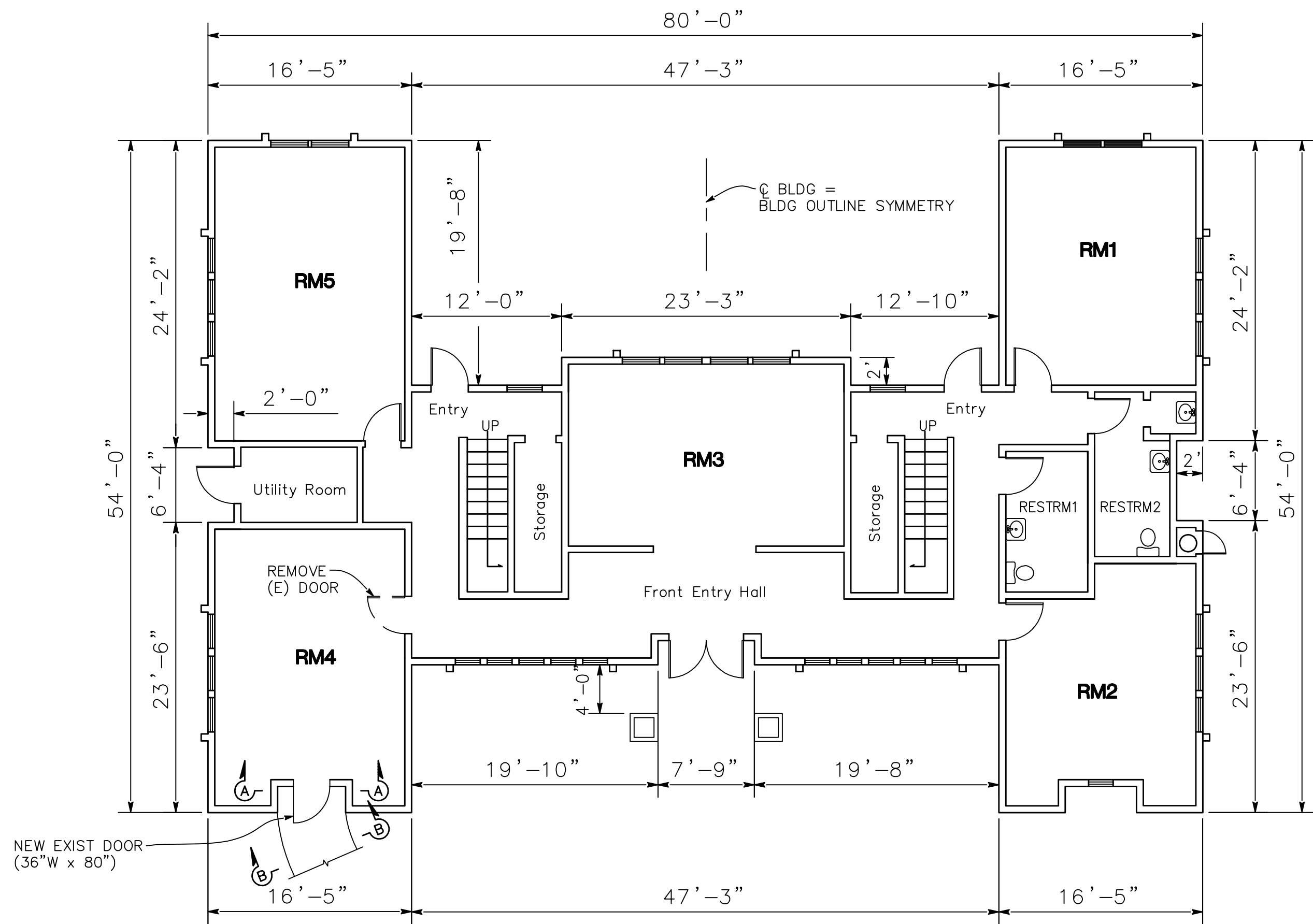
USE PERMIT - SITE PLAN

A-1

SHEET 1 OF 2

ORIGINAL SCALE IN INCHES
FOR REDUCED PLANS

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

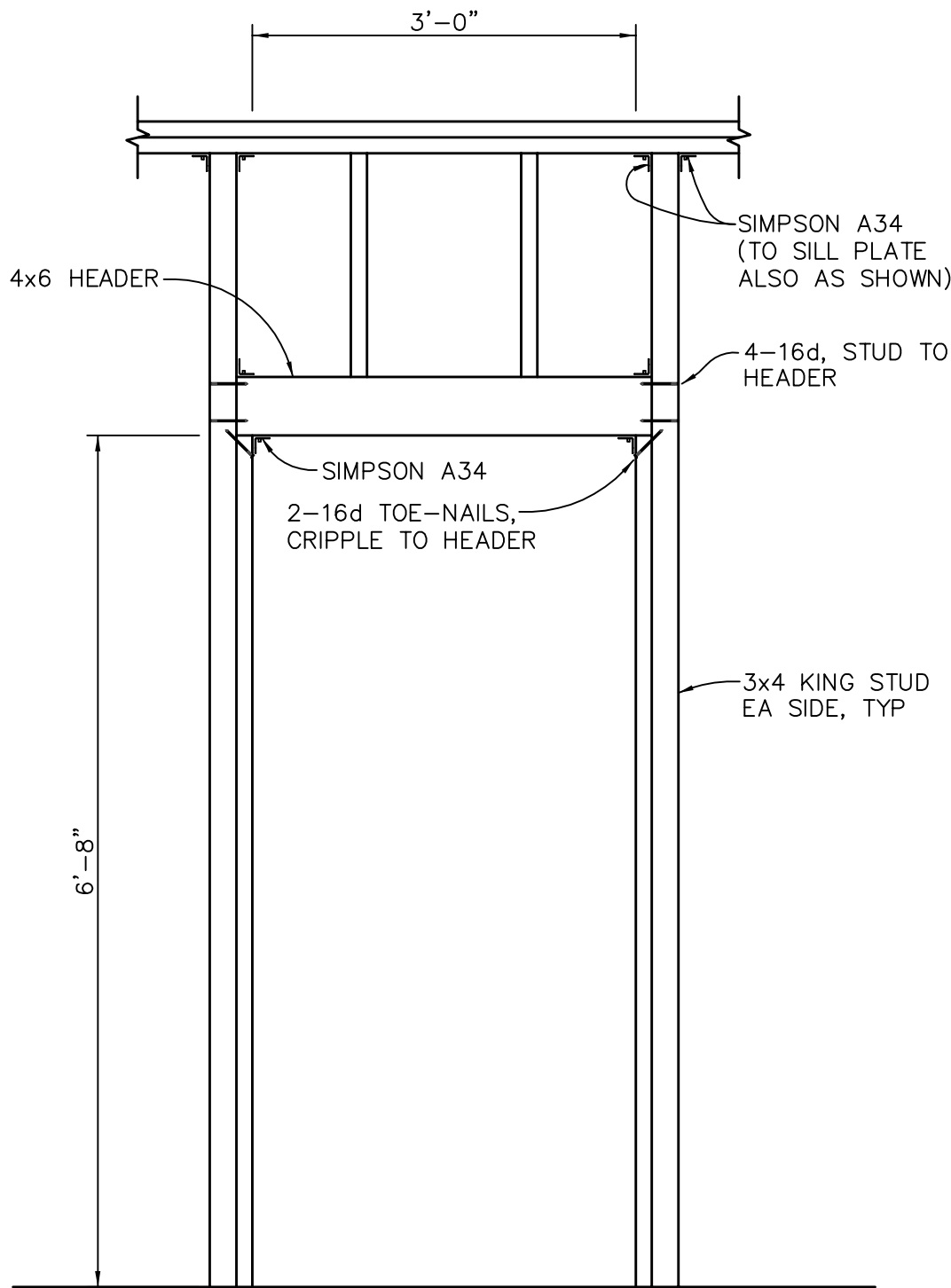
TOTAL FLOOR AREA = 5,348 SQFT

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

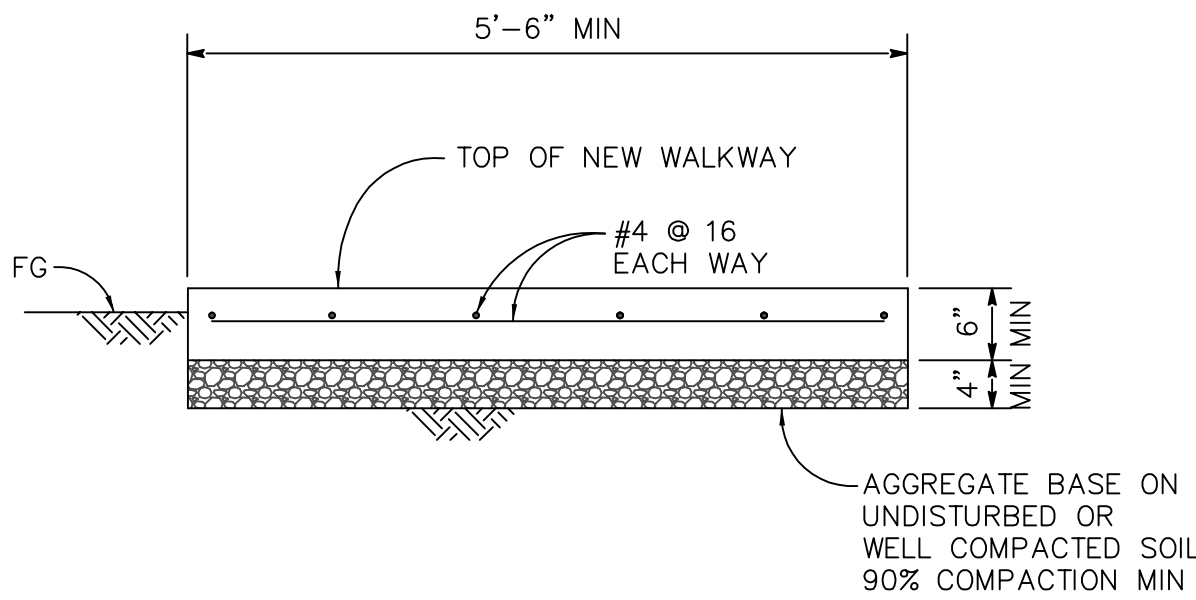
NOTES:

- 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.



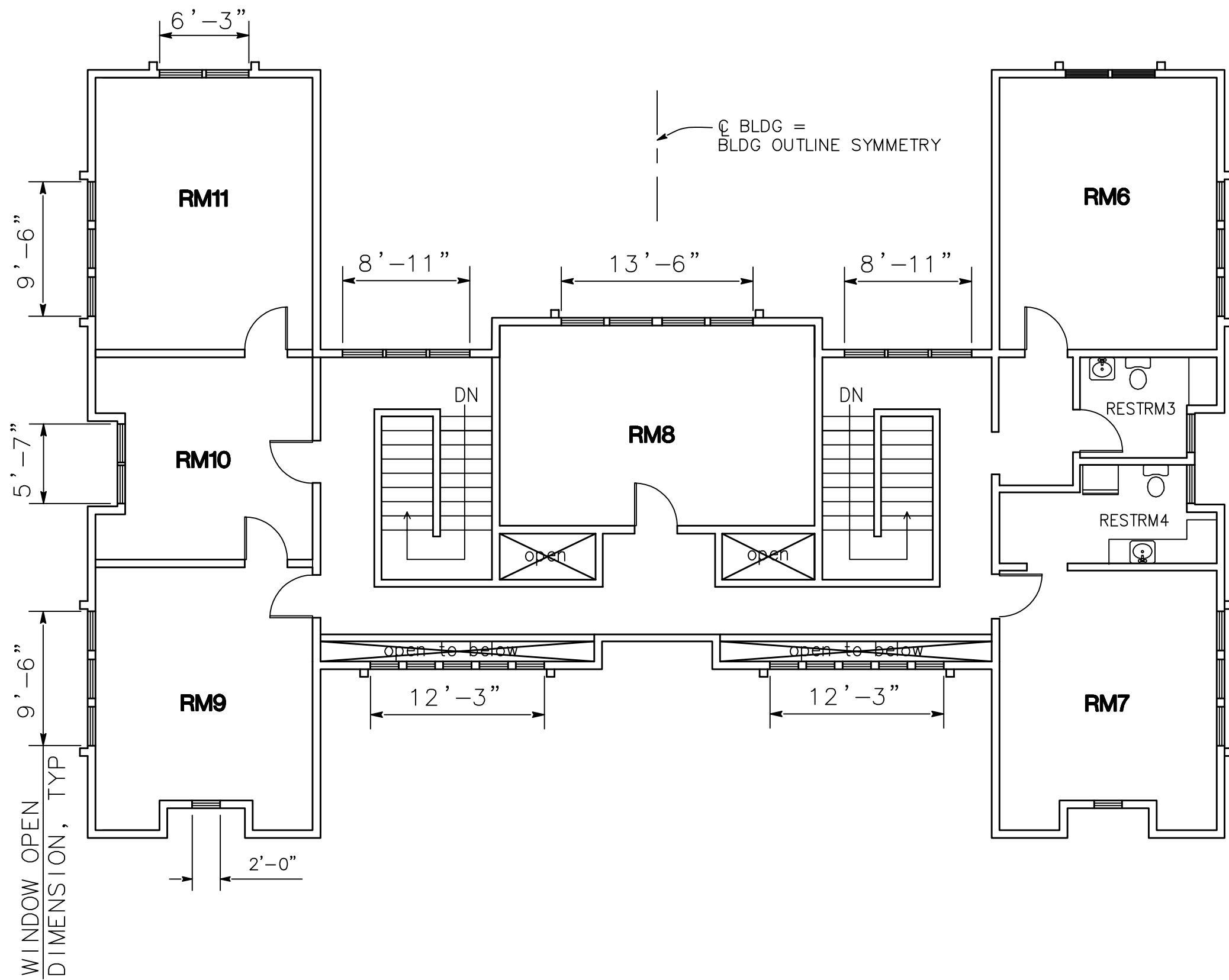
SECTION A-A

3/4" = 1'-0"



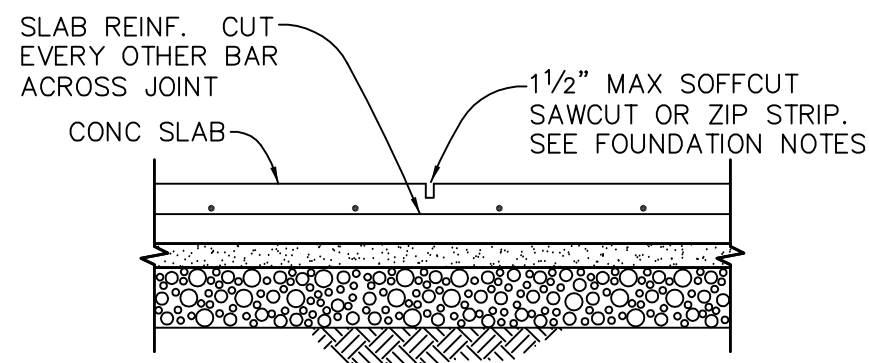
SECTION B-B

3/4" = 1'-0"

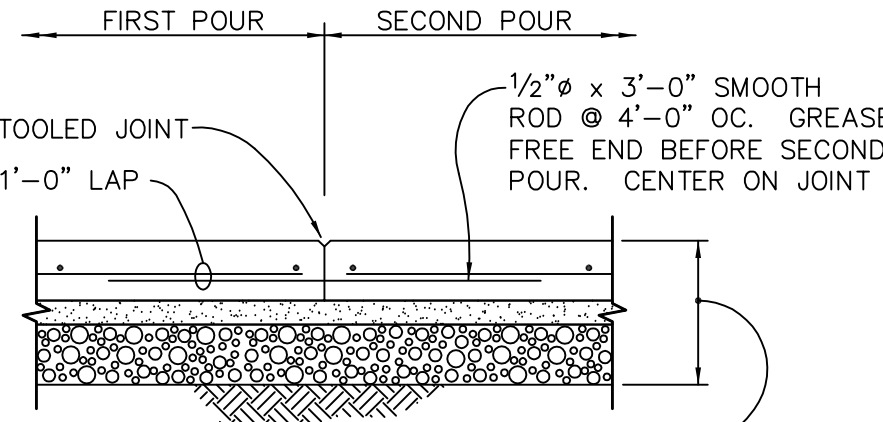


SECOND FLOOR PLAN

1/8" = 1'-0"



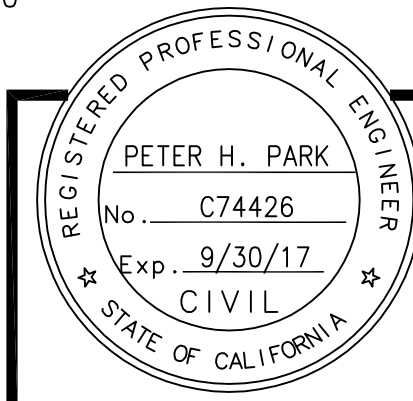
CONTROL JOINT



CONSTRUCTION JOINT

TYPICAL SLAB JOINTS

NO SCALE



PETER H. PARK
No. C74426
Exp. 9/30/17
CIVIL
STATE OF CALIFORNIA
PETER H. PARK
REGISTERED CIVIL ENGINEER
DATE 3/31/2017
45 KENNEDY AVE
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USE PERMIT - FLOOR PLAN

A-2

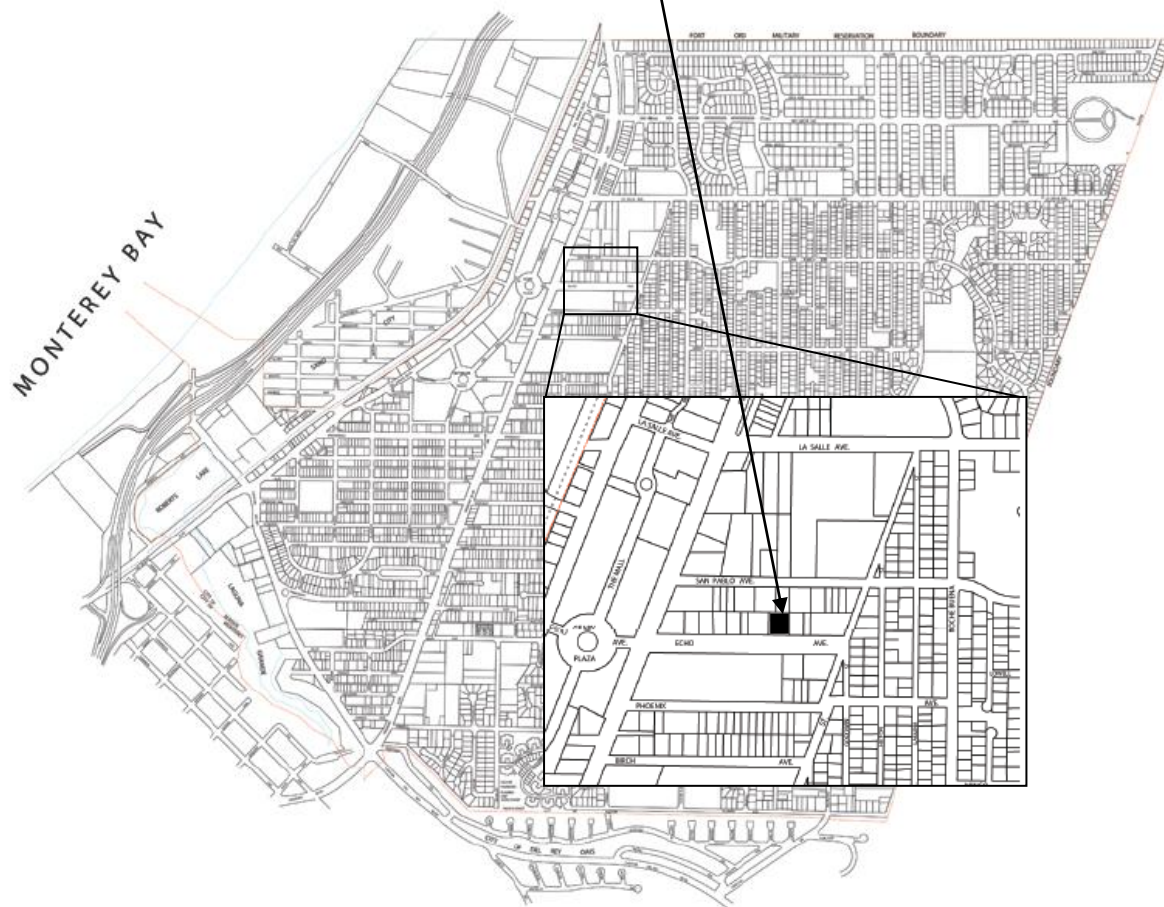
SHEET 2 OF 2

REVISION	DGN BY	CHK BY

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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

Attachment 5

Seaside Municipal Code Section 17.98.020 – Definitions of Specialized Terms and Phrases.

School, Specialized Education/Training. Includes schools providing specialized education/training. Examples include the following:

- Art school
- Ballet and other dance school
- Business, secretarial, and vocational school
- Computers and electronics school
- Drama school
- Driver education
- School establishments providing courses by mail
- Language school
- Martial arts
- Music school
- Professional school (law, medicine, etc.)
- Seminaries/religious ministry training facility

Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development, such as fitness, environmental awareness, arts, communications, and management. Does not include pre-schools and child day care facilities.