

Connie
from Donald

Donald

7/20/86
SMA for
Kam Schools/Bishop Estate
Multi Purpose Educ. Facility
8-4-13:18

My comments are:

1. The primary use of this site being applied for is NOT recreational, but rather educational, and educational use of this Open zoned area is not permissible by the county ^{zoning} code.
2. The existing school is apparently a grand-fathered use; expansion of a non-conforming use is not permitted, if we are to apply ^{the} county ^{code} zoning principles.
3. The current GP LUPAG map gives this this entire Bay area an Open designation, further reinforcing items 1 and 2 above.
4. The site plan shows no provision for off street parking to support this rather high intensity use.
 - a. The statement on parking arrangements (page 9) does not ~~even~~ ^{at all} reveal that it is only for temporary, school hours, 3-stalls ~~en~~ for instructors only, and subject to the park's (National Historical Park) own needs. (I checked with the Park on this)
 - b. I am told by the Park people that the access road shoulders are already used by fishermen's trucks and trailers which are not allowed to use the Park's parking stalls.
 - c. The proposed school structure itself would eliminate their own present off street parking. It seems absolutely necessary that adequate off street parking be provided by any facility itself, and ~~more~~ in this particular area. In this case, it is inconceivable that the applicant could not accommodate its off street parking needs ^{for any use} -- Bishop Estate is by far the largest private landowner in this entire region.
5. There are numerous aspects of the SMA guidelines ^{with which} ~~that-ends~~ this school expansion proposal would conflict:
Objective A-3, A-5, A-6; Policy 1-b-iii, 3-b .
6. In summation -- this proposal should be denied.