

Mike Cunningham  
30 Aragon Blvd.  
San Mateo, CA 94402

March 14, 2012 → Letter No. 2 from Mr. Cunningham

Ms. Dianne Whitaker, Vice Chair  
Mr. J. Christopher Massey  
Ms. Kelly D. Moran  
Mr. Joshua S. Hugg  
Mr. Stephen Scott  
City of San Mateo  
330 West 20<sup>th</sup> Street  
San Mateo, CA 94403

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for  
PA10-060 St. Matthew Catholic Parish and School Masterplan

Re: Additional Comments

Dear Planning Commissioners and Mr. Scott:

The Department of Community Development issued on February 13, 2012 a Notice of Intent to Adopt a Mitigated Negative Declaration for the PA10-060 St. Matthew Catholic Parish and School Masterplan.

Comment No. I first responded to the request for comments in my March 13, 2012 letter. Here are additional comments.

①

**More on my conclusion that the uses of the Proposed Gym are actually the same as the 2009 Community Center.**

The Applicant has modified the intended uses of the proposed Gym and Auditorium as it has progressed through the application process. The uses may seem to have diminished. However, I don't believe the uses have changed. I looked at several statements in various documents and found the intent to be similar, but are worded differently.

One report includes activities, the other report excludes activities. It is my conclusion that the proposed Gym and the previously denied Community Center are one in the same projects. As such, the proposed new building (by any name) needs to provide code required parking. Furthermore, the equivocal statements about non-concurrent use cause me concern. The Applicant could be seen as backing away from its commitment to non-concurrent uses the Church, Auditorium and Proposed new building.

March 14, 2012 Letter to the City of San Mateo

Re: PA 10-060 St Matthew Catholic Parish and School Master Plan Notice of Intent to Adopt a Mitigated Negative Declaration

Continued on page 2

The following are the project descriptions contained in the 2009 and 2011 traffic and parking reports and the December 2010 Master Plan which help support my conclusions.

**2009 Project Description.** St. Matthew Catholic Church staff has stated that the changes this project entails would be athletic activities, celebrations, performances, assemblies, music and arts programs, drama club meetings, club/committee/community organization meetings, parish meetings, dinners, receptions and Casa (pre- school and after-school program).

**2011 Project Description.** According to the development application, the proposed School Gymnasium will be used for Saint Matthew Elementary and Junior High School athletic uses and will not be used for any outside athletic programs. The School Gymnasium will also have a room in it for the existing before and after school care program. The School Gymnasium will be used as needed during school hours for PE classes and between 3:00 pm and 10:00 pm for team practices. On weekends and after school the School Gymnasium may be used for one game at a time. According to the development application, the Gymnasium will not be used simultaneously with Sunday Masses.

**Master Plan Uses (12-10).**

Auditorium:

1. The uses within the Stage and Open Seating Area of this building shall be limited to Elementary School and Parish activities. [What about the classroom and meeting room?]

Usage will include practice for the Saint Matthew athletic teams yet excludes any competitive games.

2. The Kitchen shall be used solely for food preparation for School and Parish gatherings.
3. Ward Hall shall be used for Saint Matthew's small group meetings and in conjunction with auditorium events.
4. The Auditorium shall not be rented out for any Non-Saint Matthew's uses nor used for any non-Saint Matthews events or activities.
5. Saint Matthews shall not use the School Gymnasium or the Auditorium one half hour before or after its regularly scheduled church masses on Saturday evenings except *in preparation for or in conjunction with the masses*, therefore they may only be open and used from 7:00 am to 5:00 pm and 8:30 – 11:30 pm on Saturdays.

March 14, 2012 Letter to the City of San Mateo

Re: PA 10-060 St Matthew Catholic Parish and School Master Plan Notice of Intent to Adopt a Mitigated Negative Declaration

Continued on page 3

6. Saint Matthews shall not use the School Gymnasium or the Auditorium on Sundays before 1:30 pm ***except in preparation for or in conjunction with the masses***; therefore they may only be open from 1:30 to 10:00 pm on Sundays.

Proposed School Gymnasium:

1. The School Gymnasium will be used for Saint Matthew Elementary and Junior High School athletic uses and will not be used for any outside athletic programs. The School Gymnasium will also have a room in it for the existing before and after school care program.
2. The School Gymnasium will be used as needed during school hours for PE classes and between 3:00pm and 10:00 pm for team practices. This includes provisions prohibiting any competitive games outside the school's existing athletic programs and prohibiting the rental of the School Gymnasium or Auditorium to outside organizations.
3. On weekends and after school the School Gymnasium may be used for one game at a time. Neither the side courts nor the half courts will be used for simultaneous games; only the full-length court may be used for actual games.
4. The School Gymnasium shall not be rented out for any ***non-Saint Matthews uses*** nor used for ***any non-Saint Matthews events or activities***. [the opposite of non [or nothing] -St Matthews is anything or all St. Matthews]
5. The School Gymnasium will also be available for adult evening basketball for Saint Matthew's parishioners and staff. Vacation related summer, winter and spring camps that are primarily for Saint Matthew's students will also occur in the School Gymnasium. Same hours and restrictions as stated in Auditorium.

It is clear that St. Matthew intends to use both the Auditorium and Proposed Gym for both School and Parish activities. It is abundantly clear to me that even though the proposed new building is called a gym, it is really a community center. As a community center, it needs to provide additional parking per code section 27.64.160.9.a,b. The table on page 6 of my letter of 3-13-12 shows the required additional parking.

I am concerned about the equivocal language concerning non-concurrent use of the Church and Auditorium and Gym. "In preparation for and in conjunction" with could mean many things. To me, the phrase could mean pre and post Mass social gatherings, overflow venues for popular and over-crowded Masses etc.

I recommend that the City not adopt the Mitigated Negative Declaration and that the Project be denied with prejudice.

March 14, 2012 Letter to the City of San Mateo

Re: PA 10-060 St Matthew Catholic Parish and School Master Plan Notice of Intent to Adopt a Mitigated Negative Declaration

Continued on page 4

**Carnival and City of San Mateo Special Events Committee**

The various reports describe how the Applicant will seek a Special Events Permit for Carnival and the other five undetermined Special Events (previously described as events which could generate more than 273 cars).

Are the Planning Department and the Planning Commissioners aware that there are no provisions in the Special Events regulations that require or even allow the City to include neighbors in pre-event planning? How could a key element the best practices portion of the Parking and Traffic Management Program to be implemented if no neighborhood consultation on the City level is allowed or required?

It is my firm conclusion that the Parking and Traffic Management Program is so weak and ill conceived that it will ultimately be wholly discredited. Since it is a cornerstone of Section XVI -- Transportation/Traffic of the MND, its weaknesses should prevent the MND from being adopted.

**Correction.** The times for the Sunday Masses shown in the table on page 12 are partially incorrect. The correct Mass times are 8:45 AM and 10:30 AM.

Regards,

Mike Cunningham