

**Attachment 10 – Correspondence from the Public  
(Received since the Planning Commission Study Session on 8-23-11)**

# **Correspondence in Support of the Project**

**Stephen Scott**

---

**From:** Tony Stucker [tony\_stucker@yahoo.com]  
**Sent:** Wednesday, May 30, 2012 3:14 PM  
**To:** Stephen Scott  
**Cc:** Planning Commission; John "Jack" Matthews; Brandt Grotte; Maureen Freschet; David Lim; Robert Ross  
**Subject:** In Support of the St. Matthew Gym Project

---

Dear Mr. Scott,

We are writing you to support the St. Matthew Catholic School gymnasium project.

We are San Mateo residents whose two sons attend St. Matthew. Our older son has been a student at St. Matthew for six years, so we have witnessed this project from the beginning. We know that St. Matthew initially failed to appropriately address the neighborhood's concerns. But we believe the school has responded to the input of the City and the community to develop a comprehensive solution.

We have personally witnessed the efforts that the school has made in order to address the neighborhood's parking and traffic concerns.

St. Matthew has also agreed to a number of conditions that must be met before the gym's construction can begin, including adding more than 100 parking spaces and implementing a Traffic and Management Plan.

In addition, St. Matthew does not propose any new uses for the site, yet has agreed to significant use limitations, such as capping the number of students and faculty at current levels and implementing a Master Plan that limits the future use of the property.

We believe this project will tremendously benefit not only St. Matthew but also the city of San Mateo, while having minimal impact on the surrounding neighborhood. We thank you for your consideration.

Regards,  
Tony and Kelly Stucker

## Stephen Scott

---

**From:** Kim Hughes [klhughes08@yahoo.com]  
**Sent:** Tuesday, May 29, 2012 9:13 AM  
**To:** Stephen Scott  
**Cc:** John "Jack" Matthews; Planning Commission; Brandt Grotte; Maureen Freschet; David Lim; Robert Ross  
**Subject:** St. Matthew proposal

Dear Mr. Scott and the San Mateo Planning Commission,

I am a resident of San Mateo and have lived in two locations. The first was on Hacienda Street, 1 block away from St. Gregory's. We now live in San Mateo Park and send our children to St. Matthew's.

We saw first hand what it is like to live near a neighborhood, Catholic school while on Hacienda. While there were occasional events at the school/church that would cause overflow parking along the front and sides of our house (as well as the holiday masses) this was in no way a contentious issue as a resident. Clearly, the church was a part of the community well before we purchased our home. In fact, it was quite nice to see the church supported and people walking through the neighborhood on these occasions. I believe the same would be true for the neighborhood surrounding OLA and other neighborhood schools.

No school in San Mateo County and probably beyond has gone to such great lengths to improve the existing conditions around it as St. Matthews. As stated in the City's draft environmental document: "The project would not have a significant impact on any of the study intersections. The project includes parking lot modifications of an additional 108 parking spaces that will improve on-site circulation plus a site specific Traffic and Parking Management Plan. When implemented, overflow parking on neighborhood streets should be reduced."

The Church is also incorporating all of the suggestions brought forth by the Planning Commission at their recent Study Session including; Amending the Traffic and Parking Management Plan to provide for the peak number of cars, 356, hiring a Professional Parking Management firm for any peak masses or events and the immediate implementation of the Traffic and Parking Management Plan.

I am writing to urge you to support San Matthew's proposal for a Master Plan with Use Limitations and Traffic & Parking Management Plan, a School Gymnasium and an additional 108 parking spaces. No new uses are being added yet significant use limitations are being proposed, the number of parking spaces increased by 50% and a Traffic and Parking Management Plan fully implemented. The proposal includes a condition that all of this must be done in advance of the Church being allowed to build the School Gymnasium. St. Matthews has also hired a full time person to be responsible and accountable for all of the above. St. Matthew's has spent five years responding to the input of the City and the community to develop this comprehensive program.

Thank you for your consideration of this proposal. Please be a part of improving the existing condition in and around Saint Matthew's and support their proposal. Please also call (Brian Swartz at 415 272 6897 or your name and number or both) with any questions or comments.

Respectfully,  
Kim Hughes  
618 Dorchester Road  
San Mate, CA 94402

Kim Hughes  
C: 415.516.6187  
Please note my new email address is [klhughes08@yahoo.com](mailto:klhughes08@yahoo.com)

## Stephen Scott

---

**From:** Ann Olson [olsonclan5@gmail.com]  
**Sent:** Monday, May 28, 2012 8:44 PM  
**To:** Stephen Scott  
**Cc:** John "Jack" Matthews; Brandt Grotte; Maureen Freschet; David Lim; Robert Ross; Planning Commission  
**Subject:** Support for St. Matthew Gym Project

To San Mateo City Council Members and City Planning Commissioners,

I am a longtime resident of San Mateo and a parent of students attending St. Matthew Catholic School. I am writing to express my support for the gym project. St. Matt's has been turning out well educated, productive young men and women for the past 80 years. The physical structure of the school has not changed much during that time and it certainly has not kept up with the demands of a 21st century education. While other schools in our area are updating their facilities, St. Matthew's is being prevented from much needed improvements by a few determined neighbors. For the past 6 years, St. Matthew's school has diligently responded to the concerns of the neighborhood and Planning Commission. We have gone above and beyond what is required of other institutions, yet a few neighbors still refuse to acknowledge the immense progress that has been made in addressing their concerns. I know this because I am one of two parent volunteers who are "in-charge" of improving parent parking and traffic flow for the school. I find the recent emails by Ms. Wilcox and Mr. Cunningham (Aragon Blvd. residents) a distortion of the truth. I'd like to share all the steps that our school has put in place to ensure a good relationship with our neighbors. In doing so, I hope that you will better understand our commitment to a strong traffic flow and parking program.

Eight years ago (2004), when my oldest was enrolled in kindergarten, St. Matthew's did not have a comprehensive parking and traffic flow plan. Most kindergarten families parked on Aragon Blvd. and walked to and / or picked up from class. Since kindergarten is half day, this parking routine occurred daily at 7:45am /11:30 am/3:00 pm. In addition, Aragon was used for parking when parents attended meetings, class parties, lunch duty, back to school nights, music recitals, and Friday Mass. In short, Aragon Blvd. served as longterm parking throughout the school day. Yes, parents occasionally blocked driveways and students were probably guilty of trampling lawns and littering front yards.

At the beginning of the 2006-07 school year, St. Matthew's began a parking and traffic management program. The main lot was opened for parent parking and traffic flow was rerouted down Notre Dame Ave. The Administration established seven areas on the campus as Traffic Safety stations. These stations were placed at critical areas along the traffic flow route. The stations were to be manned during a.m. drop off and p.m. pick up by volunteer parents and rotating staff. These changes were announced at Back-to-School night. It was also the first time that parents heard about the Administration's "No Parking on Aragon" policy.

Each year since, St. Matthews has worked to improve daily traffic and parking. Today, each family is required to perform six traffic shifts per year. Each family must self-register for these shifts prior to registration with the school. Families receive email and text shift reminders and we track attendance to ensure that we have a fully staffed main lot for a.m. drop off and p.m. pick up. We present our parking and traffic flow guidelines, including our "No Parking on Aragon Policy", at all three Back to School Nights. Our policies are accessible on our website and updates are provided as-needed via the All-School Wednesday Email. Today, over 99% of our 400+ families, drop off and pick up within our school grounds. I personally monitor Aragon Blvd. during a.m. drop off one day a week (rotating days). I regularly observe less than four cars parking on Aragon to drop off their children. Many days, I observe no drop offs on Aragon. This is a monumental improvement over how Aragon was used by the school eight years ago. Our parents go out of their way to stay off Aragon Blvd. Instead of parking just a few feet away from Kindergarten, parents get out of their cars in the main lot and walk across the entire campus to bring their child to class, often with an infant in tow. For meetings, class parties, lunch duty etc., parents will circle the campus in order to find parking that is off Aragon. Our families are inconvenienced daily by staying off a public street, however, our efforts have never been recognized by the Commission or by the last few vocal residents of Aragon Blvd.

As you can see, St. Matthew's now has a fully comprehensive parking and traffic flow system. This system is an integral part of the school and will not be substantially changed by the proposed parking improvements and gymnasium. Today, St. Matthew's School is a good and responsive neighbor. We even have an 800 number that has been provided numerous times to the Aragon Blvd. residents and it is available via our website. Ms. Wilcox chooses not to use it. It appears she would rather blast you with emails instead of working with us to solve any lingering issues she may have. This behavior shows that there is still a great deal of animosity between a few neighbors and the school. I see this as an opportunity for you to help us bridge this divide. Denying our gymnasium and parking improvement plan will do nothing to resolve issues within the neighborhood. Approving the plan will allow St. Matthew's to add parking spaces and to restripe parking stalls. This will only aid parking and traffic flow for both the school and the parish. Lastly, the restrictive use limitations will not allow the gymnasium to be used by outside parties or in conjunction with parish activities. There will be adequate parking onsite and this will lessen the need and desire to park on neighborhood streets.

Thank you for your consideration of the above perspective.

Ann Olson  
St. Matthew Parking and Traffic Co-Chair  
San Mateo Resident

May 24, 2012

Dear Stephen Scott and members of the Planning Commission:

We are twelve year residents of the Baywood neighborhood of San Mateo, Doug has worked for San Mateo-based California Casualty for twenty five years, and we have our three children enrolled at St. Matthew's Catholic School. We are writing to you in support of the gymnasium project that has been under consideration for the past five years. This project has always centered on the need for an improved and to-athletic-code gymnasium so that our 4<sup>th</sup>-8<sup>th</sup> grade children can better participate in vibrant volleyball and basketball programs. St. Matthew's is the largest school in the San Francisco archdiocese, yet has one of the lowest performing gymnasium's in the league. The result is that the junior high students cannot compete safely on their own school grounds. Plus, the school sorely needs improved space for daily operation of its physical education, school assemblies, and general school activities during the school day. The purpose of the gymnasium is to support our school functions. As surrounding schools quickly add to their facilities, we hope that you will approve this project as a means of equitably improving the overall San Mateo school landscape.

St. Matthew's Catholic School and parish have worked diligently with the San Mateo Planning commission and with the surrounding neighbors to address concerns about this new building. All concerns have been addressed. Key components of the plan include:

- 1) Parking: Five years ago there was heavy use of neighborhood streets for school use and parish events. These are city streets available to all for use. It is common driver practice when frequenting merchants along El Camino and other commercial areas that abut residential zones to use neighborhood streets to park. However, with the first proposal of this project, neighbors complained about this parking situation. St. Matthew's immediately put into place strict guidelines to all school families including a comprehensive traffic and parking plan which has improved the situation greatly. Few cars now park on neighborhood streets. The project proposes 108 additional parking spots on site which will cover typical peak usage by both the school and by the Catholic parish.
- 2) Overlay zone: Given our location on the heavily commercial El Camino Real and within the Aragon residential area, an overlay zone is a consistent tool to manage the project and has been successfully used in other San Mateo projects. The proposed gymnasium is located on the El Camino border of the school's property and does not interface with any neighborhood homes.
- 3) Master Plan: A master plan has been created as part of the project to plan and limit future use of the property.

St. Matthew's has diligently and patiently worked through the many details of the project to ensure a successful outcome for our city, for our neighbors and for our school. San Mateo is a better city because of the rich choice of schools and faiths it supports. St. Matthew's Catholic School celebrates 80 years in San Mateo this year. It is time for the city to enable the campus to be updated to current standards. We urge you to approve this project so that the 600 students at St. Matthew's, today and into the future, can enjoy an improved campus and sports program, the neighbors can enjoy even more open street parking, and the City of San Mateo can demonstrate that it supports a choice of strong academic institutions for its residents.

Sincerely,

Shelley and Doug Goldberg

243 Irving Street

San Mateo, CA 94402

## Stephen Scott

---

**From:** Andrew Lomano [amlomano@gmail.com]  
**Sent:** Thursday, May 24, 2012 10:32 AM  
**To:** David Lim  
**Cc:** Planning Commission; Stephen Scott  
**Subject:** A letter of Support for Saint Matthews Gymnasium

Dear David Lim and Fellow City Council Members,

I had worked with my local neighborhood organization in campaign and measure support by going door to door in our local community and have had the pleasure to meet of the Council Members through this participation. As an active San Mateo resident, I would like to express to you my support for Saint Matthew's School gymnasium. With the largest elementary school in the entire San Francisco Archdioceses Saint Matthews Catholic school aims to improve existing conditions while having a minimal impact on the neighborhood.

The thoughtfulness and attention to detail in this plan provides measures which prevent what opponents are concerned most about; traffic and parking. With 108 additional new parking spaces being created there will be a total of 306 parking spaces plus verification that 356 cars can be accommodated on site for peak events that may occur once or twice per year. Combined with the limited use of the gymnasium, the limit of 6 special events per year set with city approvals where no limits exist today and the fact that Saint Matthews cannot proceed with the School Gymnasium until all traffic and parking improvements have been verified by the City, it really leaves those opposed to this worthwhile cause with little to take concern with.

With graffiti artists tagging up our town and continuing their work even after the major clean up, our San Mateo community could benefit from the creation of well thought projects which keep our youth engaged, tuned in and turned on by scholastics, sportsmanship and the fostering of pride and respect of our community. I would like to request your participation in moving forward with Saint Matthews Gymnasium. Thank you for your time and consideration in this matter.

Sincerely,

Andrew

Andrew Lomano  
Direct: 650.346-0900  
[amlomano@gmail.com](mailto:amlomano@gmail.com)  
[www.andrewlomano.com](http://www.andrewlomano.com)

## Stephen Scott

---

**From:** jeff.lowenstein@gmail.com on behalf of jeff lowenstein [jeff@jefflowenstein.com]  
**Sent:** Friday, May 18, 2012 6:59 PM  
**To:** Maureen Freschet; David Lim  
**Cc:** Stephen Scott; Planning Commission; John "Jack" Matthews; Brandt Grotte; Robert Ross  
**Subject:** Saint Matthew Gym Project

Dear Maureen and David,

First, please pass on my condolences to the entire City staff, City Council and Planning Commission for the loss of such a great public servant as John Lee, he will be missed by our entire community. I am sure he will be continued to be remember and his presence will be missed at the upcoming Memorial Day parade that will be celebrating and honoring his beloved military tradition.

Second, I am writing to both of you to express my support for the Saint Matthew gymnasium project (Master Plan with Use Limitations and a Traffic & Parking Management Plan and a School Gymnasium). This project has been re-done over the past 24 months to incorporate all the input from everyone involved with this project and I feel that it is at the stage where it accomplishes everyone's objectives. I currently serve on the school's Parent Consultative Board as the Chair and I have had a unique perspective to see this project move forward in both design and scope to finally reach what I see are some real highlights:

1. Traffic and Parking -- our entire community - school, parish and neighborhood - have come together to develop a very well laid out parking and traffic management program that increases our capacity of parking by 108 parking spaces to really working with our neighbors to provide additional staff and management (utilizing an outside parking management company for Sunday masses and large events) to create a traffic flow that greatly reduces impact on the neighborhood as well as safety for our children and community.
2. Development of a Master Plan - this master plan not only benefits Saint Matthew in our planning for the direction of our school and parish for the next 25 years, but provides our neighbors insight into exactly where the school and parish plan to go and they can see that the future is very well laid out with a road map all parties can proceed upon.
3. Community improvement - our school will be celebrating its 80th graduating class in June and next year, 2013, Saint Matthew Catholic Church will celebrate its 150th (1863) anniversary, both milestones for our San Mateo community. Our school, parish and alumni communities are made up of a diverse group of citizens from San Mateo, and the addition of this facility will not only enhance all those involved at Saint Matthew, but it will add to the rich and long tradition that Saint Matthew's has been a part of the City of San Mateo history, making it a better place to enjoy and live for every citizen.

I am asking for your support of this project, so that we can all make San Mateo a better place to live, work and play.

Thank you,                      Jeff Lowenstein

*Jeff*

413 Alder Lane

San Mateo, CA 94403

## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Monday, October 31, 2011 9:40 AM  
**To:** Stephen Scott  
**Subject:** FW: Saint Matthew Catholic Church Master Plan Proposal to build the School Gymnasium

**Importance:** High

---

**From:** Abesamis, Emma [[mailto:emma\\_abesamis@hp.com](mailto:emma_abesamis@hp.com)]  
**Sent:** Friday, October 28, 2011 1:22 PM  
**To:** Planning Commission  
**Subject:** Saint Matthew Catholic Church Master Plan Proposal to build the School Gymnasium  
**Importance:** High

City of San Mateo  
Attn: Planning Commission  
330 West 20th Avenue-City Hall  
City of San Mateo, CA 94403

Dear Commissioners Alex Feinman, Maureen Freschet, Chris Massey and Kelly Moran:

I am writing to strongly urge you to support Saint Matthew's Master Plan proposal. Saint Matthew's has done everything and more that has been asked of it to address the parking and traffic issues. To not approve the project is holding the project to an unprecedented, unsubstantiated and unfair standard.

No new uses are being added yet significant use limitations are being proposed, parking spaces are being increased by over 50%, and a Traffic and Parking Management Plan is being implemented. This proposal addresses all issues that have been raised and will dramatically improve the situation.

The proposal includes a condition crafted by St. Matthew's that all of this must be done in advance of the Church being allowed to build the School Gymnasium. Saint Matthew's has also hired a full time person to be responsible and accountable for all of the above. Saint Matthew's has spent five years incorporating the input of the City and the community to develop this comprehensive program.

The Church is also incorporating all suggestions brought forth by the Planning Commission at their recent Study

Session on the project including: Amending the Traffic & Parking Management Plan to provide for the peak number of cars, 356, according to the City's Traffic Consultants, hiring a Professional Parking Management Firm

for peak masses or events and the implementation of the Traffic and Parking Management Plan. These items address the only remaining issues.

- Saint Matthew's has done all of the above in compliance with the requirements raised by the San Mateo Planning

Commission at the formal presentation on June 9, 2009.

- Saint Matthew's worked with the City's Traffic Consultants who guided Saint Matthew's on how to manage and comply with the traffic and parking requirements, including for the peak mass which is only the 8:45 am Sunday Spanish Mass and the carnival.
- Saint Matthew's had a team of school parents and parishioners who met and explained how Saint Matthew's is addressing the management of the traffic and increasing the parking spaces by over 50% to the neighbors and at their neighborhood meetings.
- At the Planning Commission Study Session on August 23, that I also attended, it was quite obvious that the Planning Commission was being very unfair to Saint Matthew's. I personally thought that it was an abuse of your position, that you are all mighty, and, condescending at times, that 'there's got to be a way Saint Matthew's and the neighbors can work this out' -- as if Saint Matthew's has not done everything it could to work with the neighbors.
- We live in the age of technology where changes happen so fast. San Mateo is part of Silicon Valley.
- Demographics are changing. Technocrats are moving in and the Spanish population are becoming more and more educated. And, I can attest to it as there are very many of them at the company where I work. Technocrats and young, educated and diverse homeowners will soon be moving in the neighborhoods around Saint Matthew's.
- There are a handful of neighbors who are fighting the construction of the School Gymnasium. They are holding on to their properties as long as they can until longevity and their heirs require them to sell.
- And, what about Saint Matthew's and the school children who need better facilities? As one school parent explained at the last Study Session, no new uses or facilities have been added since his mother attended Saint Matthew's School in 1952.
- And, it was also pointed out by a school parent whose father is in the construction business in San Mateo, every step in building the proposed School Gymnasium will require a permit and inspection.
- Yes, Saint Matthew's is doing everything it can to comply with the Building Codes. However, as I have explained in the bullet points above, there needs to be a balance. Saint Matthew's, the parishioners, the school parents and the children are always mindful and respectful of the neighbors. The neighbors should also be respectful of Saint Matthew's.

Please also call Brian Swartz at 415-272-6897, should you need additional information. I am looking forward to your approval of Saint Matthew Catholic Church Master Plan to build the School Gymnasium.

Very truly yours,

Emma Abesamis  
2123 Queens Lane  
San Mateo, CA 94402  
Work Tel: 650-857-3902

## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Monday, October 31, 2011 9:40 AM  
**To:** Stephen Scott  
**Subject:** FW: Saint Matthew Catholic Church Master Plan Proposal to Build the School Gymnasium

**Importance:** High

---

---

**From:** [emelita\\_abesamis@agilent.com](mailto:emelita_abesamis@agilent.com) [[mailto:emelita\\_abesamis@agilent.com](mailto:emelita_abesamis@agilent.com)]  
**Sent:** Friday, October 28, 2011 12:48 PM  
**To:** Planning Commission  
**Subject:** Saint Matthew Catholic Church Master Plan Proposal to Build the School Gymnasium  
**Importance:** High

City of San Mateo  
Attn: Planning Commission  
330 West 20th Avenue-City Hall  
City of San Mateo, CA 94403

Dear Commissioner Alex Feinman,  
Commissioner Maureen Freschet,  
Commissioner Chris Massey,  
Commissioner Kelly Moran

I am writing to strongly urge you to support Saint Matthew's Master Plan proposal. Saint Matthew's has done everything and more that has been asked of it to address the parking and traffic issues. To not approve the project is holding the project to an unprecedented, unsubstantiated and unfair standard.

No new uses are being added yet significant use limitations are being proposed, parking spaces are being increased by over 50%, and a Traffic and Parking Management Plan is being implemented. This proposal addresses all issues that have been raised and will dramatically improve the situation.

The proposal includes a condition crafted by St. Matthew's that all of this must be done in advance of the Church being allowed to build the School Gymnasium. Saint Matthew's has also hired a full time person to be responsible and accountable for all of the above. Saint Matthew's has spent five years incorporating the input of the City and the community to develop this comprehensive program.

The Church is also incorporating all suggestions brought forth by the Planning Commission at their recent Study Session on the project including: Amending the Traffic & Parking Management Plan to provide for the peak number of cars, 356, according to the City's Traffic Consultants, hiring a Professional Parking Management Firm

for peak masses or events and the implementation of the Traffic and Parking Management Plan. These items address the only remaining issues.

I attended the last Study Session in the City Hall on August 23. As one school parent who also spoke stated, no improvements have been made since his mother attended Saint Matthew's School in 1952. We live in the Silicon Valley where technology is constantly changing and yet the school children cannot have a new gymnasium because of the number of parking spaces demanded by the Planning Commission. It does make sense.

The surrounding neighbors who object are not the only taxpayers of San Mateo. The school parents, Saint Matthew's Parishioners and I are also taxpayers. It is unfair to not approve the project which will benefit Saint Matthew's school children.

With your support, we can proceed with the construction of Saint Matthew's School Gymnasium. Please also call Brian Swartz at 415-272-6897 for any additional information.

Very truly yours,

Emelita Abesamis  
2123 Queens Lane  
San Mateo, CA 94402

City of San Mateo  
Attn: Commissioner or Councilmember  
330 West 20th Avenue-City Hall  
City of San Mateo, CA 94403

Dear Commissioners, Alex Feinman; Maureen Freschet; Chris Massey and Kelly Moran,

I am writing to strongly urge you to support Saint Matthew's Master Plan proposal. Implementation will improve the existing condition to the City's Traffic and Parking Consultant. Saint Matthew's has done everything and more that has been asked of it to address the parking and traffic issues, to not approve the project is holding the project to an unprecedented, unsubstantiated and unfair standard.

No new uses are being added yet significant use limitations are being proposed, parking spaces are being increased by over 50%, and a Traffic and Parking Management Plan is being implemented. This proposal addresses all issues that have been raised and will dramatically improve the situation.

The proposal includes a condition crafted by St. Matthew's that all of this must be done in advance of the Church being allowed to build the School Gymnasium. Saint Matthew's has also hired a full time person to be responsible and accountable for all of the above. Saint Matthew's has spent five years incorporating the input of the City and the community to develop this comprehensive program.

The Church is also incorporating all suggestions brought forth by the Planning Commission at their recent Study Session on the project including: Amending the Traffic & Parking Management Plan to provide for the peak number of cars, 356, according to the City's Traffic Consultants, hiring a Professional Parking Management Firm for peak masses or events and the implementation of the Traffic and Parking Management Plan. These items address the only remaining issues.

Sincerely yours,

Soledad M. Alvarez

## **Correspondence in Opposition to the Project**

## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Wednesday, May 23, 2012 9:17 AM  
**To:** Stephen Scott  
**Subject:** FW: St. Matthew/Aragon Parking Problem  
**Attachments:** image.jpeg; ATT00001.txt

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Tuesday, May 22, 2012 3:55 PM  
**To:** Planning Commission; Patrick Molloy; Mrs. Viotti  
**Subject:** St. Matthew/Aragon Parking Problem

Hello,

Here is an update on the St. Matthews Catholic School parking issues impacting my neighborhood. Parents continue to use Aragon Blvd. illegally as their school parking lot. Please see today's examples.

CA License #6AGG163



## Stephen Scott

---

**From:** Mike Cunningham [mike@cunninghamdevco.com]  
**Sent:** Monday, March 19, 2012 2:55 PM  
**To:** Stephen Scott; Planning Commission  
**Cc:** Pat Hagerman; Michael Geller  
**Subject:** St. Matts -- Saturday March 17, 2012 -- St Patrick's Day Dinner parking  
**Attachments:** St Particks Day Dinner 3-17-12.pdf; Red Book St Matts March 17, 2012.pdf; St Matts Parking Plan with 3-19-12 notations.pdf; IMG\_3770 St Matts 3-17-12 #4.JPG; IMG\_3765 St Matts 3-17-12 #1.JPG; IMG\_3767 St Matts 3-17-12 #2.JPG; IMG\_3769 St Matts 3-17-12 #3.JPG

Dear Planning Commissioners and Planning Department:

This Saturday, I observed high parking demand near the auditorium and checked Red Book Event Scheduling on line. The event scheduled was a St. Patrick's Day dinner. The Red Book scheduler showed that 10 cars were expected for the event. At 7 PM, I saw that all of the spaces in S-1, S-3 and S-4 were fully parked. (Spaces are shown on attached drawing C-1, annotated.) That amounts to 49 cars. The event scheduler showed only 20% of the actual usage. It was 80% inaccurate.

Again, I want to point out that the Red Book scheduler is NOT a parking and traffic management tool; it is an facilities reservations tool. St Matts is very wrong-headed in pushing this on the neighbors. This facilities reservations tool will continue to be one of the many weak links in St Matts effort to manage its traffic congestion and parking space problems.

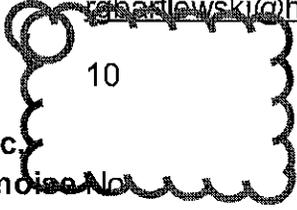
Regards,

Mike Cunningham  
Vice President  
Cunningham Development Company  
30 Aragon Blvd.  
San Mateo, CA 94402  
Cell: 650-464-5453  
Fax: 650-403-4130

Saturday, March 17 2012  
7:00am - 12:00am

**Committee or Event:** St. Patrick's Day Dinner  
**Contact Person:** Gina Bartlewski  
**Contact Phone:** 343-0503  
**Email:** [gbartlewski@hotmail.com](mailto:gbartlewski@hotmail.com)

**Max number of cars  
expected at any one time:**



**Will the event feature outdoor music,  
outdoor microphone use, or other noise  
that may disturb parish neighbors?**

**If yes, please describe:**

**Other Notes:**

---

[Download as iCalendar](#)

Close

# St. Matthew Red Book Scheduling

Calendar of scheduled events for the parish facilities

Have an event or meeting that you want to book?

**Submit a schedule request via our online form.**

*Check the calendar first for availability*

[2011](#) [Jan](#) [Feb](#) [Mar](#) [Apr](#) [May](#) [Jun](#) [Jul](#) [Aug](#) [Sep](#) [Oct](#) [Nov](#) [Dec](#) [2013](#)

## March 2012

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 <b>Feb</b>	27	28	29	1 <b>Mar</b>	2	3
<b>27</b> Auditorium 7:00am - 8:00pm <u>St. Matthew Athletics</u>  Chapel 3:00pm - 4:00pm <u>Cantonese Mass</u>  Cronin Center 1:30pm - 3:30pm <u>Chinese (Mandarin) RCIA</u>  Resource Center 9:00am - 9:00pm <u>Lifetouch Picture Sessions</u>  Ward Hall 5:00pm - 9:00pm <u>H. Marriage Encounter</u>	<b>120</b> Auditorium 12:00pm - 5:00pm <u>Arch. Mtg - in Service Cancelled</u>  Auditorium 1:00pm - 9:00pm <u>St. Matthew Athletics</u>  Auditorium 3:00pm - 9:00pm <u>St. Matt's Basketball - Cancelled</u>  Church 7:30pm - 8:30pm <u>2nd Grade Parent Meeting for First Reconciliation</u>  Cronin Center 7:00pm - 9:00pm <u>Hispanic Bible Prayer group</u>  Resource Center 7:30pm - 9:00pm <u>Finance Council Meeting</u>  Staff Lounge 7:00pm - 9:00pm <u>St. Matt's Social Action Ministry</u>  Upstairs Conference Room 7:00pm - 8:30pm	<b>56</b> Auditorium 3:00pm - 5:00pm <u>Drama Club</u>  Auditorium 6:00pm - 9:00pm <u>St. Matthew Athletics</u>  Church 5:00pm - 6:00pm <u>Kids Music Club</u>  Church 7:00pm - 9:00pm <u>SF Arch Forward in Faith Spanish</u>  Cronin Center 1:00pm - 3:00pm <u>Chinese Legion of Mary</u>  School (main building) 7:00pm - 8:30pm <u>CCD</u>  School (ramp) 3:30pm - 5:00pm <u>CCD</u>  Staff Lounge 7:00pm - 9:00pm <u>Choir Practice</u>  Upstairs Conference Room	<b>54</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u>  Cronin Center 7:00pm - 9:00pm <u>Hispanic Confirmation</u>  Resource Center 6:30pm - 8:00pm <u>RCIA</u>  Staff Lounge 8:00am - 10:00pm <u>Coffee with Resource</u>  Upstairs Conference Room 6:00am - 2:30pm <u>Auction Meeting</u>  Ward Hall 3:00pm - 5:00pm <u>Instrumental on Stage / Guitar in Ward Hall</u>  Ward Hall 6:30pm - 9:00pm <u>Safe Voices Evening</u>	<b>68</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u>  Church 10:30am - 11:30am <u>Memorial Mass - Fr. JML</u>  Cronin Center 7:00pm - 9:00pm <u>Youth group</u>  Resource Center 10:30am - 12:00pm <u>Scripture Class</u>  Resource Center 7:15pm - 8:45pm <u>Scripture Class</u>  Staff Lounge 7:00pm - 9:00pm <u>150th Fundraising Committee</u>  Upstairs Conference Room	<b>69</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u>  Church 1:30pm - 3:00pm <u>Baptism -2nd Grade</u>  Cronin Center 8:00am - 11:00am <u>Coffee Morning/Ladies Group</u>  Cronin Center 7:00pm - 9:30pm <u>Hispanic Youth Group</u>  Resource Center 7:00pm - 9:00pm <u>H. Marriage Encounter</u>  Staff Lounge 7:00pm - 9:00pm <u>Hispanic RCIA Class</u>  Upstairs Small Conference Room 7:00pm - 9:00pm <u>Hispanic RCIA Kids</u>  Ward Hall 4:30pm - 6:00pm <u>St Matts Cheer</u>  Ward Hall + Kitchen	<b>60</b> Auditorium 8:00am - 7:00pm <u>St. Matthew Athletics</u>  Church 3:00pm - 4:30pm <u>TeDeum-AEM</u>  Cronin Center 10:00am - 12:00pm <u>Hispanic CCD</u>  Cronin Center 4:00pm - 7:00pm <u>Filipino Choir Practices</u>  Ward Hall + Kitchen 9:00am - 5:00pm <u>Hispanic Ministry Retreat</u>

	<u>Ladies Club</u>	7:00pm - 8:30pm <u>Alum Planning Committee</u>		12:30pm - 1:30pm <u>EWTN Meeting</u>  Upstairs Conference Room 7:00pm - 9:00pm <u>School Principal Committee Meeting</u>	7:00pm - 9:00pm <u>Hispanic Prayer Group</u>	
4	5	6	7	8	9	10
<p><b>53</b> Auditorium 8:00am - 7:00pm <u>St. Matthew Athletics</u></p> <p>Chapel 1:30pm - 4:00pm <u>Chinese Community - Mass and Choir Practice</u></p> <p>Cronin Center 1:30pm - 5:30pm <u>Chinese Community Fellowship</u></p> <p>Resource Center 2:00pm - 5:00pm <u>Adult Choir</u></p> <p>Staff Lounge 1:00pm - 3:00pm <u>Scout Activity</u></p> <p>Ward Hall 9:00am - 5:00pm <u>Auction Meeting</u></p>	<p><b>54</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Church 7:30pm - 8:30pm <u>Baptism Prep</u></p> <p>Cronin Center 7:00pm - 9:00pm <u>Hispanic Bible Prayer group</u></p> <p>Staff Lounge 7:00pm - 9:00pm <u>Sesquicentennial Committee</u></p> <p>Upstairs Small Conference Room 9:30am - 1:00pm <u>Natural Family Planning Class</u></p> <p>Ward Hall 7:00pm - 9:00pm <u>ICF - Office Meeting</u></p>	<p><b>84</b> Auditorium 3:00pm - 5:00pm <u>Drama Club</u></p> <p>Auditorium 5:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Church 5:00pm - 6:00pm <u>Kids Music Club</u></p> <p>Church 7:00pm - 9:00pm <u>First Reconciliation WA</u></p> <p>Cronin Center 1:00pm - 3:00pm <u>Chinese Legion of Mary</u></p> <p>Cronin Center 7:00pm - 9:00pm <u>Hispanic Eucharistic Ministry</u></p> <p>Resource Center 1:00pm - 3:00pm <u>Parish Staff Meeting</u></p> <p>School (main building) 7:00pm - 8:30pm <u>CCD</u></p>	<p><b>49</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Cronin Center 8:15am - 11:15am <u>2012 Auction Meeting</u></p> <p>Cronin Center 11:30am - 12:30pm <u>5th Grade Book Club - Cancelled</u></p> <p>Cronin Center 7:00pm - 9:00pm <u>Hispanic Confirmation</u></p> <p>Library 6:00pm - 9:00pm <u>Aution</u></p> <p>Resource Center 8:00am - 10:30am <u>PA Board Meeting</u></p> <p>Resource Center 7:30pm - 9:30pm <u>RCIA</u></p> <p>Staff Lounge 7:30pm - 8:30pm <u>SVDP</u></p> <p>Upstairs</p>	<p><b>65</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Cronin Center 12:00pm - 1:00pm <u>3rd Grade Book Club</u></p> <p>Cronin Center 7:00pm - 9:00pm <u>Youth group</u></p> <p>Lawn Section 5:30pm - 8:00pm <u>Cub Scout Webelos Den Meeting</u></p> <p>Library 5:30pm - 8:00pm <u>Cub Scout Webelos Den Meeting</u></p> <p>Resource Center 10:30am - 12:00pm <u>Scripture Class</u></p>	<p><b>110</b> Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics - Cancelled</u></p> <p>Auditorium + Kitchen + Ward Hall 3:00pm - 9:00pm <u>Alum Parent Event</u></p> <p>Church 10:00am - 11:00am <u>H - CCD Children's ViaCrucis</u></p> <p>Church 3:00pm - 4:00pm <u>Funeral Mass - Fr. Lee</u></p> <p>Church 7:00pm - 9:00pm <u>Hispanic Prayer Group - cancelled</u></p> <p>Cronin Center 8:00am - 11:00am <u>Coffee Morning/Ladies Group</u></p> <p>Cronin Center 7:00pm - 9:30pm <u>Hispanic Youth Group</u></p>	<p><b>134</b> Auditorium 10:00am - 1:00pm <u>Hispanic CCD (2) Parent Meeting</u></p> <p>Auditorium 1:30pm - 9:00pm <u>Hispanic Prayer Group Anniversary Celebration</u></p> <p>Cronin Center 10:00am - 12:00pm <u>Hispanic CCD Parent Formation</u></p> <p>Cronin Center 10:00am - 12:00pm <u>Hispanic CCD - Cancelled</u></p> <p>Cronin Center 4:00pm - 7:00pm <u>Filipino Choir Practices</u></p> <p>Resource Center</p>

<p>Ward Hall 5:00pm - 9:00pm <u>H. Marriage Encounter</u></p>		<p>School (ramp) 3:30pm - 5:00pm <u>CCD</u></p> <p>Staff Lounge 7:00pm - 9:00pm <u>Choir Practice</u></p> <p>Upstairs Conference Room 7:30pm - 9:00pm <u>Stewardship Committee Meeting</u></p> <p>Ward Hall 7:00pm - 9:00pm <u>SF Arch Forward in Faith Spanish</u></p>	<p>Conference Room 8:00am - 10:30am <u>St. Matthew DD Meeting - cancelled</u></p> <p>Upstairs Conference Room 8:00am - 3:00pm <u>Auction Meeting</u></p> <p>Ward Hall 3:00pm - 5:00pm <u>Instrumental on Stage / Guitar in Ward Hall</u></p> <p>Ward Hall 5:00pm - 9:00pm <u>Auction Meeting</u></p>	<p>Resource Center 7:15pm - 8:45pm <u>Scripture Class</u></p> <p>Staff Lounge 6:30pm - 9:00pm <u>Hispanic Eucharistic Ministry</u></p> <p>Upstairs Conference Room 7:30pm - 9:00pm <u>Liturgy Committee</u></p> <p>Ward Hall + Kitchen 2:00pm - 10:00pm <u>ICF - Office Meeting and Dinner</u></p>	<p>Library 4:00pm - 9:00pm <u>St Matt's Alumni</u></p> <p>Resource Center 7:00pm - 9:00pm <u>H. Marriage Encounter</u></p> <p>Staff Lounge 7:00am - 9:00am <u>Hispanic RCIA Class</u></p> <p>Upstairs Conference Room 2:15pm - 3:00pm <u>8th Grade Dinner Committee</u></p> <p>Upstairs Small Conference Room 7:00pm - 9:00pm <u>Hispanic RCIA Kids</u></p> <p>Ward Hall + Kitchen 7:00pm - 9:00pm <u>Hispanic Prayer Group - Cancelled</u></p>	<p>9:00am - 3:00pm <u>Chinese (Mandarin) RCIA Retreat</u></p> <p>Staff Lounge 12:00pm - 2:00pm <u>Chinese (Mandarin) RCIA Retreat</u></p> <p>Staff Lounge 5:00pm - 6:00pm <u>Social Action Ministry</u></p> <p>Ward Hall + Kitchen 7:00am - 9:00pm <u>Hispanic Prayer Group Anniversary Celebration</u></p>
---	--	---	--	--	---	---

<p>11</p> <p>59 <u>Start Daylight Savings Time</u></p> <p>Auditorium + Kitchen + Ward Hall 5:00pm - 10:00pm <u>Fr. Juan Birthday Celebration</u></p> <p>Chapel 12:00pm - 12:30pm <u>Baptism - WA</u></p> <p>Chapel 3:00pm - 4:00pm</p>	<p>12</p> <p>85 Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Cronin Center 8:00am - 9:00am <u>School Registration</u></p> <p>Cronin Center 3:00pm - 5:00pm <u>School Registration</u></p> <p>Cronin Center 7:00pm - 9:00pm <u>Hispanic Bible Prayer group</u></p> <p>Staff Lounge 7:00pm - 9:00pm <u>St. Matt's SAM</u></p>	<p>13</p> <p>124 Auditorium 3:00pm - 5:00pm <u>Drama Club</u></p> <p>Auditorium 5:00pm - 9:00pm <u>St. Matthew Athletics - Cancelled</u></p> <p>Auditorium 7:00pm - 9:00pm <u>Scouts</u></p> <p>Church 5:00pm - 6:00pm <u>Kids Music Club</u></p> <p>Church 7:30pm - 9:00pm <u>CCD Meeting WA</u></p>	<p>14</p> <p>150 Auditorium 5:00pm - 9:00pm <u>St. Matthew Athletics - Cancelled</u></p> <p>Auditorium 6:00pm - 9:00pm <u>SF Arch Forward in Faith Spanish</u></p> <p>BBQ &amp; Lawn Area 5:30pm - 8:00pm <u>Cub Scout Webelos 1 Den</u></p> <p>Cronin Center 8:00am - 9:00am</p>	<p>15</p> <p>29 Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Cronin Center 7:00pm - 9:00pm <u>Youth group</u></p> <p>Resource Center 10:30am - 12:00pm <u>Scripture Class</u></p> <p>Resource Center 7:15pm - 8:45pm</p>	<p>16</p> <p>122 Auditorium 3:00pm - 9:00pm <u>St. Matthew Athletics</u></p> <p>Auditorium + Kitchen + Ward Hall 9:00pm - 11:00pm <u>St. Patrick's Day Dinner Prep.</u></p> <p>Church 1:30pm - 3:00pm <u>2nd Grade School First Reconciliation</u></p> <p>Church 8:15pm - 9:30pm <u>Hispanic</u></p>	<p>17</p> <p>42 <u>St. Patrick's Day</u></p> <p>Auditorium + Kitchen + Ward Hall 7:00am - 12:00am <u>St. Patrick's Day Dinner</u></p> <p>Baptismal Font 11:00am - 11:30am <u>Baptism - Fr. Lee</u></p> <p>Baptismal Font</p>
--	---	---	---	--	--	--







## Stephen Scott

---

**From:** Toni Dicapua  
**Sent:** Wednesday, March 14, 2012 9:08 AM  
**To:** Stephen Scott  
**Subject:** FW: Aragon Parking Problems 2/9/12  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Thursday, February 09, 2012 10:06 AM  
**To:** Planning Commission; Kelly Moran  
**Cc:** Mrs. Viotti; Michael Geller; Pat & Amanda Hagerman; Mike Cunningham  
**Subject:** Aragon Parking Problems 2/9/12

Good morning,

Attached is a photo showing that the parking problems on Aragon Boulevard caused by St. Matthews School drivers continue. This person dropped off her girl while blocking my driveway this morning. You can see for yourself that there is no St. Matthews parking monitor present.



## Toni Dicapua

---

**From:** Cynthia Wilcox [wilcox94@yahoo.com]  
**Sent:** Tuesday, March 13, 2012 4:02 PM  
**To:** Mrs. Viotti  
**Cc:** Planning Commission; Michael Geller; Pat & Amanda Hagerman; Mike Cunningham  
**Subject:** St. Matthew Parking on Aragon 3/13  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt; image.jpeg; ATT00003.txt

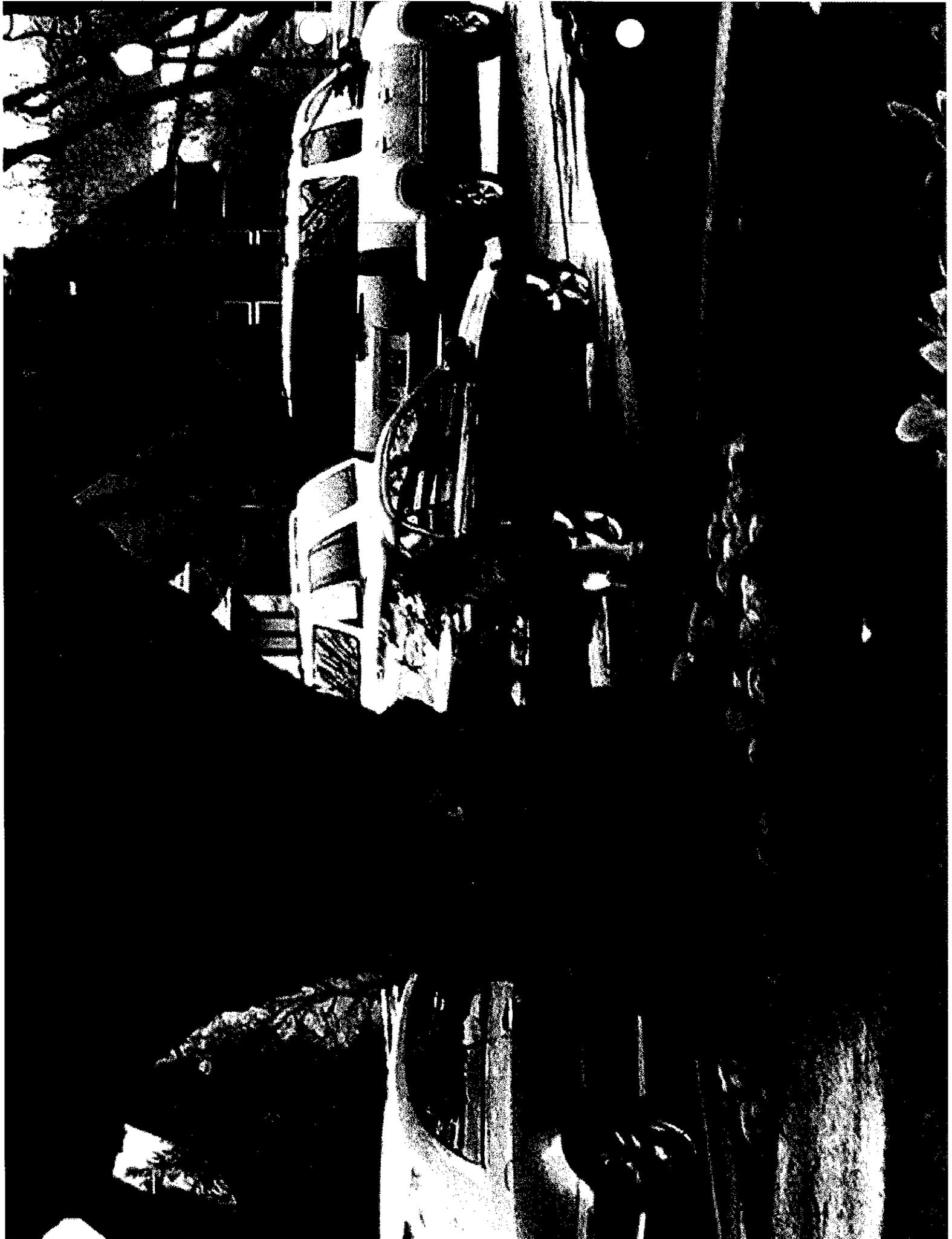
Dear Mrs. Viotti,

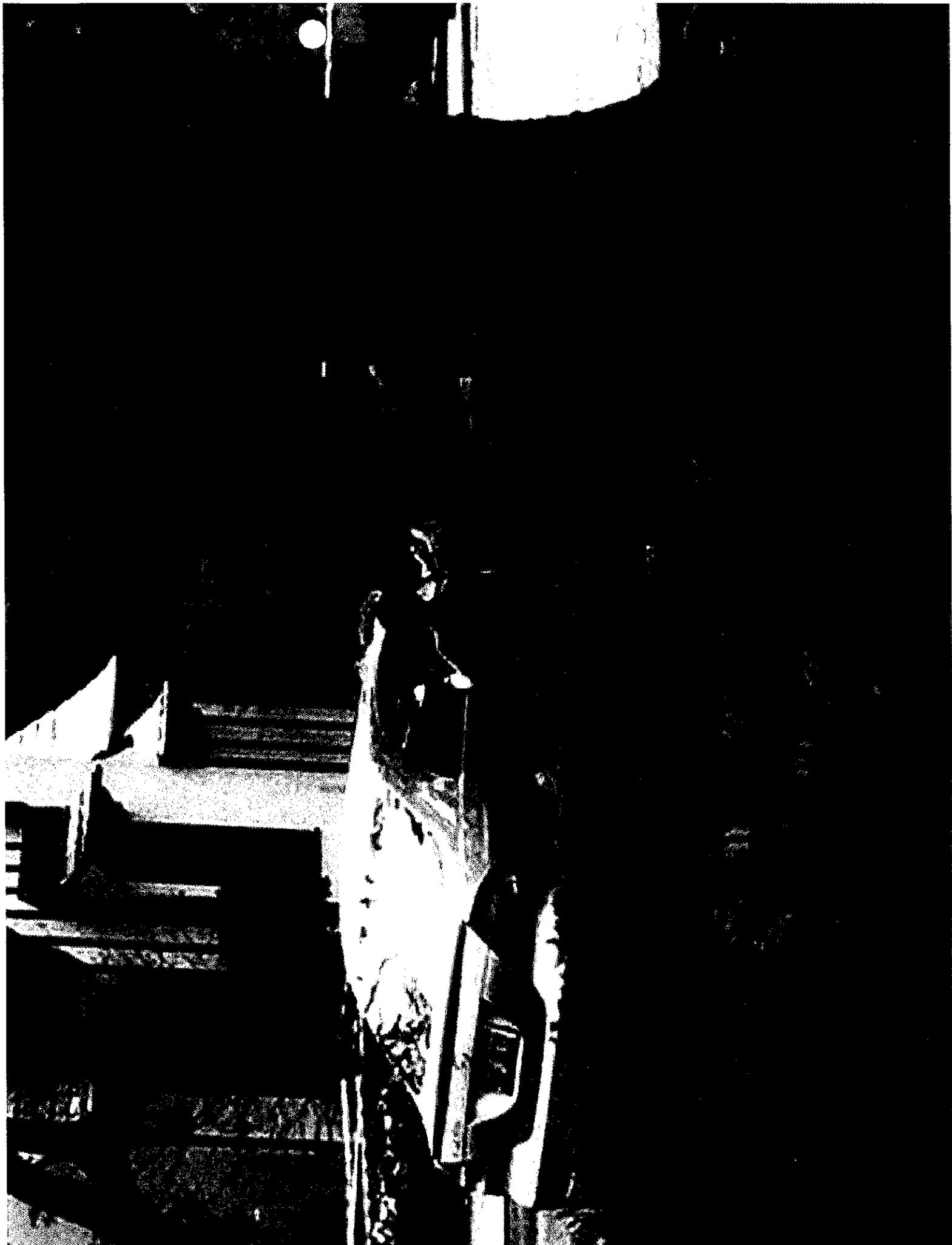
I am disappointed to say that this is the second letter I've had to write today regarding the parking problems on Aragon Blvd.

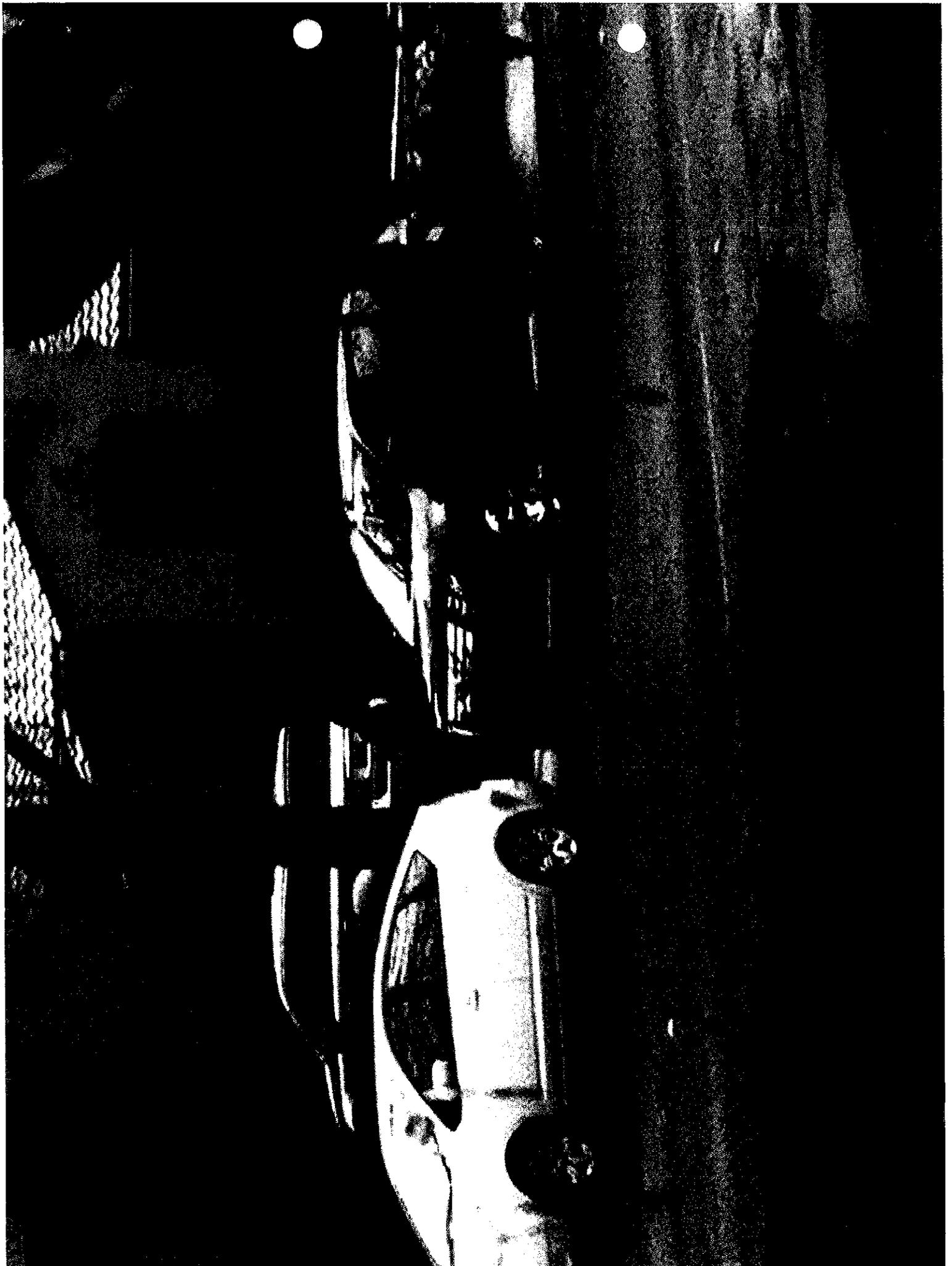
I came home to find my driveway blocked by a woman in a black SUV picking up her St. Matthew student. I wish your school would make a better effort to keep this from happening.

After parking, I was able to collect info on some others who are still using Aragon Blvd. as the passenger loading zone for St. Matthew Catholic School. While there were others, these pictures illustrate the need for a parking lot to serve your drivers and further demonstrate that St. Matthew's efforts to keep the neighborhood free of unwanted parking and congestion aren't yet successful. (Note to the City: I am sending the attached pictures separately.)

Gold Mercedes 5HRX520







**Toni Dicapua**

---

**From:** Cynthia Wilcox [wilcox94@yahoo.com]  
**Sent:** Tuesday, March 13, 2012 9:52 AM  
**To:** Planning Commission  
**Cc:** Michael Geller; Pat & Amanda Hagerman; Mike Cunningham  
**Subject:** St. Matthew/Aragon Parking Problems 3/13  
**Attachments:** image.jpeg; ATT00001.txt

Dear City of San Mateo,

Please deny St. Matthew Catholic School's request to construct any additional buildings or expand their campus footprint until they construct a parking lot to support ALL of the needs of their drivers. It is still quite apparent that what they currently make available is insufficient, as I continue to have parents illegally blocking my driveway while dropping off/picking up their children on a regular basis. Today's picture illustrates how the problem remains unaddressed.



## Stephen Scott

---

**From:** Mike Cunningham [mike@cunninghamdevco.com]  
**Sent:** Thursday, February 23, 2012 2:58 PM  
**To:** Planning Commission  
**Cc:** Stephen Scott; Ronald "Ron" Munekawa; Pat Hagerman; Michael Geller; Cynthia Wilcox  
**Subject:** St. Matts -- Parking congestion on 2-22-12  
**Attachments:** Partial Street Parking Space Survey 2-22-12 V1.pdf; Parking survey area 2-22-12.pdf

Hello Planning Commissioners:

Yesterday was Ash Wednesday and St. Matts had a service at 7:30 PM. The streets were congested with cars and on-street parking was saturated.

I walked three streets (one block each) from 7:30 PM to 7:50 PM and counted the cars parked on the street. (Please refer to the attached graphic for street location details.)

For Aragon Blvd, Maple Street and Castilian Way, there were 153 cars parked on the street.

At 9:30 PM the church had no interior lights on. I recounted the cars parked on the same streets. There were 70 parked cars.

The St. Matthew parishioners used 83 street parking spaces or 54% of the available spaces.

The St. Matthew lot was closed to additional parking after it filled and there were numerous parking violations in it and on Aragon. Pictures are included in the survey report.

The attached report shows that a reasonable analysis of the parking space demand could be 475 to 500 spaces. This figure is far above what has been disclosed by the applicant.

Regards,

Mike Cunningham  
Vice President  
Cunningham Development Company  
30 Aragon Blvd.  
San Mateo, CA 94402  
Cell: 650-464-5453  
Fax: 650-403-4130

# Partial Street Parking Space Survey

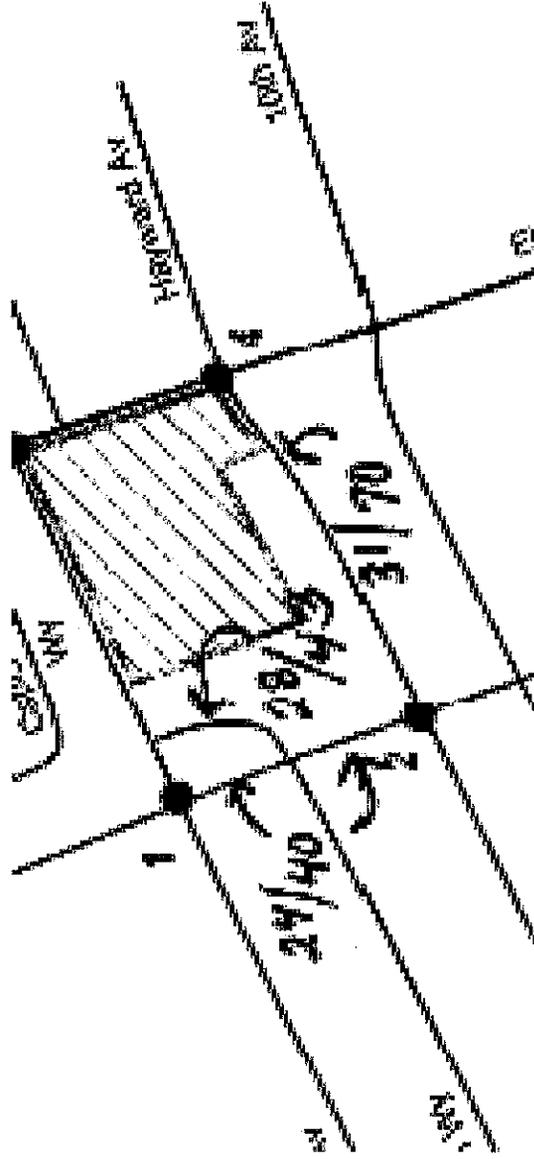
On

Ash Wednesday, February 22, 2012

# Survey parameters and Results

1. Streets surveyed are immediately adjacent to St. Matthew Catholic Church per the attached graphic.
2. First survey was conducted between 7:20 PM and 7: 40 PM on Ash Wednesday, February, 22, 2012.
3. Second survey was conducted between 9:30PM and 9:50PM on that same day.
4. Results. 84 street parking spaces out of an available 153 spaces were used by St. Matthew parishioners. The parishioners used 54% of the available street parking space capacity.
5. Ash Wednesday parking demand was between 477 and 500 spaces.
6. The pictures include examples of partially blocked driveways and parking on sidewalks and parking at No Parking Signs.
7. St. Matthew closed access to its school parking lots by using cones.

# Map of streets surveyed with survey data



	Cars parked at 7:30 PM	Cars parked at 9:30 PM	Cars parked for St. Matts Ash Wednesday Service	Percent of total Used by St. Matts
Castillon Way	43	15	28	65%
Maple St.	40	16	24	60%
Aragon Blvd	70	39	31	44%
	<b>153</b>	<b>70</b>	<b>83</b>	<b>54%</b>

# Estimated parking demand

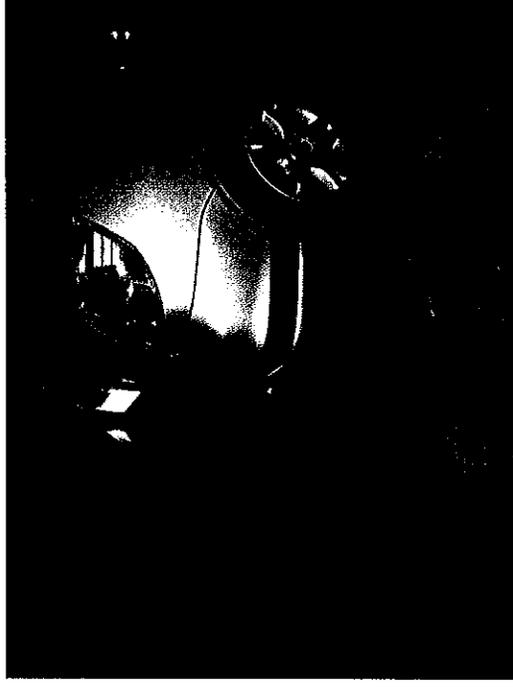
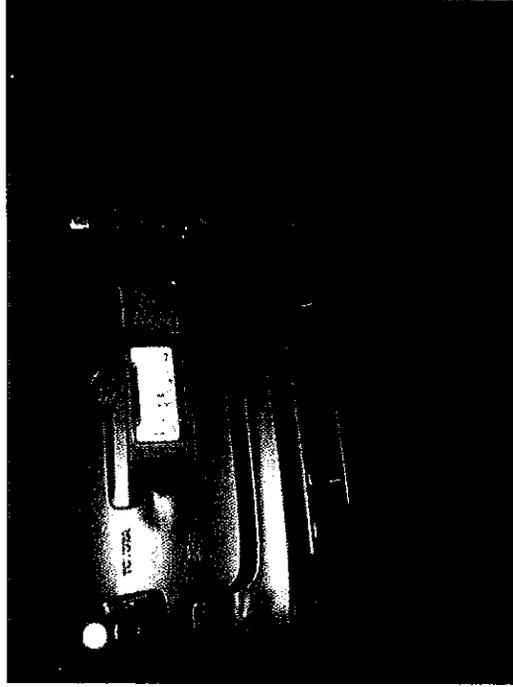
## Existing Parking Supply

Hexagon counted 198 spaces on site (including 8 carport and garage spaces). During peak times on Sunday morning, cars were observed utilizing aisles and other unmarked parking areas such that up to 233 cars were parked on-site. In addition, there are 20 parking spaces along Notre Dame Avenue and 25 spaces along El Camino Real adjacent to the church. St. Matthew has an agreement with Pacific Western Bank to utilize their 40 parking spaces during non-bank hours. Thus, the total number of parking spaces that can be utilized by St. Matthews without spilling into the neighborhood is about 315 spaces. The church proposes to reconfigure the parking lots to increase the number of on-site parking spaces. This is discussed in detail in the next chapter.

Source: Hexagon Report June 2011

Projected and surveyed:	Estimated:	Hexagon in one of its reports wrote that the bank lot held 65 cars
Peak Sunday	233	20
Notre Dame	20	10
El Camino adjacent to the Church	25	30
Pacific Western bank	40	
2-22-12 Survey	83	10
	401	6
		76
Total estimated plus projected and actual	477	

# Partially blocked driveway on Aragon Blvd.



# Parking on Aragon Blvd. at St. Matthew entrance



Parking adjacent to No Parking Sign and at red painted curb

# Parking within St. Matthew lots



Parking on walkway  
and at red painted curb

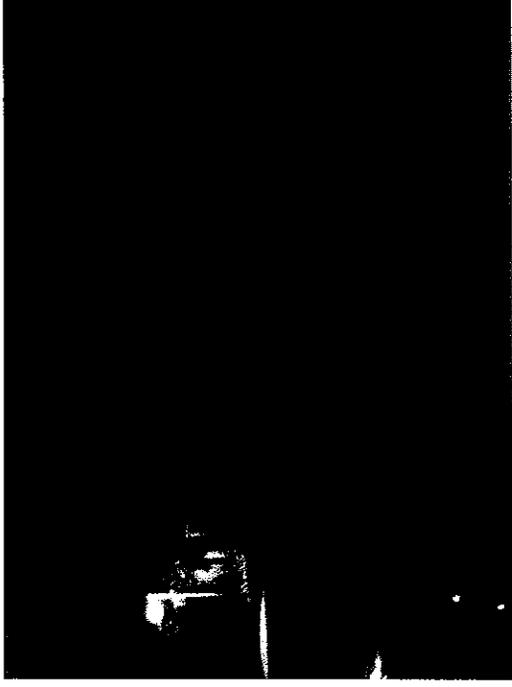


Tandem parking example

# Parking lots closed



Closure at walk through



Closure at Notre Dame



2/22/12



	Cars parked at 7:30 PM	Cars parked at 9:30 PM	Cars parked for St. Matts Ash Wednesday Service <i>c 7:30 p</i> <i>2/22/12</i>	Percent of total Used by St. Matts
Castillon Way	43	15	28	65%
Maple St.	40	16	24	60%
Aragon Blvd	70	39	31	44%
	<b>153</b>	<b>70</b>	<b>83</b>	<b>54%</b>

**LEGEND**

-  = Site Location
-  = Study Intersection

Figure 1

**SITE LOCATION AND STUDY INTERSECTIONS**

Hexagon Transportation Consultants, Inc.

St. Matthews Parking and Traffic

## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Thursday, February 09, 2012 11:22 AM  
**To:** Stephen Scott  
**Subject:** FW: Aragon Parking Problems 2/9/12  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Thursday, February 09, 2012 10:06 AM  
**To:** Planning Commission; Kelly Moran  
**Cc:** Mrs. Viotti; Michael Geller; Pat & Amanda Hagerman; Mike Cunningham  
**Subject:** Aragon Parking Problems 2/9/12

Good morning,

Attached is a photo showing that the parking problems on Aragon Boulevard caused by St. Matthews School drivers continue. This person dropped off her girl while blocking my driveway this morning. You can see for yourself that there is no St. Matthews parking monitor present.



## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Thursday, January 26, 2012 11:05 AM  
**To:** Stephen Scott  
**Subject:** FW: Jan. 26, 2012 St. Matthews/Aragon Parking Problems  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt; image.jpeg; ATT00003.txt; image.jpeg; ATT00004.txt

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Thursday, January 26, 2012 8:55 AM  
**To:** Mrs. Viotti  
**Cc:** Planning Commission; Mike Cunningham; Michael Geller; Pat & Amanda Hagerman  
**Subject:** Jan. 26, 2012 St. Matthews/Aragon Parking Problems

Dear Mrs. Viotti,

I wrote to you recently about the continuing parking problems we've had with St. Matthew parents using Aragon Boulevard driveways as a their student loading zones and have yet to hear a response. In the meantime, please see the attached photos I took today of a St. Matthew parent unloading her children at the mouth of my driveway.

When is St. Matthews going to put a stop to this? Your school's leaders have repeatedly assured us that our neighborhood streets are not going to be used as your parking lot. Attached evidence shows that your parents are still stopping in the street -- not even safely parking at the curb -- to unload their passengers at the mouths of our private driveways. This is unsafe and disrespectful of the neighborhood. When will you take action to prevent this from occurring every day?

For over ten years, I've requested that St. Matthews assign daily parking monitors to direct your passenger loading onto your campus instead of our driveways and streets. I'm tired of putting out orange safety cones twice a day in front of my driveway, only to have them stolen. Your school really needs to make a better effort if you think that our neighborhood is ever going to support your plans for expansion without providing enough parking to prevent this from continuing.

Please respond to these two letters and let us know what specific action St. Matthews will be taking to keep your parents from obstructing our driveways and neighborhood streets during school days and special events.

Regards,

Cynthia Wilcox  
18 Aragon Blvd.



## Christina Monahan

---

**From:** Christina Monahan  
**Sent:** Thursday, January 26, 2012 11:10 AM  
**To:** Christina Monahan  
**Subject:** FW: Jan. 26, 2012 St. Matthews/Aragon Parking Problems  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt; image.jpeg; ATT00003.txt; image.jpeg; ATT00004.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good morning Commissioners,

Correspondence was received today and is forwarded for your review. A hard copy will be included in your packets on February 9th.

Thank you,  
Chris

-----Original Message-----

**From:** Mike Cunningham [mailto:mike@cunninghamdevco.com]  
**Sent:** Thursday, January 26, 2012 10:42 AM  
**To:** Planning Commission  
**Cc:** Michael Geller; Pat & Amanda Hagerman; Cynthia Wilcox  
**Subject:** FW: Jan. 26, 2012 St. Matthews/Aragon Parking Problems

Planning Department and Planning Commissioners:

St. Matts has repeatedly assured the City and the neighbors that it has firm control over the traffic generated by its uses through the process of instituting, monitoring and managing neighborhood-friendly traffic policies and practices.

Yet, we have repeated examples of how St. Matts plans, policies and procedures are not working.

How many emails such as this will it take before the City realizes St Matts must significantly change its ingress and egress routes, on-site queuing and on-site parking for these parking and traffic problems to mitigated.

Regards,

Mike Cunningham  
Vice President  
Cunningham Development Company  
30 Aragon Blvd.  
San Mateo, CA 94402  
Cell: 650-464-5453  
Fax: 650-403-4130

-----Original Message-----

**From:** Cynthia Wilcox [mailto:wilcox94@yahoo.com]  
**Sent:** Thursday, January 26, 2012 8:55 AM

To: Mrs. Viotti

Cc: City of San Mateo Planning Commission; Mike Cunningham; Michael Geller; Pat & Amanda Hagerman

Subject: Jan. 26, 2012 St. Matthews/Aragon Parking Problems

Dear Mrs. Viotti,

I wrote to you recently about the continuing parking problems we've had with St. Matthew parents using Aragon Boulevard driveways as a their student loading zones and have yet to hear a response. In the meantime, please see the attached photos I took today of a St. Matthew parent unloading her children at the mouth of my driveway.

When is St. Matthews going to put a stop to this? Your school's leaders have repeatedly assured us that our neighborhood streets are not going to be used as your parking lot. Attached evidence shows that your parents are still stopping in the street -- not even safely parking at the curb -- to unload their passengers at the mouths of our private driveways. This is unsafe and disrespectful of the neighborhood. When will you take action to prevent this from occurring every day?

For over ten years, I've requested that St. Matthews assign daily parking monitors to direct your passenger loading onto your campus instead of our driveways and streets. I'm tired of putting out orange safety cones twice a day in front of my driveway, only to have them stolen. Your school really needs to make a better effort if you think that our neighborhood is ever going to support your plans for expansion without providing enough parking to prevent this from continuing.

Please respond to these two letters and let us know what specific action St. Matthews will be taking to keep your parents from obstructing our driveways and neighborhood streets during school days and special events.

Regards,

Cynthia Wilcox  
18 Aragon Blvd.

## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Thursday, January 26, 2012 11:13 AM  
**To:** Stephen Scott  
**Subject:** FW: Jan. 26, 2012 St. Matthews/Aragon Parking Problems  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt; image.jpeg; ATT00003.txt; image.jpeg; ATT00004.txt

-----Original Message-----

**From:** Mike Cunningham [<mailto:mike@cunninghamdevco.com>]  
**Sent:** Thursday, January 26, 2012 10:42 AM  
**To:** Planning Commission  
**Cc:** Michael Geller; Pat & Amanda Hagerman; Cynthia Wilcox  
**Subject:** FW: Jan. 26, 2012 St. Matthews/Aragon Parking Problems

Planning Department and Planning Commissioners:

St. Matts has repeatedly assured the City and the neighbors that it has firm control over the traffic generated by its uses through the process of instituting, monitoring and managing neighborhood-friendly traffic policies and practices.

Yet, we have repeated examples of how St. Matts plans, policies and procedures are not working.

How many emails such as this will it take before the City realizes St Matts must significantly change its ingress and egress routes, on-site queuing and on-site parking for these parking and traffic problems to mitigated.

Regards,

Mike Cunningham  
Vice President  
Cunningham Development Company  
30 Aragon Blvd.  
San Mateo, CA 94402  
Cell: 650-464-5453  
Fax: 650-403-4130

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Thursday, January 26, 2012 8:55 AM  
**To:** Mrs. Viotti  
**Cc:** City of San Mateo Planning Commission; Mike Cunningham; Michael Geller; Pat & Amanda Hagerman  
**Subject:** Jan. 26, 2012 St. Matthews/Aragon Parking Problems

Dear Mrs. Viotti,

I wrote to you recently about the continuing parking problems we've had with St. Matthew parents using Aragon Boulevard driveways as a their student loading zones and have yet to

hear a response. In the meantime, please see the attached photos I took today of a St. Matthew parent unloading her children at the mouth of my driveway.

When is St. Matthews going to put a stop to this?. Your school's leaders have repeatedly assured us that our neighborhood streets are not going to be used as your parking lot. Attached evidence shows that your parents are still stopping in the street -- not even safely parking at the curb -- to unload their passengers at the mouths of our private driveways. This is unsafe and disrespectful of the neighborhood. When will you take action to prevent this from occurring every day?

For over ten years, I've requested that St. Matthews assign daily parking monitors to direct your passenger loading onto your campus instead of our driveways and streets. I'm tired of putting out orange safety cones twice a day in front of my driveway, only to have them stolen. Your school really needs to make a better effort if you think that our neighborhood is ever going to support your plans for expansion without providing enough parking to prevent this from continuing.

Please respond to these two letters and let us know what specific action St. Matthews will be taking to keep your parents from obstructing our driveways and neighborhood streets during school days and special events.

Regards,

Cynthia Wilcox  
18 Aragon Blvd.

## Stephen Scott

---

**From:** Ronald "Ron" MuneKawa  
**Sent:** Thursday, January 26, 2012 11:05 AM  
**To:** Stephen Scott  
**Subject:** FW: Jan. 26, 2012 St. Matthews/Aragon Parking Problems  
**Attachments:** image.jpeg; ATT00001.txt; image.jpeg; ATT00002.txt; image.jpeg; ATT00003.txt; image.jpeg; ATT00004.txt

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Thursday, January 26, 2012 8:55 AM  
**To:** Mrs. Viotti  
**Cc:** Planning Commission; Mike Cunningham; Michael Geller; Pat & Amanda Hagerman  
**Subject:** Jan. 26, 2012 St. Matthews/Aragon Parking Problems

Dear Mrs. Viotti,

I wrote to you recently about the continuing parking problems we've had with St. Matthew parents using Aragon Boulevard driveways as a their student loading zones and have yet to hear a response. In the meantime, please see the attached photos I took today of a St. Matthew parent unloading her children at the mouth of my driveway.

When is St. Matthews going to put a stop to this? Your school's leaders have repeatedly assured us that our neighborhood streets are not going to be used as your parking lot. Attached evidence shows that your parents are still stopping in the street -- not even safely parking at the curb -- to unload their passengers at the mouths of our private driveways. This is unsafe and disrespectful of the neighborhood. When will you take action to prevent this from occurring every day?

For over ten years, I've requested that St. Matthews assign daily parking monitors to direct your passenger loading onto your campus instead of our driveways and streets. I'm tired of putting out orange safety cones twice a day in front of my driveway, only to have them stolen. Your school really needs to make a better effort if you think that our neighborhood is ever going to support your plans for expansion without providing enough parking to prevent this from continuing.

Please respond to these two letters and let us know what specific action St. Matthews will be taking to keep your parents from obstructing our driveways and neighborhood streets during school days and special events.

Regards,

Cynthia Wilcox  
18 Aragon Blvd.









## Stephen Scott

---

**From:** Ronald "Ron" MuneKawa  
**Sent:** Monday, January 23, 2012 8:44 AM  
**To:** Stephen Scott; Ken Pacln; Gary Heap  
**Subject:** FW: St. Matthew's Parking on Aragon

-----Original Message-----

**From:** Cynthia Wilcox [<mailto:wilcox94@yahoo.com>]  
**Sent:** Monday, January 23, 2012 8:35 AM  
**To:** Mrs. Viotti  
**Cc:** Planning Commission; Mike Cunningham; Michael Geller; Pat & Amanda Hagerman  
**Subject:** St. Matthew's Parking on Aragon

Dear Mrs. Viotti,

The parking issues we've been facing with St. Matthew's parents using/blocking my driveway for their drop off/pick up is worsening again. We've had numerous parents parking on Aragon Boulevard recently and my driveway was blocked twice on Friday, as parents\* stopped to pick up their children in the rain. This is a dangerous move, as they are stopping at a sharp bend in the road and impatient drivers behind often pass the illegally "parked" car into oncoming traffic, which they don't often see in time. This results in a lot of unnecessary and angry horn honking. We residents don't like listening to this, as it disrupts the peacefulness of our neighborhood. It also creates an unsafe driving situation here.

I have not seen any parking attendants at this problem spot for over six months. Since the day that school started, there actually have only been a couple of monitors here. They appear only after I complain. We were assured someone would be directing drivers to use the designated drop off spot to keep parking off of our street. Where are they? Any parking monitors you have posted around the bend cannot see what is happening here.

As I am typing this, my street is once again filling with St. Matthews parents parking their cars so they can drop off their children. I am truly disappointed that after 11 years of bringing it to your attention, that this problem continues.

Seeing how efforts St. Matthews is making to prevent its drivers from using Aragon Boulevard and the neighborhood driveways as its school parking lot are still not sufficient, I am urging the City to require that St. Matthews build a parking structure to support the needs of all of its drivers. Our neighborhood should not be treated as St. Matthew's parking lot.

Please assign a parking monitor to stand between 12 and 22 Aragon every day to direct your school's parking efforts during drop off and pick up times. Our driveways should never be blocked by your parents. Until you fix this problem, it will continue to demonstrate that St. Matthews needs to provide sufficient parking for its users to keep them from using the neighborhood as its lot.

Regards,

Cynthia Wilcox  
18 Aragon Blvd.

\* One driver was in a late model white Ford Explorer with a boy who looked to be in 6th grade or so. He got into the front passenger seat as the driver parked at the mouth of my driveway.

## Stephen Scott

---

**From:** Ronald "Ron" Munekawa  
**Sent:** Thursday, December 09, 2010 8:45 AM  
**To:** Stephen Scott  
**Subject:** FW: St. Matts current, and continuing, parking situation  
**Attachments:** St. Matts 11-14-2010.pdf

fyi

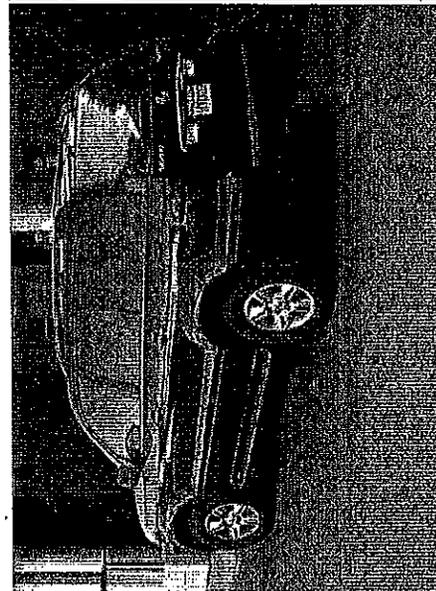
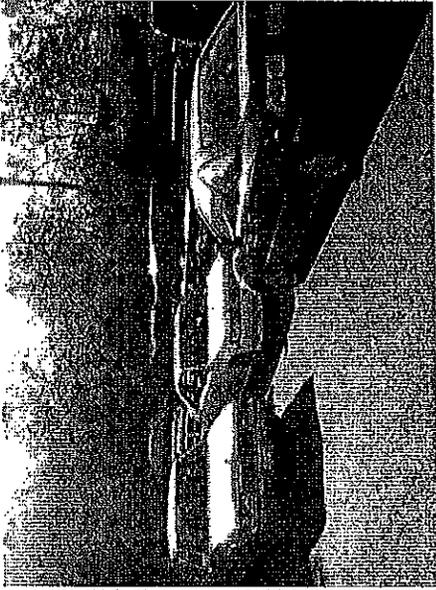
-----Original Message-----

**From:** St. Matthews Construction [<mailto:stmattsconstruction@gmail.com>]  
**Sent:** Wednesday, December 08, 2010 5:49 PM  
**To:** Planning Commission; Bill Wanner; Ronald "Ron" Munekawa  
**Subject:** St. Matts current, and continuing, parking situation

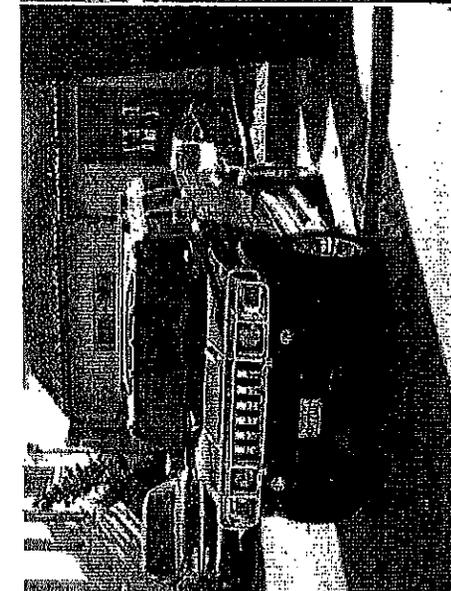
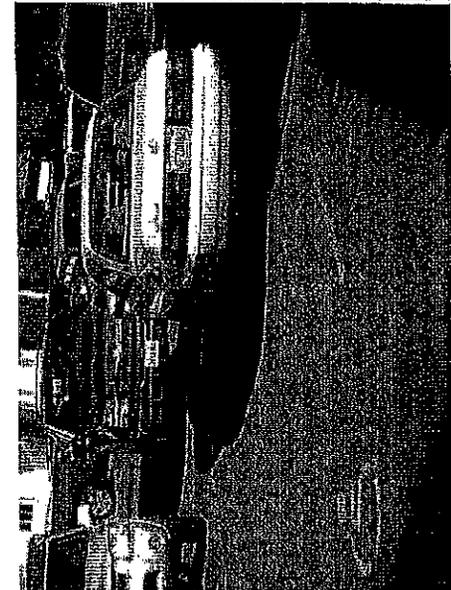
Hello all -

Please find attached a deck outlining the current, and continuing, parking issues at St. Matts. As you'll see in the deck, there are cars parked on every available square foot of asphalt on the campus, and quite a few on available dirt. Therefore, it stands to reason that if you don't add actual parking square footage, not just restriping existing pavement, you can't add to the actual parking capacity. Our concern is that if St. Matts is allowed to restripe their lot rather than adding actual parking capacity that they will likely drive even more cars into the neighborhoods.

Thank you in advance for spending the time to review the attached material.



## Parking Crisis at St. Matthew's



## Contents

- Background
- Parking chart for 11/14/2010
- Photos
- Conclusion

## Background

- The parking situation at St. Matthew's remains in crisis, with cars parking on every square inch of pavement on campus, legally and illegally, on every surrounding street, and in the lot across the street on Sundays and during regular events.
- There are over 4,000 registered and unregistered families at St. Matthew's, yet the official capacity of their on-campus parking is only 198 spaces.
- All of the parking plans submitted as part of their proposal to build a 11,000 square foot, multi-use building/gym – the second one of its type on campus – claim to add another 110 spaces, mostly by restriping to create new spaces and resizing regular-sized spaces into compact ones.
- However, these restriping and resizing proposals will make the parking situation even worse. As you can see from the enclosed photos from 11/14/2010, cars are parking on every square inch of pavement already, many packed in 3 deep and many illegally.
- If cars are parked triple-deep and on every square inch of land, it stands to reason that unless you add concrete somewhere that you can't possibly increase parking capacity. Restriping and resizing will add parking spaces, but decrease actual parking capacity and drive more cars into the neighborhood by forcing order where there is none and preventing cars from using every square inch of pavement (as they do today).

## Solution?

- The only true, permanent solution to the problem is to build more true parking area on campus, and according to St. Matthew's own Parking Consultant, the only way to do this is to provision a parking structure of some sort (see next slide).
- However, St. Matthew's has continuously stated (and reiterated on 11/16/2010) that this option is "off the table" because they prefer not to spend their money, and/or claim that they cannot afford it...but they raised \$6,000,000 for the project, and in the past 2+ years, they've already spent over \$1,000,000 on plans, traffic consultants, PR consultants, and traffic studies, all trying to convince the neighbors to accept their plan as-is.
- "Not being able to afford something" and "not wanting to spend the money" are not legal justifications to grant variances, gain approval of master plans, or vary from the City of San Mateo's General Plan, nor are they justifications to ask the surrounding neighborhood taxpayers or the City of San Mateo to absorb the extra costs.

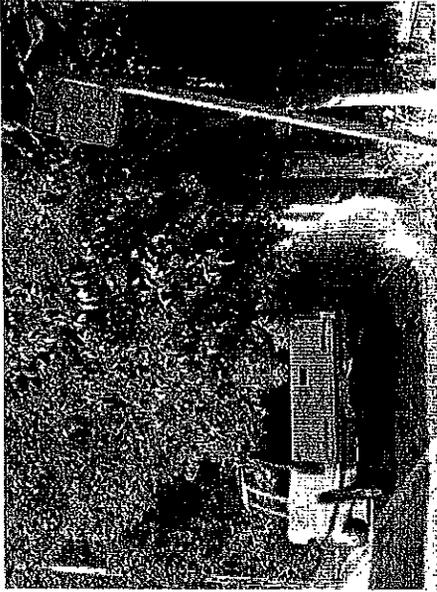
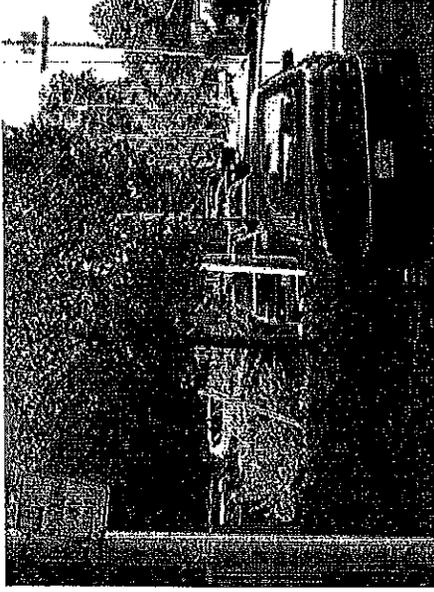
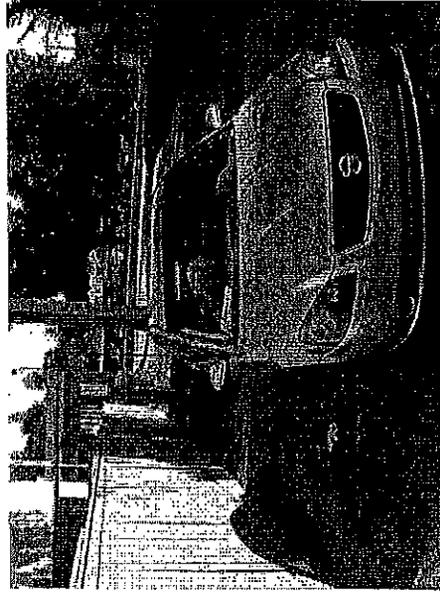


## Where Do the 4,000 St. Matthew's Families Park?

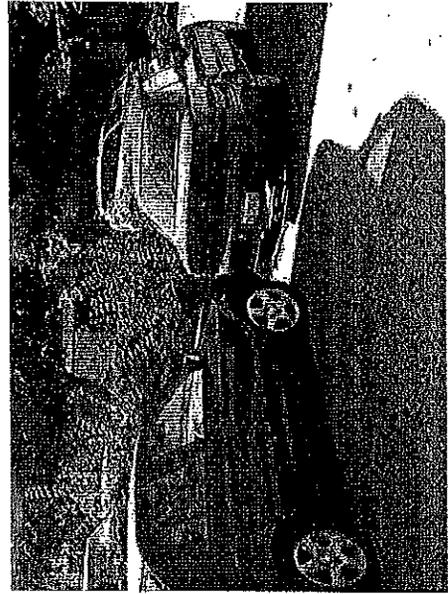
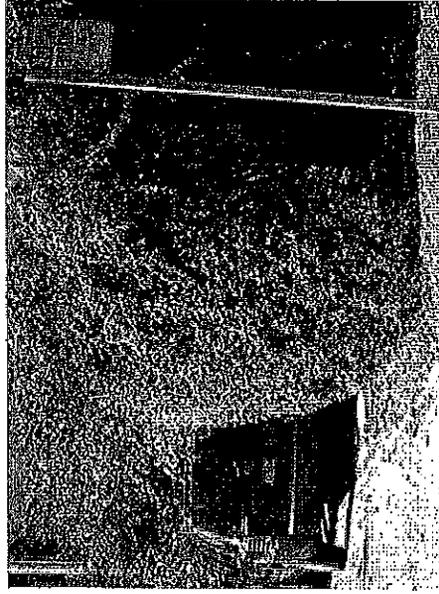
Location	Total Cars
Cars in front lot on El Camino	44
Cars in side lot on Notre Dame	50
Cars in back lot	221
Total Cars on Campus	315 (despite 198 official spots)
Cars in Bank Lot	45
Illegally on Notre Dame	8
Cars on El Camino	12
Cars on Neighborhood Streets	30
Total Cars off Campus	95
<b>Total Cars</b>	<b>410</b>

Source: 11/14/2010

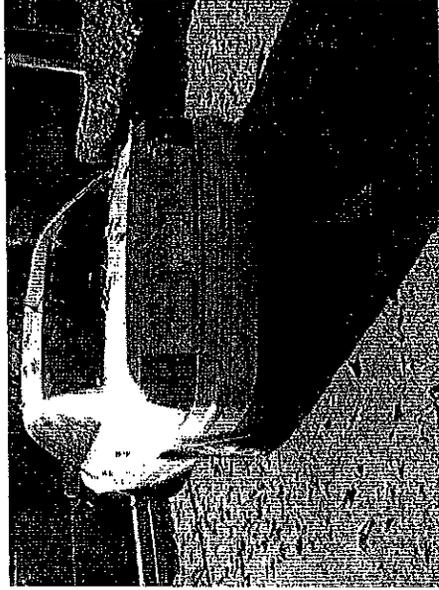
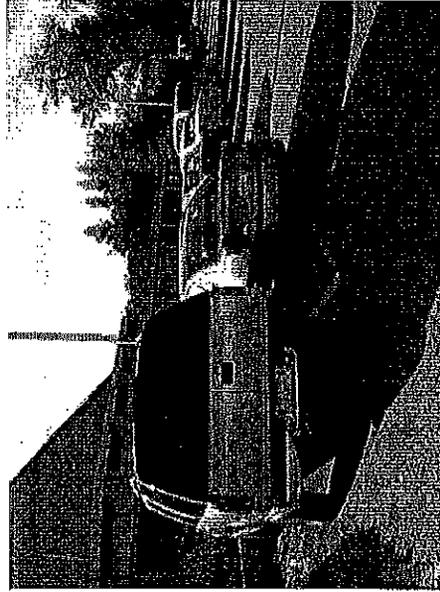
# Illegal Parking On Notre Dame



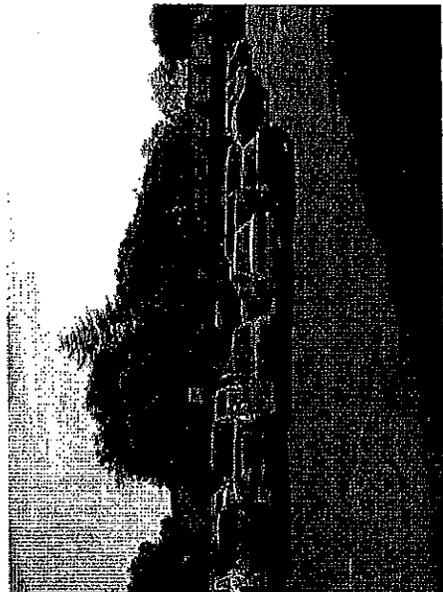
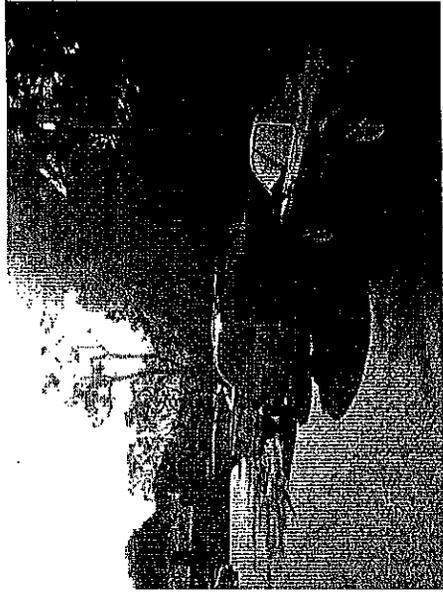
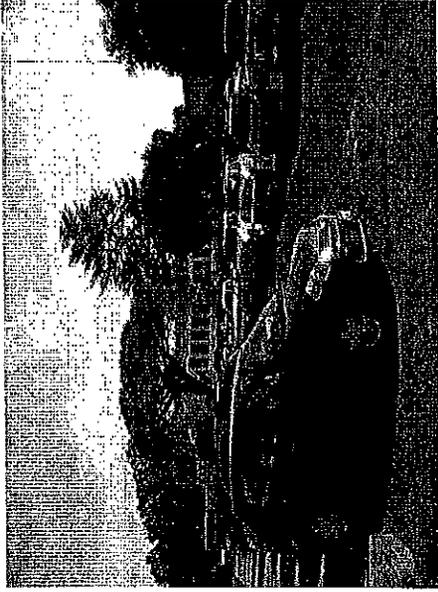
Illegal Parking On Notre Dame, And Packed Into The Side Lot



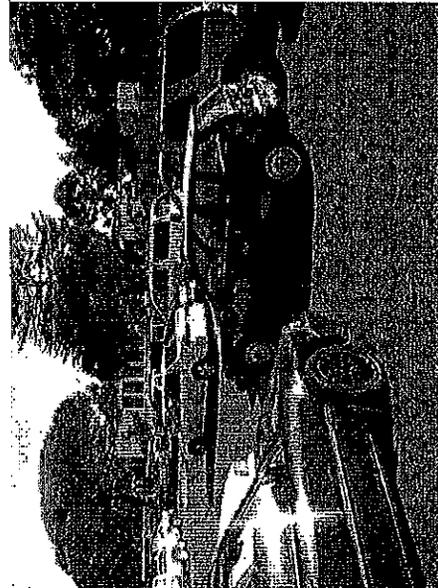
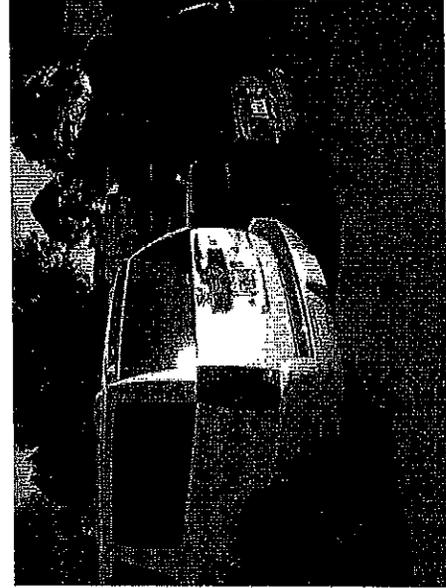
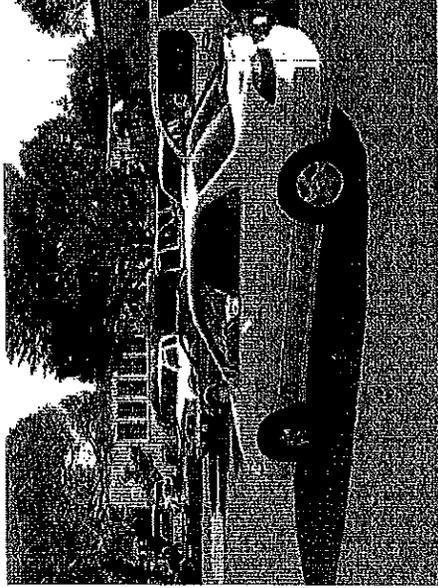
# Illegal Parking In The Notre Dame Lot



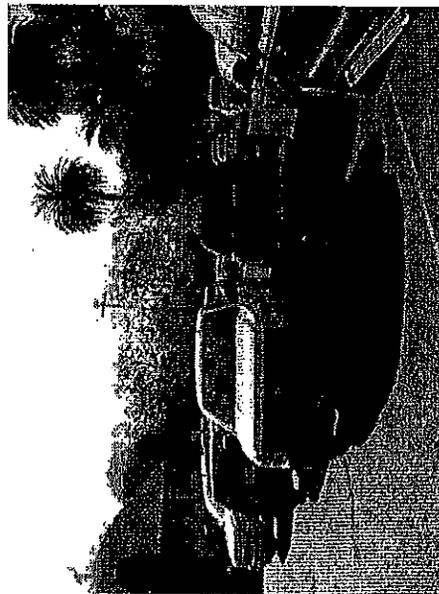
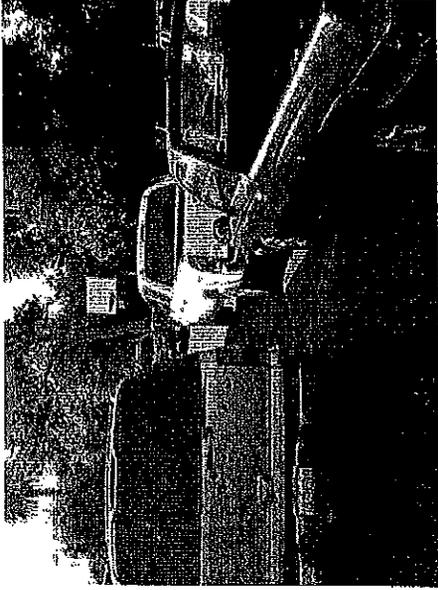
Parking In The Back Lot



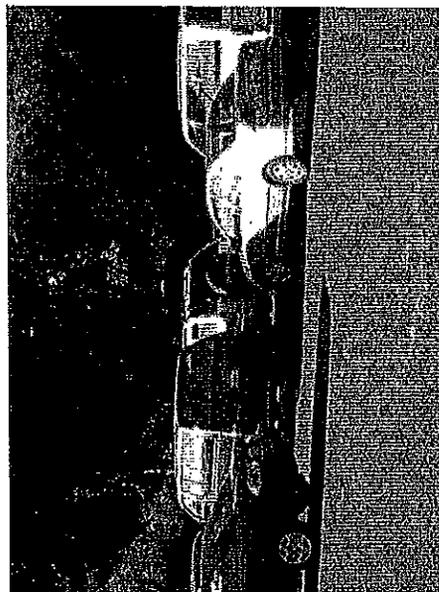
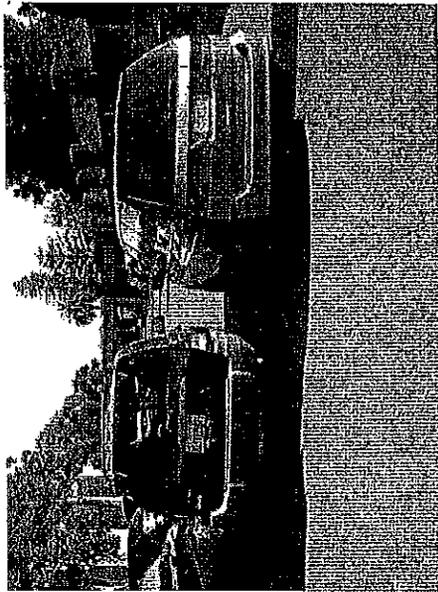
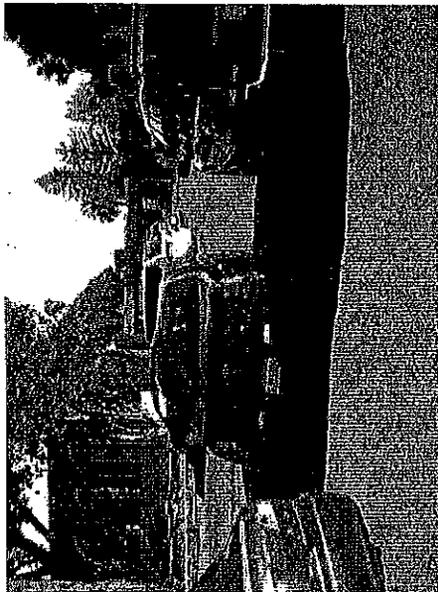
Crammed Into The Back Lot, Anywhere They Find Space,  
Ignoring All Parking Stripes



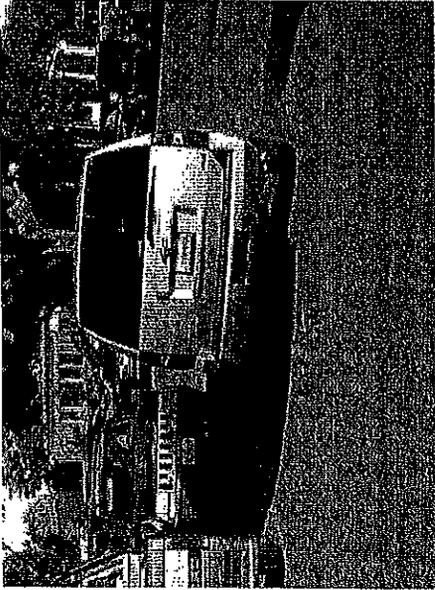
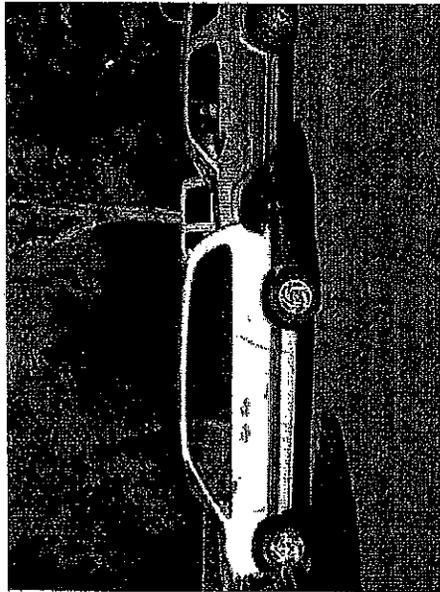
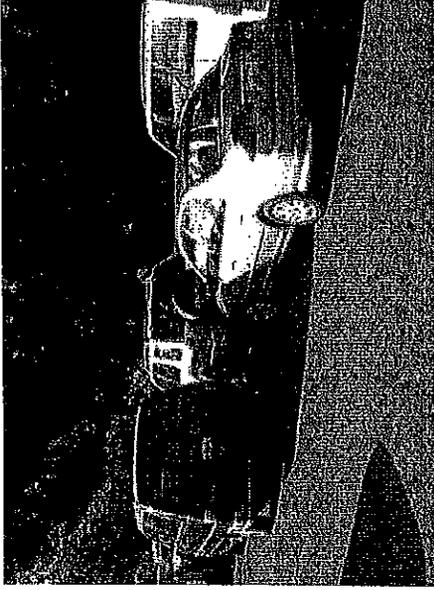
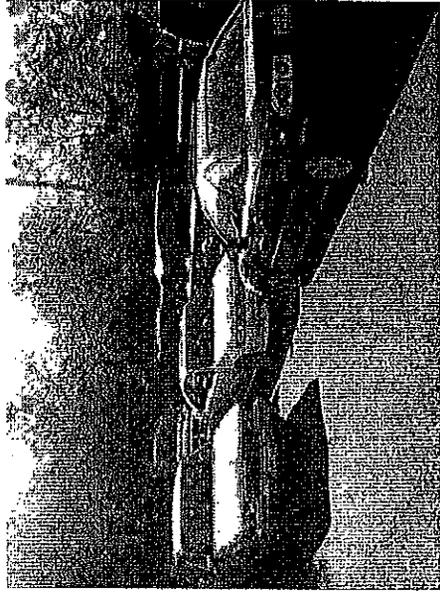
# Crammed Into The Back Lot Anywhere There Is Space, Ignoring All Parking Stripes



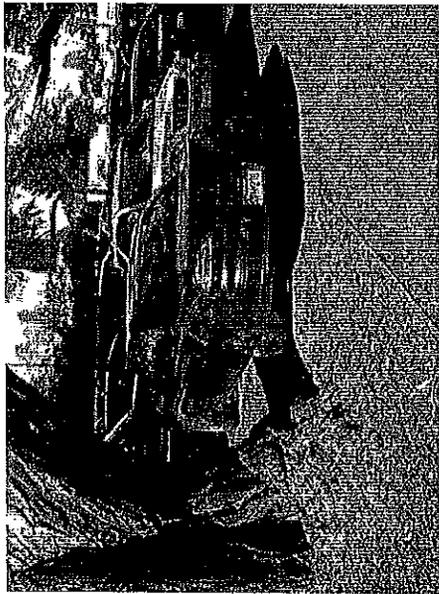
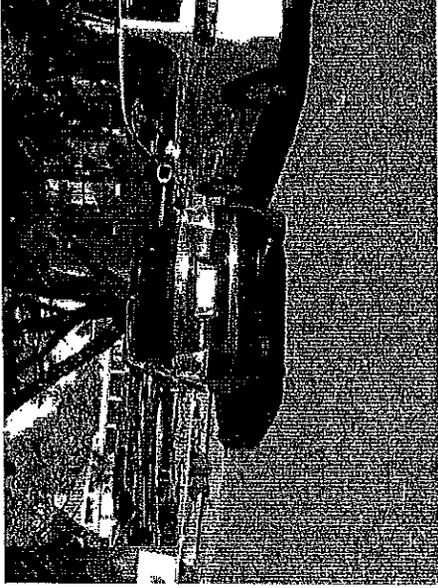
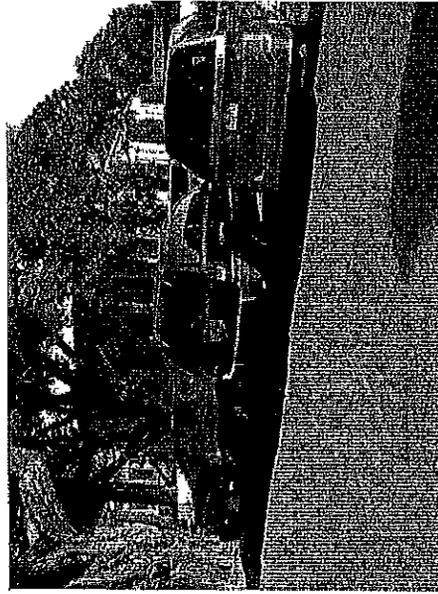
# Crammed Into The Back Lot, Anywhere There Is Space, Ignoring All Parking Stripes



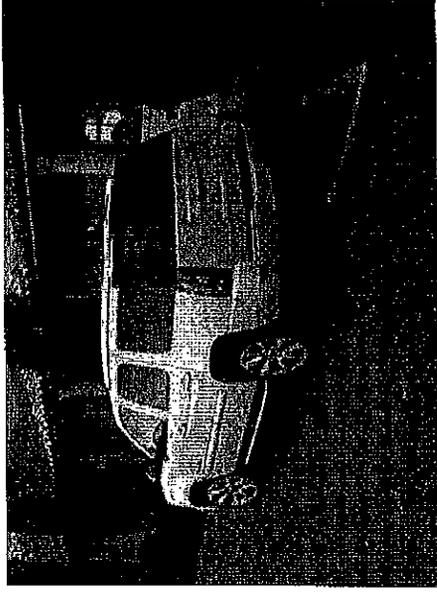
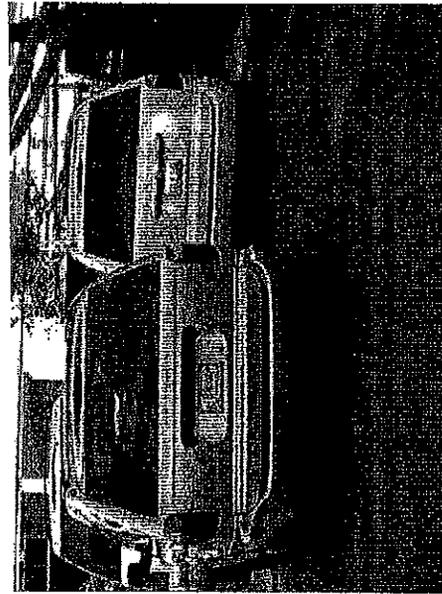
Crammed Into The Back Lot Anywhere There Is Space, Ignoring  
All Parking Stripes, and 3 Deep Against the Fence



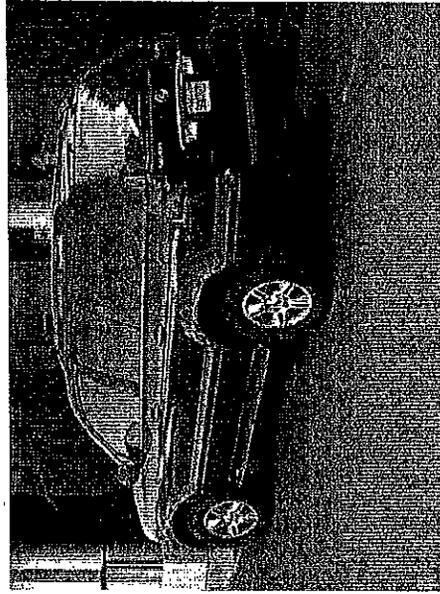
Crammed into The Back Lot Anywhere There Is Space, Ignoring  
All Parking Stripes



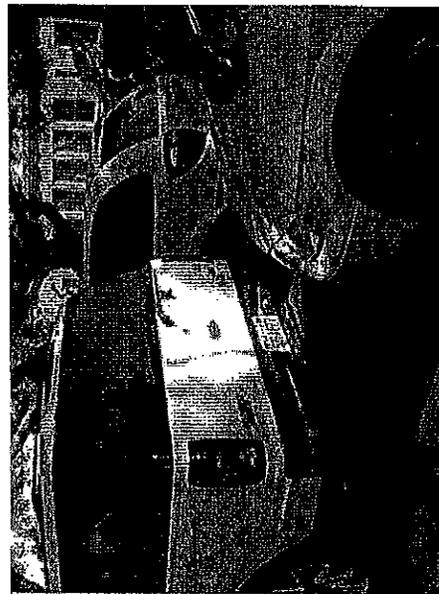
# Crammed Into The Back Lot Anywhere There Is Space, Ignoring All Parking Stripes, Many Illegally



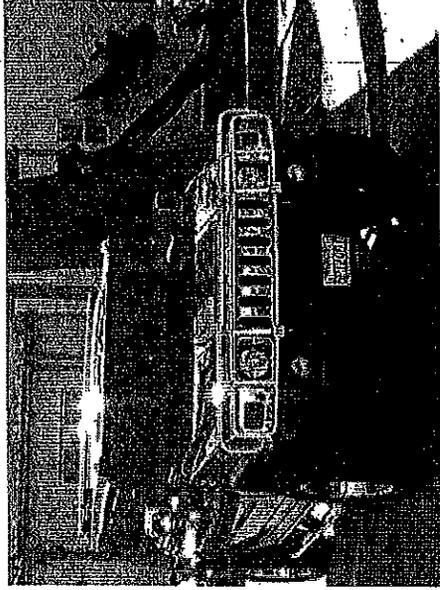
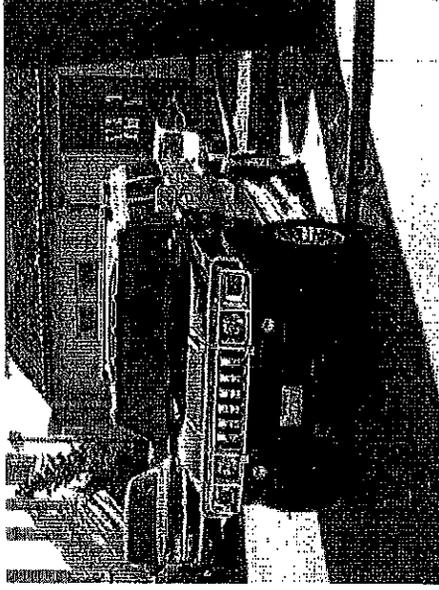
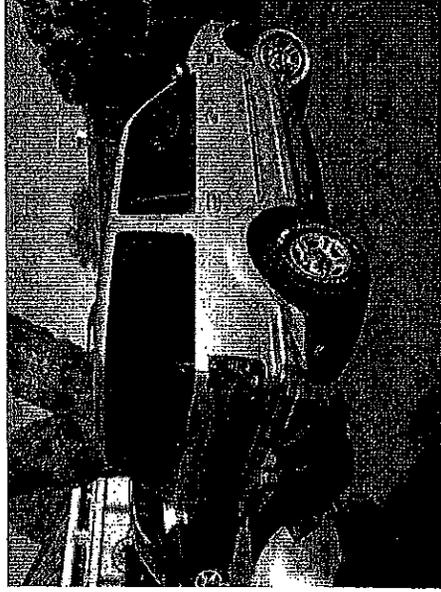
# Crammed Into The Back Lot Anywhere There Is Space, Ignoring All Parking Stripes, Many Illegally



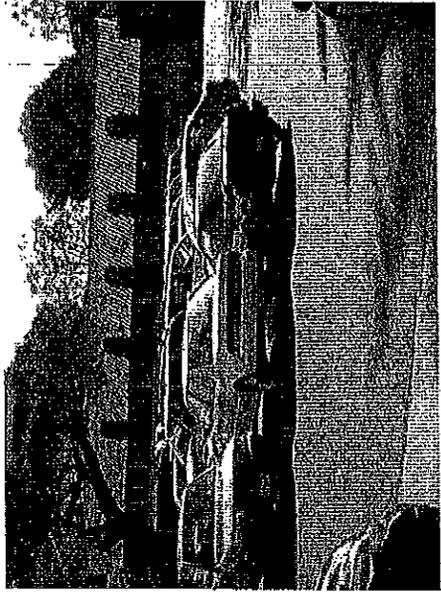
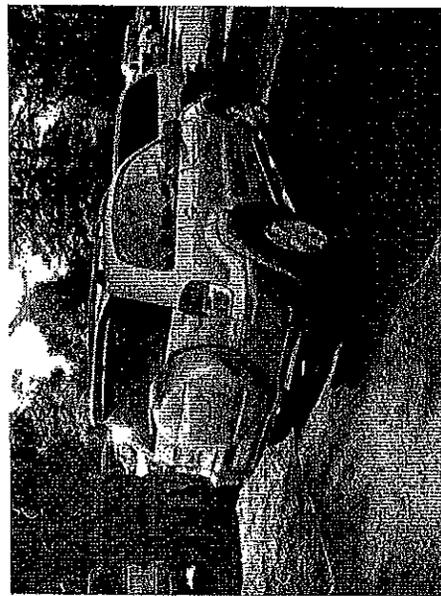
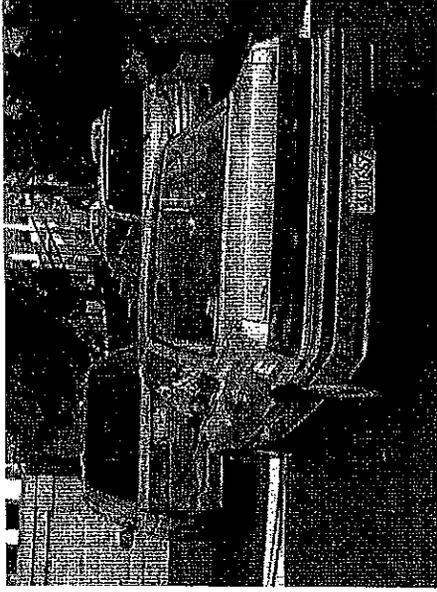
# Crammed Into The Back Lot Anywhere There Is Space, Ignoring All Parking Stripes, Many Illegally



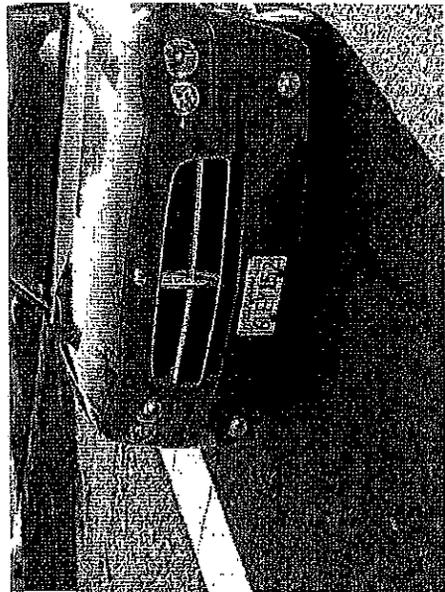
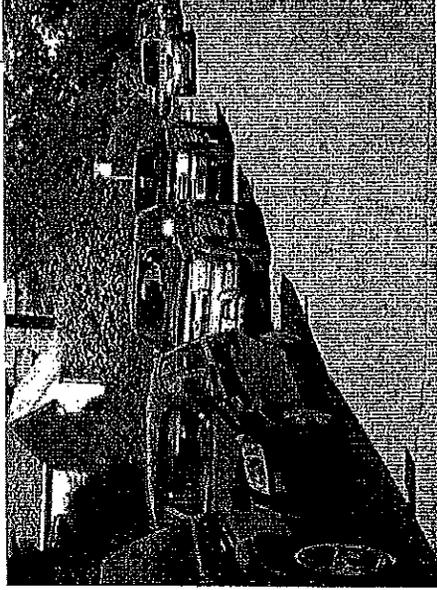
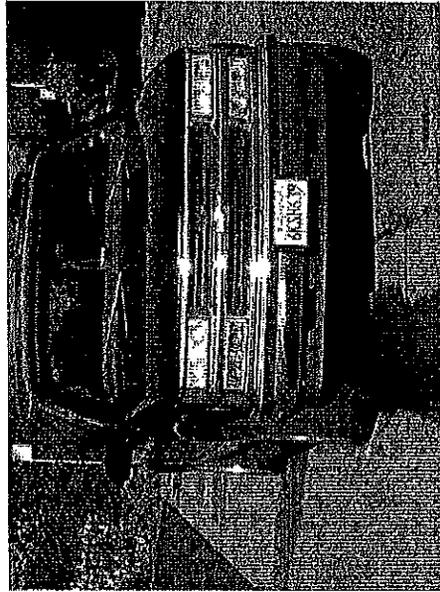
Crammed Into The Back Lot Anywhere There Is Space, Ignoring  
All Parking Stripes, Many Illegally, Even Up on Sidewalk Next to  
The Playground



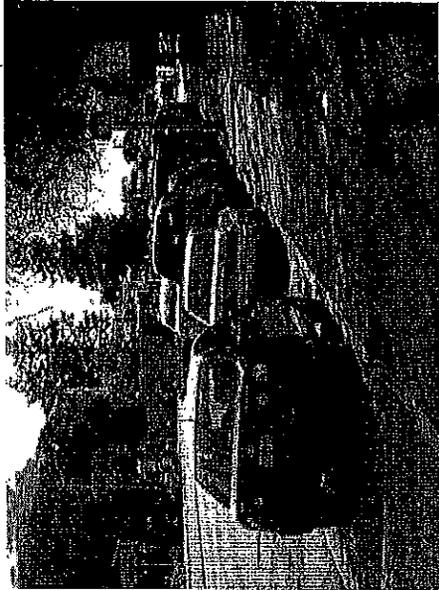
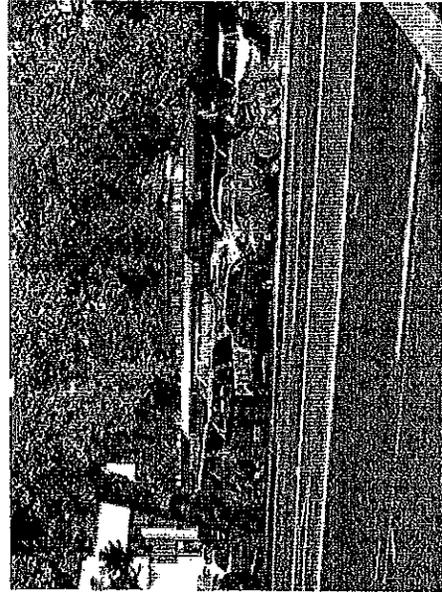
Crammed Into The Back Lot Anywhere There Is Space, Ignoring  
All Parking Stripes, Many Illegally



Parking On The Sidewalk On Capistrano



# ECR and The Bank Lot Are Completely Full



## Conclusion

So, can you imagine the precedent that would be set, and what will happen to the surrounding neighborhoods, if St. Matthew's is allowed to build an 11,000 square foot, multi-use building/gym – their second such building on campus – while decreasing actual parking capacity, without permanently solving the parking problems today, let alone those of tomorrow, simply because they choose to spend their money elsewhere?