



**SAINT MATTHEW  
CATHOLIC SCHOOL**  
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# Saint Matthew Parish & Catholic School Master Plan

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1. Master Plan Objectives –

- a. Codify the allowable usage of the Saint Matthew Catholic School and Parish.
- b. Set forth the current and future conditions of Saint Matthew Catholic School and Parish.
- c. Insure that the Saint Matthew's on-site parking meets the City' requirements.
- d. Significantly improve upon the existing parking conditions at Saint Matthew and the surrounding streets.





## 1. History & Purpose

- A. Saint Matthew Catholic Church - St. Matthew's Parish has been serving the City of San Mateo since 1863. The first two churches were located in downtown San Mateo. Now the Church and School are located on the tree-lined site at 9th and El Camino Real. At the center of the property is the church. The Church continues the daily ministries of the former downtown Church: three Masses each day and confessions in the small chapel during the week, and adoration of the Blessed Sacrament Monday through Friday. Saint Matthews has always had a dedicated outreach to the poor and needy of the community through a lively St. Vincent de Paul Society and through its participation in Peninsula Interfaith Action
- B. Saint Matthew Catholic School - Since 1931, St. Matthew Catholic School has provided members of the San Mateo community with a quality education that addresses each aspect of the whole child: spiritual, academic, physical, social, and emotional. Saint Matthew's is a coed parish school with a capacity enrollment of 625 students in grades kindergarten through 8th grade. The School is an active ministry of St. Matthew Parish, the Catholic Archdiocese of San Francisco, and the Catholic Church and serves to impart and promote our Catholic faith to current future generations. Parents work in a positive partnership with the parish and school, and create a faith community that inspires its members to live as Jesus lived. Teachers nurture each child's unique gifts, facilitate academic growth and faith formation of the whole person, and prepare students to become conscious of and responsive to cultural diversity in society. By integrating the faith, knowledge, and values they gain, St. Matthew students will think critically, discover a love of learning, live the Gospel message, reach out to others in service, further social justice, and deepen their relationship with God. St. Matthew is committed to the creation of a peaceful and caring Christian learning environment, in which it recognizes, respects, and celebrates the dignity and differences of individuals. Saint Matthew prepares its students to go forth into a diverse, technological world as active Christians with a Catholic vision, as persons with strong character and effective communication, as responsible citizens and lifelong learners who live according to the teachings of Christ.





2. Existing/Proposed & Future Land Use

A. Existing/Proposed Land Use – The Saint Matthew’s property is approximately 310,400 square feet (7.12 acres) and is located on the west side of South El Camino between Notre Dame Avenue and Aragon Boulevard. The proposed School Gymnasium site fronts the commercial uses along El Camino.

The site consists of three parcels and includes the Classroom Buildings, Rectory Building, Church Building, Parish and School Administration Building, Auditorium and the proposed School Gymnasium. The allowed usage of these buildings is detailed in the Use Limitations described in Section 3. The following is a review of the square footage of each of the current Saint Matthew’s buildings per the project architect’s (Case/Abst Architects) calculations:

| <b>Bldg. #</b> | <b>Building</b>       | <b>Approx. Year Build</b> | <b>Approx. Square Feet</b> |
|----------------|-----------------------|---------------------------|----------------------------|
| A              | Church                | 1965                      | 27,489                     |
| B              | Rectory               | 1965                      | 6,082                      |
| C              | Offices/Parish Center | 1953                      | 13,994                     |
| D              | Auditorium            | 1937                      | 13,330                     |
| E              | School Building       | 1937                      | 9,819                      |
| F              | School Building       | 1939                      | 5,332                      |
| G              | School Building       | 1948                      | 9,795                      |
| <b>Total</b>   |                       |                           | <b>85,841</b>              |

Currently, there are 198 parking spaces on-site, located in 3 lots that are accessible from Notre Dame Avenue, El Camino Real and Aragon Boulevard. As part of the School Gymnasium project there are 108 proposed new parking spaces added for a total of 306. Upon the completion of the School Gymnasium project, Saint Matthews will meet the City’s parking requirements. There are also approximately 50 parking spaces on the adjacent non-residential public street of Notre Dame Avenue and within the parking at Pacific Western Bank plus the available spaces along El Camino Real. While these are not counted toward the meeting of the City’s parking requirements, it is important to note that they are available to the public and historically primarily used by visitors to Saint Matthews.





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The property is currently zoned R1-C and is being proposed via this Master Plan to become an Overlay Zoning District in accordance with Municipal Code Section 27.60 Special Districts.

- B. Future Land Use – No other uses are proposed other than those described in this Application, Section 3 - Use Limitations.

Parking and traffic improvements identified in the Parking and Traffic Management Plan (including the creation of 108 new on site parking spaces) and the Hexagon Traffic Report as mitigation for the proposed school gymnasium project will be constructed and be operational as the Phase I implementation of the St. Mathew's Master Plan; prior to issuance of any building permits for the school gymnasium (Phase II).

Saint Matthews may choose to complete the following upgrades of their existing facilities in the future and make repairs as needed to maintain the level of usage described herein;

- Rehabbing and reconfiguring the interior of the former administrative portion of the Rectory and the current Parish Center/Administration Building for limited additional meeting space. The sole purpose of this item will be to update, as needed, these buildings in line with the uses described in this Application, Section 3 - Use Limitations.
- Rehabbing the interior of the Auditorium to better meet the audio/visual and organizational needs described in the described in this Application Section 3 - Use Limitations.
- Upgrade the interiors of the Classroom Buildings to enable the School to continue to provide a high quality and current educational curriculum.





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### 3. Current & Future Use Numbers –

The following are the current and future maximum use numbers for the Saint Matthews Catholic School and Church. The level and type of usage for individual events will be controlled by the Use Limitations put forth in Section 3.

- a. Current students (Grades K-8): 612  
Maximum number of students: 625
  
- b. Current School & Parish staff: 63  
Maximum School & Parish staff: 63
  
- c. Current parishioners: 2616 registered households

### 4. Use Limitations *(See Section 3)*

