

Stephen Scott

From: Ronald "Ron" Munekawa
Sent: Friday, August 03, 2012 7:16 AM
To: Stephen Scott
Subject: FW: St. Matthew's School Gymnasium Project

From: chris compton [chris.compton@gmail.com]
Sent: Friday, August 03, 2012 7:10 AM
To: Planning Commission
Subject: St. Matthew's School Gymnasium Project

Dear Commissioners Hugg, Bonilla, Massey, Moran and Whitaker:

I am writing to urge you to support Saint Matthew's proposal for a Master Plan with Use Limitations and Traffic & Parking Management Plan, a school gymnasium, and an additional 108 parking spaces on the St. Matthew's campus.

This project is a coordinated set of individual phases that will both mitigate existing traffic issues concerning to neighbors of St. Matt's and benefit the San Mateo community for years to come.

No new uses are being added by the project, yet significant use limitations are being proposed (where none exist today), and on-site parking is being increased by 50%.

In addition, St. Matthew's will gain a school gymnasium that will benefit the students of Saint Matthew's School, and, by extension, the broader San Mateo community, for generations.

St. Matthew's Catholic Church has been an integral part of the San Mateo community for 150 years and St.

Matthew's Catholic School has been educating San Mateo residents for over 80 years. St. Matt's has touched and enriched the lives of thousands of San Mateo residents over the years, providing both education and a place of spiritual reflection. St. Matthew's also serves the poor and neglected of the community through outreach programs like the St. Vincent DePaul Society, which regularly provides free groceries to over 300 San Mateo families a month.

Adding the school gymnasium to the St. Matthew's campus will help the school remain competitive with other schools in the area and will help to ensure that the St. Matthew's community continues to thrive and to benefit the City of San Mateo.

I understand that a few neighbors of St. Matt's have concerns about the current level of traffic generated by the campus and fear that the gym might add to congestion. In fact, the most recent proposal made by St.

Matthew's does just the opposite. The issues cited by concerned neighbors will be significantly mitigated. The St. Matthew's community has listened to the concerns of its neighbors and has worked diligently to address those concerns. On-site parking is being dramatically increased, a traffic and parking management plan will be implemented to better manage traffic congestion, and use restrictions will be imposed on the campus where none exist today in order to prevent concurrent large-scale uses of the campus.

This is the ultimate win-win project.

I urge you to support this project for the benefit of St. Matthew's, for the benefit of St. Matthew's neighbors, and for the benefit of San Mateo as a whole.

Please feel free to email or call me at the contact information below if you have any questions.

Best regards,

Chris Compton

Home: 650.377.0624

Office: 650.212.2415

chris.compton@gmail.com<mailto:chris.compton@gmail.com>

Stephen Scott

From: Ronald "Ron" Munekawa
Sent: Thursday, August 02, 2012 5:49 PM
To: Stephen Scott
Subject: FW: St. Matthew's School Gymnasium Project

From: Matthew Bartus [matt@bartusfamily.com]
Sent: Thursday, August 02, 2012 2:31 PM
To: John "Jack" Matthews; Brandt Grotte; Maureen Freschet; David Lim; Robert Ross; Planning Commission
Subject: St. Matthew's School Gymnasium Project

Dear Commissioners Hugg, Bonilla, Massey, Moran and Whitaker:

I am writing to urge you to support Saint Matthew's proposal for a Master Plan with Use Limitations and Traffic & Parking Management Plan, a school gymnasium, and an additional 108 parking spaces on the St. Matthew's campus.

This project is a coordinated set of individual phases that will both mitigate existing traffic issues concerning to neighbors of St. Matt's and benefit the San Mateo community for years to come.

No new uses are being added by the project, yet significant use limitations are being proposed (where none exist today), and on-site parking is being increased by 50%.

In addition, St. Matthew's will gain a school gymnasium that will benefit the students of Saint Matthew's School, and, by extension, the broader San Mateo community, for generations.

St. Matthew's Catholic Church has been an integral part of the San Mateo community for 150 years and St. Matthew's Catholic School has been educating San Mateo residents for over 80 years. St. Matt's has touched and enriched the lives of thousands of San Mateo residents over the years, providing both education and a place of spiritual reflection. St. Matthew's also serves the poor and neglected of the community through outreach programs like the St. Vincent DePaul Society, which regularly provides free groceries to over 300 San Mateo families a month.

Adding the school gymnasium to the St. Matthew's campus will help the school remain competitive with other schools in the area and will help to ensure that the St. Matthew's community continues to thrive and to benefit the City of San Mateo.

I understand that a few neighbors of St. Matt's have concerns about the current level of traffic generated by the campus and fear that the gym might add to congestion. In fact, the most recent proposal made by St. Matthew's does just the opposite. The issues cited by concerned neighbors will be significantly mitigated. The St. Matthew's community has listened to the concerns of its neighbors and has worked diligently to address those concerns. On-site parking is being dramatically increased, a traffic and parking management plan will be implemented to better manage traffic congestion, and use restrictions will be imposed on the campus where none exist today in order to prevent concurrent large-scale uses of the campus.

This is the ultimate win-win project.

I urge you to support this project for the benefit of St. Matthew's, for the benefit of St. Matthew's neighbors, and for the benefit of San Mateo as a whole.

Thank you.

--

Matthew S. Bartus

matt@bartusfamily.com<mailto:matt@bartusfamily.com>

(650) 720-5050

Stephen Scott

From: Ronald "Ron" Munekawa
Sent: Thursday, August 02, 2012 4:46 AM
To: Stephen Scott
Subject: FW: St. Matthew Gym

From: Pat Richardson [patty_r18@sbcglobal.net]
Sent: Wednesday, August 01, 2012 9:03 PM
To: Planning Commission
Subject: St. Matthew Gym

Attn:
Commissioner Joshua Hugg
Commissioner Rick Bonilla
Commissioner Chris Massey
Commissioner Kelly Moran
Commissioner Dianne Whitaker

Commissioners:

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. It will improve the existing conditions. 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. Saint Matthews has also hired a full time person to be responsible and accountable for all of the above. Saint Matthew's has spent five years responding to the input of the City and the community to develop this comprehensive program.

No school in San Mateo County and probably beyond has gone to such great lengths to improve the existing conditions around it. 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 Management Plan.

The facts in this letter are why over 500 San Mateo residents have signed a petition in support of this project.

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 with any questions or comments.

Sincerely,

Patricia M. Richardson
1561 De Anza Blvd
San Mateo, CA 94403-3940
650-372-0126

Stephen Scott

From: Ronald "Ron" Munekawa
Sent: Wednesday, August 01, 2012 4:05 PM
To: Stephen Scott
Subject: FW: St. Matthew's School Gymnasium Project

From: O'Brien, James C. [JOBrien@gibsonduunn.com]
Sent: Wednesday, August 01, 2012 2:24 PM
To: Planning Commission
Subject: St. Matthew's School Gymnasium Project

Dear Commissioners Hugg, Bonilla, Massey, Moran and Whitaker:

I am writing to urge you to support Saint Matthew's proposal for a Master Plan with Use Limitations and Traffic & Parking Management Plan, a school gymnasium, and an additional 108 parking spaces on the St. Matthew's campus.

This project is a coordinated set of individual phases that will both mitigate existing traffic issues concerning to neighbors of St. Matt's and benefit the San Mateo community for years to come.

No new uses are being added by the project, yet significant use limitations are being proposed (where none exist today), and on-site parking is being increased by 50%.

In addition, St. Matthew's will gain a school gymnasium that will benefit the students of Saint Matthew's School, and, by extension, the broader San Mateo community, for generations.

St. Matthew's Catholic Church has been an integral part of the San Mateo community for 150 years and St. Matthew's Catholic School has been educating San Mateo residents for over 80 years. St. Matt's has touched and enriched the lives of thousands of San Mateo residents over the years, providing both education and a place of spiritual reflection. St. Matthew's also serves the poor and neglected of the community through outreach programs like the St. Vincent DePaul Society, which regularly provides free groceries to over 300 San Mateo families a month.

Adding the school gymnasium to the St. Matthew's campus will help the school remain competitive with other schools in the area and will help to ensure that the St. Matthew's community continues to thrive and to benefit the City of San Mateo.

I understand that a few neighbors of St. Matt's have concerns about the current level of traffic generated by the campus and fear that the gym might add to congestion. In fact, the most recent proposal made by St. Matthew's does just the opposite. The issues cited by concerned neighbors will be significantly mitigated. The St. Matthew's community has listened to the concerns of its neighbors and has worked diligently to address those concerns. On-site parking is being dramatically increased, a traffic and parking management plan will be implemented to better manage traffic congestion, and use restrictions will be imposed on the campus where none exist today in order to prevent concurrent large-scale uses of the campus.

This is the ultimate win-win project.

I urge you to support this project for the benefit of St. Matthew's, for the benefit of St. Matthew's neighbors, and for the benefit of San Mateo as a whole.

Please feel free to email or call at the contact information below if you have any questions.

Very truly yours,
James O'Brien
James C. O'Brien

GIBSON DUNN

Gibson, Dunn & Crutcher LLP
555 Mission Street, San Francisco, CA 94105-0921 Tel +1 415.393.8375 • Fax +1 415.374.8470
JOBrien@gibsondunn.com<<mailto:JOBrien@gibsondunn.com>> •
www.gibsondunn.com<<http://www.gibsondunn.com/>>

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

Stephen Scott

From: Ronald "Ron" Munekawa
Sent: Monday, August 06, 2012 4:36 PM
To: Stephen Scott
Subject: FW: St. Matthew's School Gymnasium Project

From: T & C Lucey [tnclukey@pacbell.net]
Sent: Sunday, August 05, 2012 1:57 PM
To: Planning Commission
Subject: St. Matthew's School Gymnasium Project

Dear Commissioners Hugg, Bonilla, Massey, Moran and Whitaker:

As a long time San Mateo resident, I am writing to urge you to support Saint Matthew's School gymnasium project. The proposed Master Plan with Use Limitations and Traffic & Parking Management Plan has been developed and refined to address the myriad of concerns raised with previous proposals. The St. Matthew's community has listened to the concerns of its neighbors and has worked diligently to address those concerns. The phased approach to the project helps to mitigate the traffic concerns raised by neighbors of St. Matt's and provides a benefit to the San Mateo community for years to come.

This proposal presents no new uses for the St. Matthew's campus and proposes significant use limitations--where there are none today. With this plan, St. Matthew's gains a school gymnasium that will benefit the students of Saint Matthew's School and, by extension, the broader San Mateo community, for generations. Adding the school gymnasium to the St. Matthew's campus will help the school remain competitive with other schools in the area and will help to ensure that the St. Matthew's community continues to thrive and to benefit the City of San Mateo. Increasing the onsite parking by 50% benefits everyone involved, including the neighbors.

St. Matthew's Catholic School has been educating San Mateo residents for over 80 years, all the while enriching the lives of thousands of San Mateo residents. I urge you to support this project for the benefit of St. Matthew's, for the benefit of St. Matthew's neighbors, and for the benefit of San Mateo as a whole.

Again, I urge you to support the St. Matthew's School Gymnasium project.

Very truly yours,

Christopher Lucey
312 Delmar Way
San Mateo, CA

DONALD T. ELLIOTT

PO Box 1541, San Mateo CA 94401
650 342 8674 donaldtelliott@sbcglobal.net

June 13, 2012

City of San Mateo Planning Commission

Ladies and Gentlemen: PA 10-060 St. Matthew Catholic Charities

At your June 12 meeting, all of the public comments, except for one, were opposed. I live at 111 9th Avenue near St. Mathew church and, as a parishioner, am an admirer of its leadership, particularly because of its community role and its concern for the less advantaged. After reflecting upon what was said, I'd like to offer these comments in support of the project -

- From what was said by your Staff and by the Applicant's Representative, it's clear that the Applicant has made many changes in its project in response to neighborhood concerns.
- The current uses of the property have a long history, and those uses would have been familiar to any neighbor who moved nearby after 1966 when St. Matthew's church moved to current location from downtown San Mateo (where it had no off street parking).
- While the current uses of the property do not conform to current zoning, it's seems likely that would also be true for all or most churches in San Mateo.
- If the Applicant doesn't proceed with its plan, nothing seems to require that it discontinue those features of its uses which the protesters find objectionable.
- The conditions the Applicant has proposed would seem to reduce greatly the features of current uses to which the neighbors most object. So it appears that the neighbors would have much less cause for complaint should the project proceed.
- What wasn't emphasized by any public comment is that the Church and its School serve a much larger part of the community than that part of the community represented by the objecting neighbors.

I hope you will consider needs of the whole community, not just those of the neighbors whether they realize or not that the situation for them will be improved by the conditions now attached to the Applicant's plan.

Respectfully yours,



Donald T. Elliott



Copy Stephen Scott, Principal Planner

CITY OF SAN MATEO
COMMUNITY DEVELOPMENT

JUN 15 2012

PLANNING DIVISION

J. Anthony Villanueva
536 Fairfax Avenue
San Mateo, CA 94402

July 25, 2012

Planning Commission Members
Joshua Hugg, Rick Bonilla, Chris Massey
Kelly Moran, Dianne Whitaker
City Hall
San Mateo, CA 94401

Ladies and Gentlemen:

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. It will improve the existing conditions. 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. Saint Matthews has also hired a full time person to be responsible and accountable for all of the above. Saint Matthew's has spent five years responding to the input of the City and the community to develop this comprehensive program.

Please take a moment to review the attached sheets which outline how the Saint Matthew's proposal has changed since originally being submitted in 2009 and the many Community Benefits of the project.

No school in San Mateo County and probably beyond has gone to such great lengths to improve the existing conditions around it. 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.

The facts in this letter are why over 500 San Mateo residents have signed a petition in support of this project.

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.

Sincerely yours,



J. Anthony Villanueva



**SAINT MATTHEW
CATHOLIC SCHOOL**
Faith - Knowledge - Community



San Matthew's - Comparison of 2009 versus 2011 Planning Applications

Item	2009 Application	2011 Application	Comments
1 Proposed Building	Community Center	School Gymnasium	Type and intensity of use to be codified
2 Master Plan	None	Comprehensive Master Plan	To be codified via City Overlay Zone
3 Use Limitations	None	Included in submittal	Peak concurrent uses prohibited
4 Parking	56 added/254 total	108 added / 306 new total	Total exceeds peak parking demand
5 Hours of operations	No limits	Restricted per Use Limitations	To Be Codified via City Overlay Zone
6 Athletic Uses	No limits	Solely Saint Matthews athletics	Rental to outside organizations prohibited
7 Major Events	No limits	6 a year beyond the religious gatherings in the Uls	Individual Special Use Permits required
8 Number of students & employees	No limits	Restricted per the Use Limitations	To be codified via City Overlay Zone
9 Building size	13,061	11,683	Meeting rooms eliminated
10 LEED Rating	None	LEED Silver	None
11 Traffic/Parking Engineer Analysis	None	Improved Existing Conditions	All Hexagon recommendations addressed
12 Traffic & Parking Management Plan	None	Comprehensive Plan	Addresses all uses at Saint Matthews
13 Phasing	None	Phase 1 - Pkg Improvements/Phase 2 - School Gym	No School Gymnasium until Phase 1 is Completed
14 Design	As submitted	Revised per City's Design Consultant comments	Compliments Parish buildings & decreases mass

* Please contact Brian Swartz at either Brian@CascadeCapitalLLC.com or 415 272 6897 with any questions or comments.



SAINT MATTHEW
CATHOLIC SCHOOL
FAITH • KNOWLEDGE • CONFIDENCE



Project Highlights

Improved Existing Conditions

- No intensification of current programs and no new uses
- No concurrent use of the church, school gymnasium and auditorium during major masses
- 108 additional new parking spaces for 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
- Significant and restrictive use limitations where none exist today
- Cap of 6 special events per year via City approvals where no limits exist today
- Traffic & Parking Management Plan where no Plan exists today
- Master Plan establishing future use of property where no Plan exists today.
- Saint Matthews cannot proceed (will not be issued a Building Permit) for the School Gymnasium until all traffic and parking improvements have been verified by the City.

Details of all elements of the Saint Matthew's proposed

Master Plan with Use Limitations, Traffic & Parking Management Plan and a School Gymnasium
can be found at www.stmatthewcath.org/gymnasium/ or www.cityofsanmateo.org/index.aspx?NID=1878

Stephen Scott

From: dianastork@aol.com
Sent: Wednesday, June 13, 2012 8:24 AM
To: Stephen Scott
Subject: last night's meeting

Dear Mr. Scott,

When I spoke last night at the meeting, I mentioned that I was new to the issue -- no history and no baggage. As a result, I may see things differently from some who have been engaged in this conversation for a number of years. I left last night's meeting with one overriding thought that I shared with my husband when I got home. I said to him, "Just because St Matthews won't do the right thing, doesn't mean San Mateo should do the wrong thing."

The right thing for St Matt's? Build an appropriate sized GYMNASIUM. Provide additional parking - underground. Preserve open space for kids to play outdoors and preserve the heritage trees. Be sure the property is ringed with trees as a sight block for neighbors. That might go some way in protecting the neighborhood from increased noise and light, by the way.

The wrong thing for the town? Saying yes. Remember the anti-drug slogan, "Just say no?" Seems to me that, in response to the proposal presented last night, the town should just say no. If St Matt's does the right thing, then the town could consider saying yes.

Thank you.

Diana Stork, PhD

Toni Dicapua

From: emelita_abesamis@agilent.com
Sent: Wednesday, August 08, 2012 6:42 PM
To: Planning Commission
Subject: Approval of Saint Matthew's Proposal for a Master Plan
Attachments: comparison table.pdf

Dear Commissioners:

Commissioner Joshua Hugg
Commissioner Rick Bonilla
Commissioner Chris Massey
Commissioner Kelly Moran
Commissioner Dianne Whitaker

On Tuesday, August 14, 2012, the San Mateo City Planning Commission will hold another public hearing on Saint Matthew's application for a new school gymnasium. I am writing to urge you to support Saint Matthew's proposal for a Master Plan with use limitations and traffic & parking management plan, a school gymnasium and additional 108 parking spaces.

Please take a moment to review the attached comparison table which describes how Saint Matthew's proposal has changed since originally submitted in 2009.

No school in San Mateo County and probably beyond has gone to such great lengths to improve the existing conditions around it. 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.

This project is meant to help young people and young families of the parish so that they will not have to run all over San Mateo County to practice basketball and volleyball. One of the goals of the City of San Mateo is to help develop the well-being of the youths of San Mateo. This is a project which we, as a Church, are willing to support and pay for the building up to the next generation. The project will also provide much-needed jobs.

The students are members of our community and attend school in the City of San Mateo. The students need better facilities. The existing facility is an auditorium, not a gymnasium. We are asking for the City of San Mateo's approval of Saint Matthew's proposal for a Master Plan so that the students can have a proper gymnasium and better facilities.

Gratefully,

Emelita Abesamis
2123 Queens Lane
San Mateo, CA 94402

Toni Dicapua

From: Abesamis, Emma [emma_abesamis@hp.com]
Sent: Wednesday, August 08, 2012 6:42 PM
To: Planning Commission
Subject: Approval of Saint Matthew's Proposal for a Master Plan
Importance: High

Dear Commissioners:

Commissioner Joshua Hugg
Commissioner Rick Bonilla
Commissioner Chris Massey
Commissioner Kelly Moran
Commissioner Dianne Whitaker

The subject proposal is for a school gymnasium, not a parish center. Saint Matthew Catholic Church is incorporating all of the suggestions brought forth by the Planning Commission at their recent Study Session, as follows:

- 108 parking spaces will be added on the campus for a total of 306 parking spaces.
- There is a Master Plan establishing future use of the property.
- There will be no concurrent use of facilities during major Masses.
- A Traffic and Parking Management Plan is in effect for every school day and for the major Masses on Sundays and the major feast days during the year.

This project is meant to help young people and young families of the parish so that they will not have to run all over San Mateo County to practice basketball and volleyball. One of the goals of the City of San Mateo is to help develop the well-being of the youth of San Mateo. This is a project which we, as a Church, are willing to support and pay for the building up to the next generation. The project will also provide much-needed jobs.

We need to remember that the students are members of our community and attend school in the City of San Mateo. The students need better facilities. The existing facility is not a gymnasium. It is an Auditorium that the students use for Arts. We are asking the City of San Mateo to approve Saint Matthew's proposal for a Master Plan so that the students can have a proper gymnasium and better facilities.

Gratefully,

Emma Abesamis
2123 Queens Lane
San Mateo, CA 94402