

Saint Matthews – School Gymnasium Project  
City of San Mateo – Planning Application

Responses to the June 2009 Staff Report, Alternative Actions – Item 1

A. Development of a Master Plan/Overlay Zone.

Please see Section 2 of this submittal, Saint Matthews Master Plan. In accordance with the City's Municipal Code Section 27.60 this will be the basis for the establishment of an Overlay Zone by the City to govern the growth and use of Saint Matthews for the next 25 years.

B. Develop acceptable language for the regulation of on-site activities, including special events.

Section 3 - Saint Matthews Use Limitations, Section 4 - Saint Matthew's Facilities Descriptions & Uses and Section 6 – Traffic & Parking Management Plan

C. Provision of onsite parking that meets the minimum parking requirements for the new building.

Section 6, Traffic & Parking Management Plan and the Parking Improvement Plan within the submitted Planning Application Plan Set.

D. Evaluated the use, expansion and demolition of the existing auditorium building (1c and 1d).

Section 1c and 1d of this submittal is a summary of the seven elements that went into analyzing the issue of demolishing the current auditorium and building a new multi-purpose building or expanding it into a multi-purpose purpose building (1 building scenario) versus maintaining the current auditorium building while primarily upgrading the audio/visual and mechanical portions of it and building the new school gymnasium building (2 building scenario). This analysis assessed the following factors of each scenario: programmatic, operational, parking, adherence to use limitations, FAR, historical (Section 1c and 1d), and cost implications. The analysis lead Saint Matthew to conclude that the "2" building scenario was the only viable solution.

Saint Matthews also considered a small addition to the existing auditorium building instead of a new building. This was found not to be viable due to the very significant retrofit needed to achieve the objectives of a new School Gymnasium and the structural limitations of the existing building.

- E. Determine how Saint Matthews can better utilize existing buildings so less new square footage is required to be constructed.

Saint Matthews studied how the Parish Center/Administration Building could best utilize the space within it and the administrative portion of the Rectory.

It was found that the potentially available space was neither big enough nor properly located to meet the needs of the existing after school care program.

The after school care program requires approximately 900 square feet whereas, the available administrative space in the Rectory is only approximately 500 square. The after school care program also would be an incompatible use for both of these buildings, due to the noise that this program generates. There is potential however, to use these available spaces as meeting space for existing programs.

It is for the above reasons that the meeting space was eliminated from the School Gymnasium building for a reduction of 1378 square feet from the previous proposal. Saint Matthews is only proposing the inclusion of a room for the after school program in the currently being proposed School Gymnasium building.

Flexibility has been built into the Master Plan for the above described future uses within the Rectory and the Parish Center/Administration Building. This is detailed in the Master Plan (See Section 2).