

**Meeting Summary**  
**Bridgepointe Development Proposal**  
**April 24, 2014**

**PLANNING APPLICATION:** PA 14-019 Bridgepointe Pre-Application To Amend Master Plan Regarding Lot 5 – Ice Rink or Similar Recreational Uses

**PROJECT LOCATION:** 3010 Bridgepointe Pkwy, San Mateo, CA 94404

**MEETING LOCATION:** Marriott San Mateo, 1770 S. Amphlett Blvd, San Mateo, CA

**MEETING DATE/TIME:** April 24, 2014, 7-8:30PM

**ATTENDEES:** 200+

**PURPOSE OF MEETING:** Pre-Application neighborhood meeting to share information on the project proposal and for neighbors to ask questions and provide feedback.

**INTRODUCTION:** Peter Meier of SPI Holdings, LLC, introduced himself and the City staff representatives: Tricia Schimpp, Senior Planner and Ron Munekawa, Chief of Planning for the Community Development Department Planning Division with the City of San Mateo. They explained the City process for the project and informed the attendees about how to make comments to the City. Following the Neighborhood Meeting, there will be a Planning Commission Study Session for additional public input. That meeting is scheduled for May 27, starting early at 6:30pm in the City Council Chambers. The Commission makes no decisions at the Study Session, but may identify the preliminary issues they will want to see addressed by City staff and the applicant. The next step will be a formal application to the Planning Commission. The Commission will make a recommendation to City Council for the final decision.

Peter Meier briefly commented on the purpose of tonight's meeting, to provide initial information on the proposal and to hear from the community. He also noted the upcoming Planning Commission study session which is scheduled on Tuesday, May 27<sup>th</sup> at 6:30PM in the Council Chambers at City Hall, 330 W. 20<sup>th</sup> Avenue.

Peter Meier explained how they are proposing a land change use for Lot 5 at the Bridgepointe Shopping Center in San Mateo, CA where the former ice rink was located. They are proposing to change Lot 5 from recreation use to retail and explained how switching to retail will improve the shopping experience, increase sales, bring an estimated \$300,000 in tax revenue to the City and will make the center vibrant with a mix of ideal retail tenants. SPI will also pay the City a recreational fee which will be used to create recreation use in other areas of San Mateo. Peter then opened the floor to questions & comments.

**QUESTION, COMMENTS AND ANSWER SESSION:** Questions and comments from the community attendees noted below. Answers were provided by the applicant unless otherwise indicated.

1. Q: Why did you withdraw the first application?  
A: The process was getting complicated by the proposed alternative recreational uses that we were suggesting. We rethought and resubmitted the new application.
2. Q: Why was the Bridgepointe Ice Rink Closed?  
A: The rink lease expired on May 31, 2013 and was not renewed.
3. C: The ice rink is a valuable asset to the community.
4. Q: What data are you using to identify the shift in demographics for the shopping center? What site sources are you using?  
A: I've been in the retail business for 30 years; using market data is the best indicator that there is a demand for retail.
5. C: I've lived in San Jose all my life, I love shopping, my son played hockey for 6 years and I loved shopping at BP and did all my shopping there, now I do none of my shopping there.
6. Q: That's the total suggested tax revenue for the proposal? \$300k seems low.  
A: No figure is currently available
7. C: The developer made a promise to the City to provide an ice rink.
8. Q: Have any retailers had decreased sales in the past year with the closing down of the hockey rink?  
A: We cannot disclose this information.
9. Q: What rent amount was paid for the hockey rink and what will the new rent be?  
A: Not allowed to disclose information.
10. Q: What additional amount of money do you expect to make with the change to retail?  
A: \$30 million in sales and \$300,000 tax revenue to the City.
11. C: I'm a 19 year old student in San Mateo and President at the Venturing Club, my friends and I love to shop and used to shop at the Bridgepointe shopping center, my friend would spend at least \$400 each time, now that the ice rink is gone there's no reason to go there. The ice rink parking lot was packed, now it is empty. How are you gaining taking away the hockey rink when our society suffers from obesity? So much to lose, so little to gain, I learned to skate there.
12. Q: I work at the Play Station which is across the street from the Bridgepointe center, what stores are you talking about to replace?  
A: We'll put in top flight retailers, can't say which ones or speculate on the tenants, but believe they will be a great fit to the center.
13. Q: Why are you adding 2 more stores and why are they a better fit than the ice rink?  
A: We believe that adding a Jr. anchor store will be a great fit and that they'll keep the shopping center vibrant
14. Q: How does eliminating a good spot and hockey rink work well for the City?  
A: We will provide San Mateo with a recreation fee to provide the citizens recreational amenities.
15. Q: When the ice rink was there it represented the anchor of the shopping center and brought in revenue, how do you think that the rink is not an anchor?  
A: No. That is not our interpretation; we'd like to amend the master plan for lot 5 and turn into 100% retail.
16. Q: Won't the two opening stores compete with each other?  
A: We'd like to make the Bridgepointe Shopping center the best center it can be.
17. C: The ice skating rink has tons of history, Kristi Yamaguchi, the Olympic gold medalist used

to take lessons here.

18. Q: How much of a recreational fee are you planning to pay to San Mateo?  
A: That will be determined in the process with the City of San Mateo.
19. C: The rink is rightfully ours, created by the people decades ago.
20. C: I'm a business man, I generally agree with what you're saying to make money, however there are a lot of hockey and ice people here and we are going to retaliate, we'll see you in court and we will vote.
21. Q: Could you reject the current proposal, leave ice rink as is and build the retail you want above it?  
A: Legal documents and agreements all have height restrictions set at 34' for the entire shopping center.
22. C: I grew up in the 80's, I watched the movie "The Cutting Edge" and I was around when Fashion Island mall was still there, I watched it fail, yet the ice rink still survived. When the Old Navy left did a big crowd show up to support it like we have a group now for the ice rink?
23. Q: When you purchased the Bridgepointe shopping center property did you know it was recreational?  
A: Yes, we knew the zoning.
24. Q: Did you buy the property to gain millions?  
A: We'd like to improve the quality of the shopping center and some gain in value of the property.
25. Q: When you purchased Bridgepointe was the intention to close the ice rink once the lease was expired?  
A: No.
26. C: I've been playing hockey since I was 4, I now have a driver's license and me and my buddies have nowhere to go in San Mateo except the bowling alley, which is always packed with people, we now have to drive to Cupertino for the nearest ice rink.
27. C: My daughter is home schooled and with being home schooled she had ice skating at the Bridgepointe ice skating rink as her P.E. requirement; she no longer has this now. Where will my daughter take her PE courses now?
28. Q: Why don't you build another ice rink in the San Mateo Area?  
A: We've tried to locate another facility unsuccessfully.
29. Q: Are you offering a \$100,000 recreational fee?  
A: We have not offered a dollar amount.
30. Q: If the original plan for shopping center specified that the rink had to be there by CA state law what will be the environmental impact if changed?  
A: This is why we're having the City planning review; we are requesting that the land use at Lot 5 be changed to retail. The City will require CEQA analysis if necessary.
31. C: We need to call on the civic leaders to acknowledge the fundamental issue; we have a shortage of ice facilities that is doing a significant damage to the citizens, civic leaders need to ensure there is a right mix of recreational and retail in the City.
32. Q: How much profit do you plan to gain from replacing the ice rink with retail and would you donate that profit?  
A: It is a private property and business. We want to increase viability of Bridgepointe.
33. C: I've been a homeowner in San Mateo for 14 years, I have my own business and employee about 25 people, I've been playing hockey for 40 years and not having an ice rink near has majorly impacted my families day to day life. Its' impractical in my life to play hockey

so far away at midnight.

34. Q: Does SPI own other land in San Mateo and are you aware there are other vacancies in other shopping centers in San Mateo?  
A: No, we're focused on Bridgepointe.
35. Q: What if your plan is not approved; will you keep the hockey rink still?  
A: Not making any comments right now.
36. C: The Mayor of San Mateo should know we have a need for hockey and there should be no substitution made in replacement of Lot 5/Bridgepointe.
37. Q: I thought this meeting would be more informative? Why do we need to change the ice rink out and why do we have to defend the requirements that were set so long ago?  
A: (Ron Munekawa): This is the pre-application meeting. The next step is to meet with the Planning Commission of the City of San Mateo for a study session. The City has the ability to regulate land uses, the City does not have right to make it usable property. If the space is vacant it is not a breach of land use.
38. C: Our generation, I hate to tell you does all their shopping on smart phones and tablets, there's no need to go to the stores anymore when you can online shop, adding more retail shops would be pointless.
39. C: I'm a big supporter and believer in private property, I'm a supporter of making money and believe everyone should have it, but I also believe in contracts and the future of our community, City Council needs to know our desires and needs for an ice rink. They should uphold the contract and keep the land use as recreational – the hockey rink should stay.
40. C: We need to urge the City planners and representatives of our community to consider the overall well-being of the community, we really don't need any retail space or new retail stores, we need the ice rink, I miss the ice rink.
41. C: Since SPI has already started the process of replacing the ice rink they should provide funds to build a new ice rink, this is less insulting than the original proposition of them building a new public toilet. You're taking away from society and should promise a replacement.
42. C: We all should be emailing City council every day letting them know how much this upsets us. I urge everyone to do this; the more emails the City gets the more aware they will be on how this is affecting the San Mateo community.
43. Q: How is replacing the ice rink with retail more beneficial to you since most Christmas shopping is done online?  
A: We feel we need more retail at the shopping center to compete effectively.
44. C: You're taking away kids passions and everyone needs passions.
45. C: My friend quit ice skating when the Bridgepointe ice rink was closed; it's really upsetting that this would happen.

At 8:30PM Peter Meier concluded the question and comment session. He thanked attendees for their feedback and reminded them of the Planning Commission Study Session on Tuesday, May 27, 2014 at 6:30PM in the City Chambers at City Hall San Mateo.