

- Petitioning Jack Matthews

Mayor Robert Ross, San Mateo City Council, and Planning Commission, Please Don't Take Away Our Ice Rink

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2. Petition by

Mike Swire

Belmont, CA

The San Mateo Ice Center is the best, if not only, opportunity for San Mateo area parents and children to have access to an ice rink. Without the rink, we and our kids will no longer be able to play hockey, figure skate, attend public skate sessions, hold birthday parties, participate in laser skate nights, play broomball, and attend summer camp on the ice.

Recently, the San Mateo Daily Journal wrote an article about how demand for ice time is skyrocketing at San Mateo and other rinks in the area. Ice is hard to come by and demolishing the San Mateo rink will mean fewer kids learn to skate or experience the thrill of ice hockey and figure skating. San Mateo families will face longer commutes, higher costs, and less convenient hours for kids who play hockey or compete in figure skating. The San Mateo rink is currently busy from early morning to late at night - 18 hours a day. The closest rink, Belmont Iceland, is also at capacity and packed well into the night. Unlike San Mateo, the Belmont rink isn't full size so some competition levels cannot play there. All the rinks in the Bay Area are currently at capacity. Closing San Mateo will increase demand on other rinks, increasing costs for San Mateo families that will now need to travel elsewhere.

Interest in ice hockey in San Mateo continues to grow significantly. The California Cougars youth hockey program, serving kids as young as 5, was headquartered at the San Mateo rink. Many Cougar alumni are playing at college, junior, and professional levels; current skaters dream of one day following in their footsteps.

Figure skating demands on ice time also continue to grow; recent San Mateo competitions have hosted well over three hundred skaters and their families. San Mateo Ice Center has a legacy of amazing and accomplished U.S. figure skaters. Olympic Gold Medalist Kristi Yamaguchi got her start in San Mateo. Gold Medalist Brian Boitano and Bronze Medalist Debi Thomas also skated in San Mateo during their competitive careers.

While we appreciate SPI Holdings LLC's offer to build a park restroom and provide plastic turf on an existing soccer field, we feel this will be of less benefit and use to the community than the rink. The artificial turf will only increase playtime a few days a year. Closing the rink will eliminate ice time year-round for thousands in our community.

Losing the rink will greatly change the lives of San Mateo and other area families, many of whom moved here due to the rink. The San Mateo City Council made a commitment to this community in their previous 5-0 votes to keep the rink. An entire ice skating culture has grown and developed from that commitment. We ask that the City Council not reverse its previous decisions and not change the current master plan to demolish the ice rink and build more chain stores.

Thank you.

To:

Jack Matthews, San Mateo City Council

Rick Bonilla, San Mateo Planning Commissioner

Papia Gambelin, San Mateo Park & Recreation Commission

Carole Groom, San Mateo County Supervisor

Dave Pine, San Mateo County Supervisor

Don Horsley, San Mateo County Supervisor

Adrienne J. Tissier, San Mateo County Supervisor

Mayor Robert Ross, San Mateo City Council

Deputy Mayor Maureen Freschet, San Mateo City Council

Joe Goethals, San Mateo City Council

David Lim, San Mateo City Council

J. Christopher Massey, Chair, San Mateo Planning Commission

Joshua Hugg, Vice Chair, San Mateo Planning Commission

Charlie Drechsler, San Mateo Planning Commission

Dianne Whitaker, San Mateo Planning Commission

Sherrie Gong Taguchi, San Mateo Park & Recreation Commission

Clifford S. Robbins, San Mateo Park & Recreation Commission

Stan Watkins, San Mateo Park & Recreation Commission

Sean Williams, San Mateo Park & Recreation Commission

Ron MuneKawa, Chief of Planning, City of San Mateo

Sheila Canzian, Director of Parks & Recreation

Warren Slocumb, San Mateo County Supervisor

Tricia Schimpp, Project Planner

State Sen. Jerry Hill, California-013

I just signed the following petition addressed to: San Mateo City Council and Planning Commission.

From: Q444frontdoor@aol.com [mailto:Q444frontdoor@aol.com]
Sent: Saturday, May 17, 2014 4:57 PM
To: Planning Commission
Cc: Tricia Schimpp
Subject: from Karen Herrel re: PA14-019 Bridgepointe

Date: May 17, 2014

To: Planning Commission

From: Karen Herrel

Re: Bridgepointe Master Plan (Ice Rink) – PA14-019

The proposal to amend the Bridgepointe Master Plan to eliminate the ice rink or similar recreational use and replace it with more retail is, to me, “déjà vu”. In 14 years on the Planning Commission one of the major planning projects in which I participated was the development and implementation of the Bridgepointe Master Plan. I remember it well because everyone said, at that time, that having 70+ acres to master plan would be a once in a lifetime opportunity for San Mateo. (At that time, no one envisioned Bay Meadows I – practice track and Bay Meadows II.) As you can imagine, everyone involved in planning Bridgepointe put tremendous effort into getting it right.

The Commission held meetings for a year and a half, reviewing the many options for this redevelopment of Fashion Island. About a year later we spent several more meetings reviewing the developer's request to replace the rink with retail. In other words, I feel as if I have been through this all before. I voted with all of my fellow commissioners to keep the recreational use (the ice rink) in the Master Plan. I urge you to do the same.

You will hear from many many people about how important an ice rink, *this* ice rink, is to them, their families and the community. I will let them speak out on that point of view. My approach to this requested change deals, instead, with what a proper planning process is, and should be. What is important for the community that we give countless volunteer hours to serve?

When the Bridgepointe redevelopment application was submitted, there were many options considered for the various parts of the property. But all of them were built around the one existing, successful amenity left from Fashion Island, the ice rink. Every proposal, and the agendas for our meetings, recited various options for retail on site 1, (the general area which is now Bridgepointe Shopping Center), but “ice rink” was also always in the list, called out as a standalone planning component.

“Retention and upgrade of the existing ice rink” was a feature itemized and discussed meeting after meeting. There was never any proposal to remove the ice rink during all of those approval meetings.

It wasn't until after the Master Plan had been approved that the applicant returned for an amendment to remove reference to it. Reaction was not favorable, because we had just gone through such care in creating a plan with the ice rink as a focal point for the center. As then fellow Planning Commissioner Steve Brothers wrote to the Council in late 1997, “I am convinced that the ice rink was a pivotal design feature of the Bridgepointe site plan. The entire site was in fact panned around this feature. The roads, utilities, land uses, all key elements of the plan hinged on [it] and the ice rink is an integral part of the approved plan.” He goes on to refer to the rink as a fundamental basis of the project. Well said!

Why did the Commission (and ultimately the city Council) care so much about the ice rink? From a planning perspective, that ice rink requirement was part and parcel of the whole concept of master planning 70+ acres of San Mateo. Fortunately, we were moving ahead to proper planning of large parcels of our city. For years we had allowed large parcels to be developed piecemeal, not recognizing the cumulative effects and especially not taking advantage of what large parcel development could mean for the benefit of our community. As you can imagine, the results were poor. Thank goodness by the mid 90's the city was taking a much more enlightened approach to planning.

Can you imagine approving a master plan today which required only the bare minimum of amenities, recreational opportunities included? Of course not! Fortunately, we did not at Bridgepointe, either. We recognized the lack of recreational facilities citywide, and especially in the eastern part of town. We recognized the need for large scale facilities that would provide opportunities for people of both sexes, all ages, and many abilities, both as individuals and part of teams. And this was an opportunity that could be made available year round, at all hours of every day. Very few recreational opportunities fit that description, and as part of the Bridgepointe redevelopment approvals we had one which we could preserve, and improve, for the public.

When the Planning Commission heard the late 1997 request to remove the ice rink and replace it with retail, we responded with a unanimous "NO".

I hope that this Planning Commission will investigate this proposal thoroughly before it makes its decision. I ask you to review the complete record of the original approvals and other actions the city took to have an operating ice rink at Bridgepointe. I also ask you to get as much information as possible about the activities since the current applicant went public, in 2012, with his stated goal of closing and removing the ice rink. Look carefully PA 12-034 and ask yourself if the public good was served in the way it was handled and then withdrawn.

Please think carefully about how to view what the city has required, and can require, about the ice rink. Much has been written about this subject. I know you have seen similar legal push and pull situations in the past, most recently with the 7-11 and the former Borders property. Past experience shows that there is always more than one way to view legal issues. As they say, that is what makes horse races - and litigation. Your role is to bring a citizen-Commissioner's logic to this issue, just as you do to all others. Deal with it forthrightly, and I believe you will see beyond the various legal opinions to the heart of the matter. You will see how little the basic planning issues have changed. We still expect above standard amenities when we give entitlements to large developments. In the case of Bridgepointe, that was, and is, the ice rink.

As this application moves forward, and as you are provided *all* of the history, I hope that you will decide to support what the city did back in 1998, and reject replacing a beneficial unique recreational use with yet another retail use.

Thank you.

Karen Herrel

W. Hillsdale Blvd.

THE DAILY JOURNAL

The Peninsula's homepage

Letter: The role of a city in development

May 15, 2014, 05:00 AM Letter

Editor,

In 2012, the Bridgepointe owners went public with their plan to demolish the ice rink and replace it with retail. Did they anticipate so many ice rink supporters or that they would continue to be so outspoken, a year after the Bridgepointe owners forced the rink to close? Responding to comments and questions at a recent meeting, the owner repeated that "it's private property," as if that gives him full control over the land.

Private property is not a blank check. City land use and enforcement actions control privately owned property. In 14 years on the Planning Commission, I participated in private property issues, including Bridgepointe. Want to add to your home or build new townhouses? Get city approval first. Redeveloping over 70 acres of an old shopping center? The city master plans the project, just as it did when Bridgepointe was approved in the late '90s.

The city has the right and obligation to enforce codes, zoning and, yes, legally adopted master plans. Otherwise why approve them? When the city carries out its role, we all benefit. If they don't, our community suffers, and land values decline, because people can't be assured their investment will be in a stable, desirable and well balanced community.

It may take lengthy hearings, even litigation, to decide the legal limits of private property versus a city's ability to enforce its approved plans for the public good. The process starts at the Planning Commission Tuesday, May 27.

Karen Herrel

San Mateo

From: dtesarowski@earthlink.net [mailto:dtesarowski@earthlink.net]
Sent: Monday, April 28, 2014 4:00 PM
To: Tricia Schimpp
Subject: Bridgepointe rink

Thanks for your leadership on the Bridgepointe ice rink.

I think that there is no reason for the city to change its mind regarding zoning of the land. It once decided that a rink was necessary and I believe that it still is necessary. There are hundreds of users (hockey players, figure skaters and casual skaters) of the facility that cannot be accommodated elsewhere. If the developer wants to leave the facility vacant, that is their problem. Nobody wins in that scenario.

Please reject the proposed change from recreational to retail.

thanks,
David Tesarowski
(650) 454-6289

From: kander2@comcast.net [mailto:kander2@comcast.net]
Sent: Sunday, April 27, 2014 4:11 PM
To: Tricia Schimpp
Subject: Bridgepoint Ice Rink

Hi,

I, along with a couple hundred other people, attended the informational meeting at the San Mateo Marriott hotel last Thursday night regarding changing the city's contract with the Bridgepoint mall developer. I assume you are familiar with the clause that the developer is trying to change.

I would like to share with you some of my observations at that meeting. The developer sent a spokesperson who read from a prepared statement and to respond to questions. His argument was that adding an extra retail store to the development was necessary for the survival of the development. He also argued that it was for the benefit of the people of San Mateo. Not a single person in the crowd believed this explanation. I'm certain that the spokesman himself didn't believe it either. When questioned about their real motivations he either repeated his argument word for word (he liked to impress us by repeatedly using the word "synergy"), or simply didn't answer (because there was no answer that wouldn't have exposed the developers true intentions). It's very simple. The developer wants to break an agreement that was written into the original contract explicitly for the benefit of the people of San Mateo and the Peninsula in order to extract higher rent from a new tenant.

The counter argument is brief, simple, and irrefutable. The Bridgepoint mall is not in danger. Even if it was, adding one more store wouldn't make any difference. Adding yet another store in an area that is saturated with stores does not benefit anybody. On the contrary, keeping the ice rink truly benefits the community. People want an ice rink. Nobody is standing up and saying they want another store. When people visit the area they are going to remember the ice rink, not a box store. The rink has been a center of activity and a source of healthy recreation for generations of people on the Peninsula. It's part of the fabric of a lot of people's lives. This point was clearly demonstrated by the huge and passionate turnout at the Thursday night meeting. Has there ever been a single person showing similar passion for a store, let alone a store that is not needed? Ironically the developer is arguing that another store will bring more people to the mall. In reality, the ice rink brought people into the mall. A LOT of people. Certainly a lot more than a single store would ever attract. This blatant lie exposes the character and motivations of the developer.

The developer's actions to date have been disingenuous and at times reprehensible. They clearly bought the property with the intent of breaking the contract. Their original proposal was to replace the rink with a bathroom!! Their latest proposal to get out of the contract is to pay the city a recreational "fee". Let's call it what it is. They are offering a bribe to the city of San Mateo. This "fee" is not in the interest of the people of San Mateo, nor is it a replacement for a recreational facility which, ironically, already exists

I don't know how the San Mateo planning commission works. If its charter is to protect the interests of the people of San Mateo then the clear and obvious choice is to hold the developer to an agreement that was drafted explicitly for the benefit of the community. The community has spoken loud and clear, we want an ice rink. Any other choice would be for the sole benefit of a devious and greedy developer who does not have the best interests of the community in mind. On the contrary, their interests are to the detriment of the community.

I plan on attending subsequent hearings regarding this issue. I'm sure you will be seeing a lot more interest and people than what you normally are used to. I think this speaks for itself. I urge you to do the right thing.

Kevin Anderson

From: Sabrina Guerrero [<mailto:sabrinaguerrero@att.net>]

Sent: Friday, April 25, 2014 3:44 PM

To: Tricia Schimpp

Subject: Thoughts on SPI Preapplication Neighborhood Meeting April 24, 2013

The people of San Mateo have spoken. Hear their shouts loud and clear reopen the ice rink @ Bridgepointe once and for all. SPI Holdings LLC can build their lucrative stores in other areas of this mall. None of those retailers will earn a dime if you remove this rink not one dime. Ice rinks are rare we need to preserve them.

We have a Bay Area local named Paulina Edmonds who is a figure ice skating competitor in the Sochi Olympics 2014. The USA has men and women hockey team. Partner ice skaters Merle Davis and Charlie White just won gold in Sochi. These people deserve a place to skate when they return to the United States. We also have Ashley Wagner Gracie Gold as part of the United States Ice Skating figure Olympic Team. Closing this ice rink was the biggest mistake ever.

There is no excuse for not having an ice rink in San Mateo. SPI Holdings LLC should have thought about that before purchasing a mall with an ice rink.

What makes Bridgepointe Shopping Center better than all the rest? It is one of the few unique shopping centers that has a jewelry box attraction. Inside you will find a snow globe. Inside this snow globe is a premier ice rink. This ice rink is not a worn down Costco. It has a boutique. It has fine shops restaurants and a few big boxes all around. People visit the center because of this unique snow globe or jewelry box. The pretty ice skaters dressed in jewels of Swarovski crystals. They twirl, jump, glide like beautiful ballerinas in the snow. This ice rink is what makes this shopping mall the best mall that ever existed in the entire universe. Every winter these ballerinas come to life in this beautiful snowglobe. How many shopping malls can brag about this wonderful jewelry box? This shopping center is one in a million that you won't find sitting around just anywhere.

I attended many of those Ice Rink meetings I too plead with the City of San Mateo and SPI Holdings LLC to please reopen the ice rink. I am a personal part of all who spoke at Marriott Hotel in San Mateo. I have made a great many friendships there. SPI Holdings LLC adamant position to keep the rink closed in spite of all these loud protests is beyond my comprehension.

Maybe not everyone can be an Olympian but bringing back this ice rink for the community and the city is the best thing anyone can ask for. This San Mateo ice rink was home to many figure ice skating greats such as Kristi Yamaguchi Brian Boitano Debi Thomas Rudy Galindo. Eliminating this ice rink would not only be demolishing an extremely valuable piece of San Mateo history but would contribute to a grave injustice.

I know that SPI Holdings LLC is just praying we will all go away. The fact remains that they will continue to be haunted by us for the rest of their lives. Its extremely clear that there can be no suitable alternative and no substitute for the beautiful jewelry snow globe that comes to life every Christmas.

From: Lynn & Pamela Chang [<mailto:lynnandpam@hotmail.com>]

Sent: Thursday, April 24, 2014 4:42 PM

To: Tricia Schimpp

Subject: Neighborhood Meeting

Hello, Tricia,

I'm wondering if it is still up for discussion to reopen the rink? My daughters and I used to skate at the rink, and we really miss the rink. We don't need more restaurants, stores. We need more places where kids and adults can go, get exercise, and have safe fun. The ice rink was one of a kind being in a shopping center. I used to skate there then run over to Target or the other stores to run my errands. Now I don't even visit the shopping center.

I wish the rink would be reopened. I sorely miss that place.

Pam

From: Matt M. [mailto:mmach999@gmail.com]
Sent: Thursday, April 24, 2014 9:18 PM
To: Tricia Schimpp
Subject: San Mateo Ice rink proposed master plan amendment

Dear Ms. Schimpp,

I attended the meeting at the Marriott today and was very happy to see so many of our supporters there. I'm very busy, like most people, but just wanted to take a minute to email you my perspective.

First, I understand that the current master plan for the Bridgepointe property requires an "ice rink or similar recreational use" facility on lot 5. I honestly have no idea what the city is required to consider in deciding whether to approve the developer's request to remove that restriction, but I think the city absolutely should not approve the change. The requirement to keep the ice rink or similar recreational facility should remain.

I fully understand the developer's reasoning why he thinks they can make more money from replacing the rink with more retail stores. I think he's wrong, but I understand that's what he wants to do and he has stated his reasons. But I can in no way see why the city should consider changing the existing master plan. The negatives to making the change (allowing the rink to be replaced with retail space) far outweigh the positives.

I'm in my mid-40s with two young children. I've been playing hockey at the San Mateo rink for 15 years. My children don't play hockey but they both love ice skating, and we have gone skating with their friends numerous times at the rink. To me it is a huge disappointment to have the rink close. As stated at tonight's meeting, it is a great place for adults and families to meet, socialize and get exercise in a very positive environment. If it is within the city's legal power, I believe the request to change the master plan requirements should be rejected.

Please feel free to contact me if you have any questions, and thank you for your consideration.

-Matthew Machlis
1510 La Mesa Ln.
Burlingame, CA 94010
650-852-5525

From: Gene McKenna [<mailto:mckennagene@yahoo.com>]
Sent: Friday, March 21, 2014 5:04 PM
To: Webmaster; Ice Rink
Subject: Re: City of San Mateo: Bridgepointe Ice Rink Informational Update

Hi, thanks for sending this out.

Please help me make sure I understand this correctly. It says the group that shut down the ice rink at Bridgepoint has provided no alternative recreational benefit since shutting down the rink and they are proposing to provide funding for astro-turf and restrooms for San Mateo parks to meet their contractual obligation. Is that correct?

I am not sure I can make the meeting that isn't yet scheduled, but I do have a comment.

How does astro turf and some toilets make up for a lost ice rink? There are very few ice rinks in the area, and ice time is both very expensive and only available certain hours. If the City of San Mateo thinks this is, in any way, an equitable trade off for granting all the land of the entire Bridgepoint Shopping Center then I think the City is a fool. That land was granted in the beginning on the assumption that there would be ongoing recreational facilities. I don't care if those facilities are somewhere else, but they need to provide similar value to the community. I don't see how fake grass and toilets comes close to the value of an ice rink. The City of San Mateo needs to demand more. The value of the Bridgepoint Shopping Center goes up every year. The value the City gets in exchange for having permitted this development should not be going down.

Gene

Gene McKenna
San Mateo, CA
mckennagene@yahoo.com

From: [Aaron Kinney](#)
To: [Ice Rink](#)
Subject: Question about Bridgepointe
Date: Monday, April 14, 2014 10:50:50 AM

I was reading the new information on the development page, and I see something that seems incorrect.

Isn't option 3, do nothing with the ice rink space, a violation of the master plan, which requires an ice rink or other recreational amenity? If the ice rink lies fallow, there is no recreation.

"It is important to note the distinction between the City's ability to limit use of the property and the City's ability to require continued operation of the ice rink. The Bridgepointe Master Plan has limited use of a portion of lot 5 for an ice rink or similar recreational uses. The Master Plan presently precludes any other use, such as retail, from locating in the ice rink space unless an alternative recreational use is approved by the Planning Commission or a Master Plan Amendment is reviewed by the Planning Commission and approved by the City Council. However, the Master Plan does not require continued operation of the ice rink. Under the existing planning approvals, the owner's options are to 1) operate the ice rink, 2) obtain City approval of an alternative recreational use, or 3) do nothing with the ice rink space."

Aaron Kinney
Reporter
San Mateo County Times/Bay Area News Group
650-348-4357
Twitter: @kinneytimes

From: [Bernadette Hsing](#)
To: [Ice Rink](#)
Subject: Concerned about changes to ice-rink at Bridgepoint
Date: Monday, March 24, 2014 10:17:50 PM

To Whom It May Concern,

I am a long term resident of Foster City. My son has enjoyed many years at the ice-rink having been an ice hockey goalie there. Although, I am very disheartened about the need for change, I would be completely appalled if what took it's place was yet another big box chain store. That's all we need to make this place a more depressing atmosphere.

People need more than just 'things', especially more junk made in "China". Someone at the top, please make sure this does not happen! Do we really need another Kmart, Walmart, KFC or a GAP store to take it's place?

Put anything there to take it's place! But God forbid yet another big crap box chain store to make you feel less human and that this is all the world cares about....cheap junk and money.

If you have to put stores there, then put something very unique in it's place! How about a gallery? A boutique shop?
A little park to rest? An entertainment place... And I don't mean another arcade for kids to waste their parents money.

A little recreational place where you can learn something and grow as a human being!

Just because the place is surrounded by big crap box chain stores does not mean it has to be completely lacking in some form of life, where people are reminded that money isn't the only thing in the world that matters!

I hope the people making this important decision will weigh this very carefully and vote against another big box store!

Thank you for reading!
Bernadette

From: [Daniel O'Brien](#)
To: [Ice Rink](#)
Subject: Please add my email to any Ice Rink notifications etc.
Date: Monday, March 24, 2014 4:15:39 PM

Dan.obrien@calbt.com

Daniel J. O'Brien, VP
California Bank & Trust
1700 So. El Camino Real, #335
San Mateo, Ca. 94402
650-294-2027

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From: [Danielle Dubois](#)
To: [Ice Rink](#)
Subject: Bridgepoint Ice Rink
Date: Friday, March 21, 2014 5:33:15 PM

Hello,

Can you please add me to the emails regarding the Bridgepoint ice rink in San Mateo. Thank you!

Regards,

Danielle Dubois

From: [Deborah Daniloff](#)
To: [Ice Rink](#)
Subject: Please save the Bridgepoint Ice rink
Date: Monday, April 21, 2014 9:43:27 PM

My daughter skates and has competed at this rink with her synchronized skating team. Having been involved in this sport for several years, I have learned that ice time is expensive and facilities are spread too thin to cover the existing demand. Ice rinks are a rare commodity in Northern California. Removing another from the dwindling number will deprive many kids and adults of the chance to participate in ice sports. The cost of ice time at other rinks will go up and many just won't be able to afford it. That is already true. We belong to the Yerba Buena ice rink which is stretched beyond capacity. Please don't make it any harder for people in Northern California to enjoy ice based Olympic sports or just plain old ice skating.

Sincerely, Deborah

From: [Donna Amoroso](#)
To: [Ice Rink](#)
Subject: Bridgepointe Ice Rink
Date: Sunday, April 27, 2014 6:00:23 PM

My name is Scott Amoroso and I have been a San Mateo resident for 38 years, owning a home here for the last 22 years. I feel that San Mateo is rapidly losing its charm and comfortable feel, quickly becoming overbuilt and overcrowded. When the developers agreed to the Master Plan for redevelopment of the former Fashion Island Shopping Center in the 90's, one of the items that they agreed to provide/maintain was a recreational space/use at the Ice Rink location of the former shopping center. The Ice Rink provided; an opportunity for families to be together, for kids to learn a sport, or just be kids and have fun with their friends in a supervised environment, for adults to relieve stress skating or playing hockey, a venue for birthdays and other parties, along with many other benefits. The last thing San Mateo needs is more retail space, especially if it's at the cost of existing recreational space. To allow the current owner/developer to "buy" its way out of an agreement sends the wrong message and sets a bad precedent to other property owners and developers, not mention San Mateo residents. Money should not buy influence when it comes to civic planning or amending prior agreements. I believe that the Ice Rink was a draw and a benefit for Bridgepointe Shopping Center and it was one of the main things that set it apart from other shopping centers in the area. I **STRONGLY** feel that the existing Master Plan should not be amended and that the Ice Rink should be reopened. I will be talking to my friends and neighbors about this subject and will encourage them to attend the Planning commission meeting meeting on with me on May 27.

Thank You,
Scott Amoroso

From: Gene McKenna
To: Webmaster; Ice Rink
Subject: Re: City of San Mateo: Bridgepointe Ice Rink Informational Update
Date: Friday, March 21, 2014 5:04:28 PM

Hi, thanks for sending this out.

Please help me make sure I understand this correctly. It says the group that shut down the ice rink at Bridgepoint has provided no alternative recreational benefit since shutting down the rink and they are proposing to provide funding for astro-turf and restrooms for San Mateo parks to meet their contractual obligation. Is that correct?

I am not sure I can make the meeting that isn't yet scheduled, but I do have a comment.

How does astro turf and some toilets make up for a lost ice rink? There are very few ice rinks in the area, and ice time is both very expensive and only available certain hours. If the City of San Mateo thinks this is, in any way, an equitable trade off for granting all the land of the entire Bridgepoint Shopping Center then I think the City is a fool. That land was granted in the beginning on the assumption that there would be ongoing recreational facilities. I don't care of those facilities are somewhere else, but they need to provide similar value to the community. I don't see how fake grass and toilets comes close to the value of an ice rink. The City of San Mateo needs to demand more. The value of the Bridgepoint Shopping Center goes up every year. The value the City gets in exchange for having permitted this development should not be going down.

Gene

Gene McKenna
San Mateo, CA
mckennagene@yahoo.com

On Friday, March 21, 2014 4:08 PM, City of San Mateo <listserv@civicplus.com> wrote:

[View this in your browser](#)

City of San Mateo NotifyMe
Email Subscription Service

A new Pre-Application submittal has been made for the Bridgepointe Ice Rink (the previous 2012 pre-application was withdrawn.) Information pertaining to this new Pre-Application Submittal, PA14-019 Bridgepointe Ice Rink Pre-Application can be found here:
<http://www.cityofsanmateo.org/index.aspx?nid=2753>.

Please note, this is a Pre-Application submittal. The Pre-Application process is intended to allow the applicant to explain the project, and to allow for preliminary questions and comments by both the public and the Planning Commission.

Following the Pre-Application Neighborhood Meeting, there will be a Planning Commission Study Session. The Study Session is for discussion purposes only, NO vote is taken; instead comments are given for consideration and subsequent plan revision before the project comes back to a future, publicly noticed Planning Commission meeting. At the Planning Commission Study Session, the Commission would also likely indicate the additional material that they would want to see when the application comes before them in public hearing.

After conclusion of the Pre-Application process, the applicant will submit a formal Planning Application. At that time, a more specific proposal will be developed and a detailed analysis will be prepared prior to a Planning Commission public hearing. The Planning Commission will be making a recommendation to the City Council, who will have final decision making authority over the project.

You are receiving this message because you are subscribed to Planning - Bridgepointe Ice Rink on www.cityofsanmateo.org. To unsubscribe, click the following link:

<http://www.cityofsanmateo.org/list.aspx?mode=del>

If clicking the link doesn't work, please copy and paste the link into your browser.

From: [Grace Voorhis](#)
To: [Ice Rink](#)
Subject: Bridgepointe developer
Date: Friday, April 25, 2014 11:07:57 AM

Hello -

My name is Grace Voorhis and my daughter has enjoyed many skating lessons at Bridgepointe, along with her cousins. We, too, value the opportunity to foster a new talent, share a social activity with friends and family, and the opportunity for real recreation. We are grateful for having had that opportunity.

That said, I disagree with what people are saying about the developer and the rationale for keeping the ice rink. I believe Dennis Wong is the founder and principal of SPI Holdings. I have had the honor of getting to know Dennis through our shared philanthropic interests. There are few people that are more philanthropic and civic-minded than the Wongs. Dennis has given literally millions to our shared causes in education, including several local schools. Dennis' intellectual and monetary leadership has led to a new high school being built in San Mateo. I am a Director the KIPP Bay Area Schools, public schools which serve low income and minority students throughout the Bay Area, and the Wongs are among our top donors. Beyond education, I know Dennis gives generously of both time and money to other civic organizations like the SF MOMA. Truly, people would have a greater civic impact if they emulated his practices and learned how to become involved citizens in a responsible, positive way rather than rallying negative and antagonistic practices.

I believe I had heard that there were some tradeoffs being made / offered involving other fields and recreation facilities. Those parties who do not realize they have benefitted or will benefit are not motivated to vocalize their opinions. I trust the City Council will take the broader view of what is best for all parties involved, reflecting what is best for all San Mateo residents and not just a vocal minority. This is one skating family who appreciates that the developer has given back more than most and recognizes that business is a separate from philanthropy.

Sincerely,
Grace Voorhis

Begin forwarded message:

From: Forum <forum@hillsboroughtogether.com>
Subject: [HT Forum] Daily Digest 2014-04-24
Date: April 24, 2014 at 10:31:34 PM PDT
To: Grace Voorhis <gracevoorhis@mac.com>

On Thu, Apr 24, 2014 at 9:20am PST, Subra Narayan <subraweb@gmail.com> wrote:

TONIGHT 7PM - Neighborhood Meeting to Save the Bridgepointe Ice Rink

Tonight from 7:00pm to 8:30pm
at
The San Mateo Marriott Ballroom

**1170 S. Amphlett Boulevard
(roughly 101 and 92)**

Please be sure to come tonight (parking will be FREE) to this important neighborhood meeting regarding the Bridgepointe Ice Rink. We need a large crowd at this meeting to make it clear to the city council/planning department and owner of the land (who has applied to change the zoning to allow retail use) that this rink is more important to our community than another big box retailer. Bring your parents, children, neighbours, friends and anyone else you might think of.

Just to remind people:

1. **The rink closure is not a done deal.** The developer has applied to change the land use to retail - the planning commission and city council need to approve or refuse it. Fifteen years ago, the council stood up for the community and we still have an ice rink because of it. That's what we're working for now.
2. Our children developed a love for skating and hockey in part because the Bridgepointe rink was there. We need to be sure it's there not just for our use now but for the next generation of skaters, hockey players, and families. **This is the 'pay-it-forward' part of community.**
3. The meeting starts at 7pm and will likely be over by 830pm. People will make it home in time for the second period of the Sharks game! A good use of time and a **great way to teach your children about civic responsibility** and community action.

Thank you in advance for your support.

The Committee to Save Bridgepointe Rink.

Sign the Petition: <http://chn.ge/O7XqI2>.

QUESTIONS or IDEAS: savesanmateorink@gmail.com

comments supporting the rink over retail, to the city at: ICERINK@cityofsanmateo.org

Please help us - we need you to take the next step in helping us save San Mateo's ice rink, the home away from home for so many recreational skaters, hockey players, and figure skaters in our community. This evening the shopping mall owner, SPI Holdings LLC, will be presenting its new proposal to change the zoning for the rink property and tear down the rink. We need you to attend the meeting and show the developer, the media, and City Council that the community does not support a zoning change and demands that the rink be reopened ASAP.

The agreement between the developer and the City of San Mateo (at the time the current owner purchased the property) included keeping an operating ice rink in place. In 1998, a different developer tried to close the rink, but was defeated by the then-City Council which stood up for the community and voted 5-0 in favor of keeping this rink. We have firmly established that the city DOES have a say in this matter - they can vote to keep the rink, or vote to demolish it and replace it with another big box retailer. Their decision, in great part, will be based on how much interest there is in the community. If no one is at the meeting, they will most certainly vote to demolish the rink, thinking that no one cares. If we have a large turnout, it will go a long way towards helping us keep the rink.

So far, fifteen thousand people have signed the Save the Bridgepointe Ice Rink petition and signatures continue to grow. The famous rink where Kristi Yamaguchi, Brian Boitano, Debbie Thomas and other Olympians practiced before they received their Olympic Medals is in danger of being torn down to make room for more retail stores.

For over 25 years, the Bridgepointe Ice Rink (also known as the Ice Chalet) in San Mateo has been one of the few places left in our community that provides recreation for the entire family. Families, teens, the adaptive PE Program of San Mateo County, hockey and figure skaters all used the rink which was busy from 5:00 a.m in the morning to well after midnight every day of the week. In fact people come to the rink from all over the Peninsula and Bay Area to skate, compete and participate in family activities. This contributes to San Mateo's standing as a regional center for both recreation and retail activity.

While ice-skating is a growing sport in California there is a shortage of rinks to support participants. As a result of the Bridgepointe Ice Rink closure, ice-hockey teams and figure skating groups have been displaced and many are no longer able to skate or to enjoy this active sport for family bonding.

To unsubscribe from this HT list or all HT lists, please [click here](#), or email moderator@hillsboroughtogether.com to unsubscribe or for any other help with HT.

From: Jeff
To: Ice Rink
Subject: re Ice Rink
Date: Wednesday, April 02, 2014 7:41:03 PM

Hi,
Please tell the owners of the property... "tough" you made an agreement and you have to stick with it...
make them keep the ice rink or something very similar.

I do not approve of "Other Uses," make them stick with their agreement.

San Mateo gives too much away for "business!"

Sincerely, Jeff Schlocker

From: Jeremy Bardet
To: Ice Rink
Subject: Ice Rink project City Contact
Date: Monday, May 05, 2014 6:43:29 PM

Hi Tricia or to whom it may concern,

Please add me to the e-mail list for the Bridgepointe planning of Lot 5 -- formerly the Ice Chalet.

I played in the adult leagues at Bridgepoint for years and have no longer been playing since the rink was closed.

Can you please also provide me the list of councilpersons who are a responsible party in these proceedings.

Thank you,

Jeremy Bardet
629 30th Ave, San Mateo
415-367-5337

From: [Jim Ray](#)
To: [Ice Rink](#)
Subject: rink
Date: Monday, April 21, 2014 6:25:04 PM

Please consider saving the rink it is a benefit to the community and gives our kids something to do. It gives a sense of community and help the kids be together not on the streets. So many rinks have been eliminated so they are far and few between. Please save our ice thanks

From: John Shield
To: Ice Rink
Subject: Recreational use of Lot 5
Date: Monday, May 05, 2014 3:16:40 PM

The City of San Mateo has some very high land values. Land use decisions are hard in such an environment. Business financial pressures should not unduly influence decisions.

As part of the BridgePointe Master Plan, Lot 5 was dedicated to public recreational uses. Ice rink, indoor soccer, basketball courts it matter not – that land is to be used for publicly available recreational uses. The developers are proposing to pay a fee to get the land use changed. If the fee is sufficient to fund a comparable NEW recreational facility, I have no objection. But the key here is a new facility. Placing synthetic turf on an existing park is not a new facility. Buying several acres of vacant land and building a new park – that would be a new facility.

I am not a significant use of ice facilities. My family went to the ice rink once or twice a year. We miss it.

The developer suggests that the Lot 5 will bring in \$30,000,000 in annual sales. That is roughly \$82,000 per day or in a 10 hour day = \$8,200 per hour. I am not in the retail business, but, I don't think that is feasible.

Current sales tax revenue to the City of San Mateo is on the order of \$3.5 million dollars annually. The developers project that the two new stores in Lot 5 will bring in an additional \$300,000 to the city of San Mateo. That is an 8.5% increase. Something is not right, as these two stores will roughly represent 10% of the retail space at BridgePointe alone, let alone the entire city.

Clearly the City of San Mateo is not primarily concerned about increasing sales tax revenue, as a potential retail space as part of the Bay Meadows II development was transferred to use by a private school. There have been rumors that the change in land use for the private school is connected to the proposed change in land use of Lot 5.

Summary.

- 1) Lot 5 land use is for a public recreational use. A new comparable public recreational use elsewhere in the city could be a compromise. A fee to upgrade an existing park does not maintain the physical space allocated to public use.
- 2) The projected sales tax revenues do not seem to make sense, either in a sales volume for the projected new stores or as a fraction of the sales tax revenue currently obtained by the City of San Mateo.

I urge Staff and City Council to consider what the City of San Mateo should look like 30 years in the future and decide whether that future City of San Mateo is better or worse with the Lot 5 land use restricted to a publicly available recreational use.

Thank you.

John Shield
Resident since 1989

From: [John Shield](#)
To: [Ice Rink](#)
Subject: Interested parties list
Date: Friday, April 04, 2014 9:57:26 PM

Dear Ms. Schimpp:

Please add my email to the interested parties list regarding the future of recreational facilities at Bridgepointe.

The Bridgepointe Master Plan calls for an ice rink or similar recreational use for a portion of the Bridgepointe property. It is vital that the City of San Mateo does not reduce this requirement. The population of the City of San Mateo increases each year with infill development. The demographics of the City continue to move toward a younger population, specifically more youth and young families. Youth are among the most intensive users of recreational facilities.

Our City needs more recreational facilities. Intensified use of existing facilities is not an option that should be given to the Bridgepointe owners.

The closing of the icerink is a disappointment. The City can and should not permit a modification of the Bridgepointe master plan to allow anything other than the icerink or a similar recreational use at that facility. I am indifferent as to whether the facility is used for an icerink, basketball, squash, indoor soccer or something else, but I am completely opposed to converting this space to retail.

The only compromise that I think the City could consider would be the establishment of a new recreational facility elsewhere in the City. By new recreational facility, I mean the establishment of a recreational facility on a parcel that was not previously used as a recreational facility. A new park would qualify. Placing synthetic turf at an existing park does not.

I have been a resident of San Mateo for 25 years. In the last 25 years, the City of San Mateo has converted Bay Meadows Phase I and II to urban use, has seen a substantial increase in organized youth sports, has in practice lost public use of the high school athletic facilities and with the exception of one grass athletic field at Bay Meadows Park, has not increased the number or substantially improved the quality of any of the recreational facilities in the City. The City has squandered a number of opportunities in the past to expand and improve our parks and recreational facilities. Please do not allow Bridgepointe to retroactively change their master plan. If they don't want an icerink or a similar recreational facility, then let the building sit idle.

Thank you.

John Shield
San Mateo

From: [Julia Cutler](#)
To: [Ice Rink](#)
Subject: PA14-019 Bridgepointe Ice Rink Pre-Application
Date: Friday, March 21, 2014 8:28:53 PM

Hello,

I would like to be added to the interested parties list regarding the Ice Rink at Bridgepointe. As a resident of nearby Parkside, I can confirm that we have sufficient retail locations. More retail space is not necessary for the community. The ice rink provided jobs and recreation and is a loss to the community.

Sincerely,

Julia Cutler

1715 Kelly St. San Mateo

From: [Lisa Burns](#)
To: [Ice Rink](#)
Subject: Bridgepointe Shopping Center
Date: Monday, May 05, 2014 3:19:37 PM

Hello Tricia,

I am inquiring about the Bridgepointe Master Plan. I read that it would like to change the ice rink to retail space and I was wondering if there was an architect on the project to draw up the plans for what that might look like. Please let me know, as we would love to show you past projects and the opportunity work with you.

Thanks ☺

Lisa Burns
Business Development

WARD ARCHITECTURE & PLANNING
YOUNG

12010 Donner Pass Road, Suite 201

Truckee, CA 96161

cell: 417-860-3838

voice: 530.587.3859 x 101

email: Lburns@wyarch.com

web: www.wyarch.com

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From: [Mara Fazio](#)
To: [Ice Rink](#)
Date: Monday, April 28, 2014 9:36:19 PM

My name is Mara Fazio and I have been a San Mateo resident for 5 years. I have two young children and like many other families moved to San Mateo because it is a great place for families and to raise children. However, I feel that San Mateo is rapidly losing its charm and comfortable feel, quickly becoming overbuilt and overcrowded. When the developers agreed to the Master Plan for redevelopment of the former Fashion Island Shopping Center in the 90's, one of the items that they agreed to provide/maintain was a recreational space/use at the Ice Rink location of the former shopping center. The Ice Rink provided; an opportunity for families to be together, for kids to learn a sport, or just be kids and have fun with their friends in a supervised environment, for adults to relieve stress skating or playing hockey, a venue for birthdays and other parties, along with many other benefits. The last thing San Mateo needs is more retail space, especially if it's at the cost of existing recreational space. To allow the current owner/developer to "buy" its way out of an agreement sends the wrong message and sets a bad precedent to other property owners and developers, not mention San Mateo residents. Money should not buy influence when it comes to civic planning or amending prior agreements. I believe that the Ice Rink was a draw and a benefit for Bridgepointe Shopping Center and it was one of the main things that set it apart from other shopping centers in the area. I STRONGLY feel that the existing Master Plan should not be amended and that the Ice Rink should be reopened. I will be talking to my friends and neighbors about this subject and will encourage them to attend the Planning commission meeting meeting on with me on May 27.

Thank you.

Mara

From: [Marek Wolter](#)
To: [Ice Rink](#)
Subject: interested party email list
Date: Friday, April 25, 2014 10:50:10 AM

Hi Ron,

Please add me to the interested party email list.
I hope the developer will decide to reopen the ice rink.

Thank you,
Marek

From: [Michael Schinaman](#)
To: [Ice Rink](#)
Subject: Rink closure
Date: Friday, March 21, 2014 2:21:35 PM

After reading through this, I find it deplorable that the rink still sits unused and empty. Is it out of spite that the land owner refuses to allow the rink to continue operation? What is the logic behind this?

There is a large community of people (within San Mateo and outside) that benefit from the use of this rink and to see it in a "dead" state every week saddens me. Wouldn't it be nice for once if someone thought of bettering a community rather than just looking at their bottom line?

This is all a big shame no matter what is being proposed, in terms of upgrading fields or facilities elsewhere in San Mateo. Truly disappointing.

Sincerely,

Michael Schinaman

From: [Michael Toschi](#)
To: [Ice Rink](#)
Subject: Question
Date: Friday, March 21, 2014 1:04:08 PM

Which retailers will replace the ice rink at the Bridgepointe Shopping Center? I hope to hear back via e-mail reply.

From: [Pacific Hockey](#)
To: [Ice Rink](#)
Subject: Ice rink update
Date: Friday, March 21, 2014 5:48:48 PM

I would like to receive any updates on this project.

From: [Robert Nash](#)
To: [Ice Rink](#)
Subject: Ice rink PA14-019 retail use
Date: Friday, March 21, 2014 2:43:30 PM

Hi,

Shame that its come to this. Allowing them out of their obligations by paying a 'recreational fee' is hideous. We have a child and we used the rink whenever possible. It was a great ice surface and my son learned to skate there. Now we have to go much further to find an ice surface. In the end it seems like their greed wins and they will be permitted to make even more money at the expense of all that enjoyed this venue. Can't believe the City of San Mateo is letting them do this.

Sincerely,
Rob Nash

From: ron.amos@comcast.net
To: [Ice Rink](#)
Subject: Bridgepointe recreational use master plan
Date: Wednesday, April 23, 2014 8:00:30 AM

I would like to be added to the interested party email list for the Bridgepointe recreational use master plan.

Take you for your time.

Ron

From: Sarah Murphy
To: Ice Rink
Subject: TOnight's meeting
Date: Thursday, April 24, 2014 2:44:28 PM

I am distressed not to be able to make the meeting tonight. I want the city council to know, though, that my kids have spent many happy hours at this rink, and would like to spend many more. Please listen to the community and allow this rink to reopen as soon as possible.

Thank you
Sarah Murphy
San Mateo

"They say that wine improves with age; I improve with wine"

From: Thomas Mantee
To: Ice Rink
Subject: Please DO NOT Destroy the Ice Rink!
Date: Wednesday, March 26, 2014 12:29:26 PM

To Whom It May Concern:

Allowing the owner to replace this important community feature would be detrimental to the public and the long-term well-being of San Mateo.

I enjoyed skating and playing ice hockey at the rink and coaching kids to be better athletes and grow character. It is a place for all people of all races to come together to share a fun and healthy alternative to regular American sports.

We do not need another retail store that only adds to the bottom line of one or two companies. Our community deserves better from our local government.

Sincerely,

Thomas Mantee
415.724.3678 mobile

From: [todd_ormondroyd](#)
To: [Ice Rink](#)
Subject: Would love to see the bridgepoint ice rink continue on.
Date: Monday, March 24, 2014 1:18:59 PM

I'm a former person who was a regular ice skater every fir and sat night and some sat afternoons at the bridge point ice rink and even before when it was called fashion island and had a arcade beside it with a food court. I was so shocked to see this place closed and enjoyed great memories with high school friends here. it would be awesome to see it re open for many reasons.its one of the last rinks in the bay area to skate at and Belmont ice lands is to cold to skate at for long periods of time.It was so fun in the late 80's to have different paid dis on fir nights at ice Chalet in bridge point .we had a great following before it closed and then remodeled and opened as bridgepoint. To whom it may concern of who will read this id like to be updated on what will happen and hope that the ice rink won't just become another CVS.

sincerely ,Todd Ormondroyd
Sent from my iPad

From: [Xiaohui Chen](#)
To: [Ice Rink](#)
Subject: Request to reopen San Mateo ice rink
Date: Friday, March 21, 2014 11:57:17 PM

After the closure of San Mateo, the nearby Belmont Iceland is very crowded, not safe for new skaters. It dramatically decreases the quality of ice skating as a recreational sports. We don't need another retailer in San Mateo. We need a high quality recreational facility for our kids and adults as well. Please have the ice rink reopen to public.

Thanks,
Xiaohui Chen

Sent from my iPhone