

BRIDGEPOINTE FAQ's

What is the owner of the Bridgepointe Shopping Center asking the City Council to approve?

The owner is asking that the City Council approve an amendment to the Bridgepointe Master Plan to change the land use for the ice rink site from ice rink, or alternative recreational use, to retail use. In 1996, the Bridgepointe Master Plan was approved. The Master Plan showed the permissible land uses at various locations on the site, including the ice rink location which was approved for an "existing ice rink." In 1998, the Bridgepointe Master Plan was amended to allow alternative recreational uses. SPI, the current property owner, has requested that the Master Plan be amended to revise the land use designation for this site from "ice rink/alternative recreational use" to "retail use."

Can the City require the Bridgepointe Shopping Center owner to operate the ice rink?

No, the Bridgepointe Master Plan merely limits the use of the land. The Master Plan does not require operation of any of the approved land uses.

If the City Council decides to approve the property owner's application to amend the Master Plan, can it require the property owner to purchase or lease land to build another ice rink?

No. Per case law, the City can either 1) require the property owner to pay the City the amount of money it would cost to limit another property to recreational use or 2) require the property owner to provide the City with another property that is limited to recreational use. (*Ehrlich v. City of Culver City, 12 Cal.4th 854 (1996).*) The City hired an economic consultant, Economic & Planning Systems, to determine the sum that would be needed in order to restrict another piece of property within the City of San Mateo to a similar recreational use. Based on the difference between rents for recreational uses vs. rents for retail uses, the City's consultant has determined that the City could condition its approval upon the payment of \$3 million to the City to be used to restrict another piece of property to recreational use.