



# County of Santa Cruz

## REDEVELOPMENT AGENCY

701 OCEAN STREET, ROOM 510, SANTA CRUZ, CA 95060-4073

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BETSEY LYNBERG, AGENCY ADMINISTRATOR

November 7, 2007

Agenda: November 20, 2007

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

### **Report Regarding Consideration of the Pleasure Point Roadhouse Property (2-3905 East Cliff Drive) as a Possible Future Park**

Dear Members of the Board:

As you know, in conjunction with the County's consideration of a possible historic designation for the "Pleasure Point Roadhouse" property, considerable community interest was expressed for designating this property as a park site, in addition to preserving the Roadhouse. On August 14, 2007, your Board directed the Redevelopment Agency and the Parks Department to facilitate a community meeting regarding the possible acquisition and public use of the Pleasure Point Roadhouse property and to return to your Board on today's agenda with a report on the outcome of that meeting and with additional information regarding the financial feasibility of acquiring the property. This report presents the results of the community meetings and recommends that the matter of possible acquisition of the property be reviewed and considered as a confidential real estate matter. Elsewhere on today's agenda, the Planning Department also has a letter to your Board recommending that the historic designation of this property be deferred in order to allow other departments to complete an analysis of the site.

#### **Property Description**

The property is just under one acre in size and is located on East Cliff Drive across from the bluff top in Pleasure Point (see Attachments 1 and 2). The property is flat, and has a deep and narrow shape. Primary access is from East Cliff Drive. Moana Way, a private road, also provides access. A complex of buildings dating from the early 1900's including the main house and carriage house are clustered on the south portion of the property, while the north half is vacant and unimproved. The main house is three stories and is over 4,000 square feet in size. The property is surrounded on three sides by existing residential development and is zoned RM-4.

## Community Meeting

Residents and property owners in the larger Pleasure Point Community were invited to attend a meeting on the evening of October 23, 2007, at Simpkins Family Swim Center. Over seventy residents attended the meeting. Staff led a discussion of the opportunities and constraints regarding the acquisition and development of the property and meeting attendees were asked to complete a comment card with questions regarding acquisition and public use of the property. Community meeting comments are included as Attachment 3.

Opportunities and constraints were discussed at some length and are summarized in Figure 1 below. The large size of the site as well as scenic views and the location adjacent to the East Cliff Drive recreational corridor mentioned as opportunities. Staff presented information regarding the potential significant costs of acquiring the property, the constraints presented by the narrow configuration and size of the property, and the likely high costs and difficulties of retaining and restoring the house and other structures because of their poor condition.

<b>Figure 1: The Roadhouse</b>	
<b>Opportunities</b>	<b>Constraints</b>
One of Few Remaining Large Under-developed Parcels in a Dense Residential Area	Very Expensive Coastal Property
Property Overlooks the Bay; this Location Could Lend Itself to Related Uses	Floral Park Located Nearby
Public Use in a Unique Setting; this Location Could Lend Itself to Related Uses	Structures in Poor Condition
Proximity to Renowned Surf; this Location Could Lend Itself to Related Uses	Expensive to Save and Restore the House
Proximity to the Monterey Bay National Marine Sanctuary; this Location Could Lend Itself to Related Uses	Narrow and Deep Parcel Surrounded on 3 Sides by Existing Residential Development
Potential to Enrich Public Uses in a Heavily Used Recreational Corridor	Small for a Park or Community Center Property
Provide Public Parking to Lessen Impact to Neighborhoods which are in High Demand for Coastal Public Parking	Difficult Site to Achieve Sufficient Parking Needed to Maximize Public Use of Buildings
Site Could be Income Producing to Help Offset Operations and Maintenance Costs	Public Benefit/Uses Need to be Commensurate with Higher Cost of Land in order to Justify High Cost of Coastal Property Compared to Non-Coastal Property
RDA Funding Possible	Permit Process for Any Development Likely to be Long, Difficult, Controversial and Take 5 to 8 Years to Complete
	Property is Not for Sale

Board of Supervisors  
November 7, 2007  
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A whole range of possible uses were discussed all of which included re-use of the house in some manner as a community center, hostel, children's discovery museum, marine sanctuary interpretive center, surf museum, non-profit office space, small restaurant, coffee house, and/or gift shop. Other suggested site uses included community gardens and native plant gardens. There was also discussion of revenue generating uses to offset maintenance and operations costs. Staff explained that due to the narrow width and size of the property, it could be difficult to provide sufficient parking and to buffer adjacent residential properties from the potential impacts of revenue generating uses. Some offered that Pleasure Point residents would be willing to volunteer labor to restore the house and that grant funds could be sought for purchase and development.

The overall consensus of those in attendance was that this property, with its coastal vistas provides a unique opportunity that should be further considered and that a majority of those attending also indicated an interest in retaining or reconstructing the house for public use.

### Financial Feasibility

Given the real estate implications of the financial feasibility analysis, the potential acquisition of this property has also been scheduled for review and discussion in closed session on today's agenda. Any reportable actions taken on the part of your Board in closed session will be publicly announced at the end of that session.

It is therefore RECOMMENDED that your Board accept and file this report and consider the possible acquisition as a confidential real estate matter.

Very truly yours,

  
Betsey Lynberg  
Redevelopment Agency Administrator

  
Joe Schultz  
Director of Parks, Open Space  
and Cultural Services

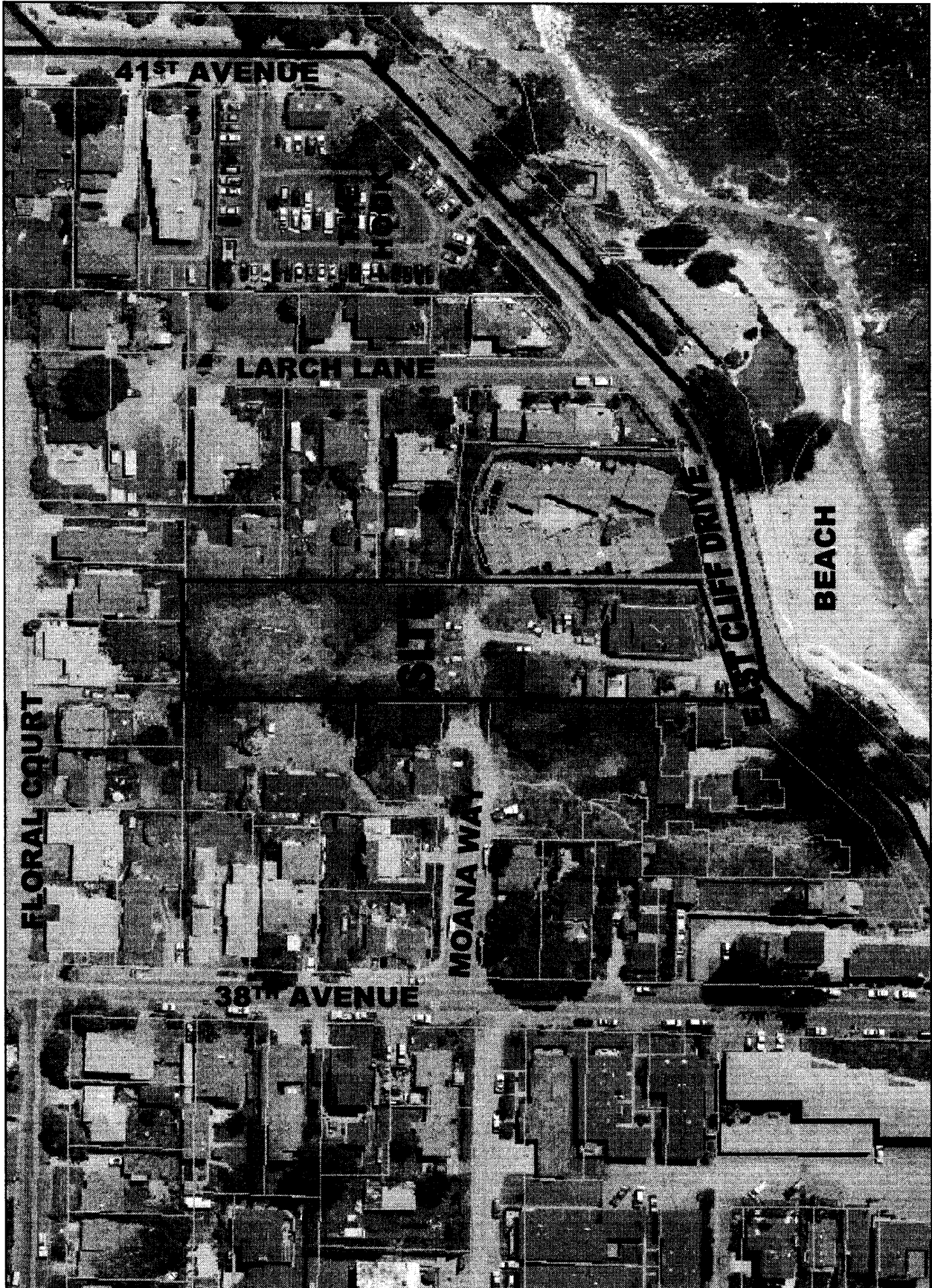
RECOMMENDED:

  
Susan A. Mauriello  
County Administrative Officer

Attachments

cc. RDA, Parks

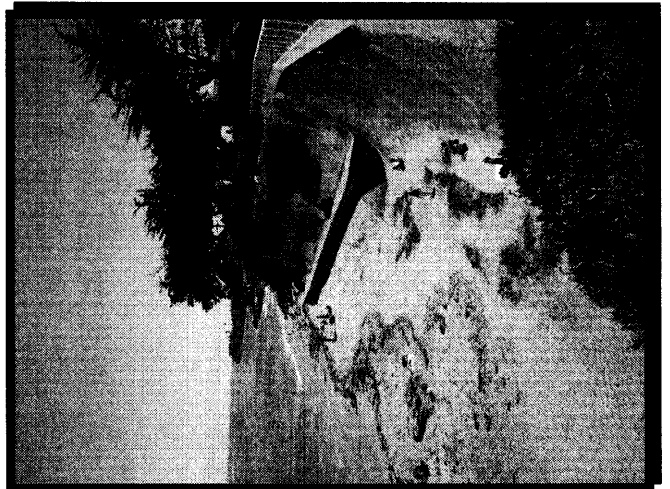
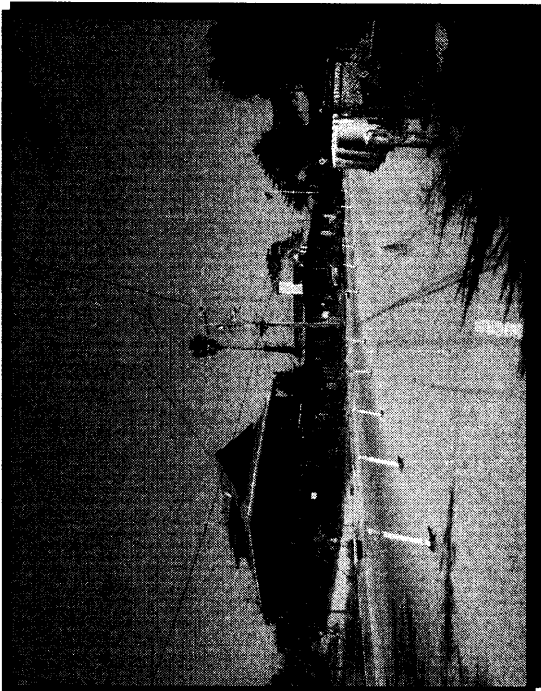
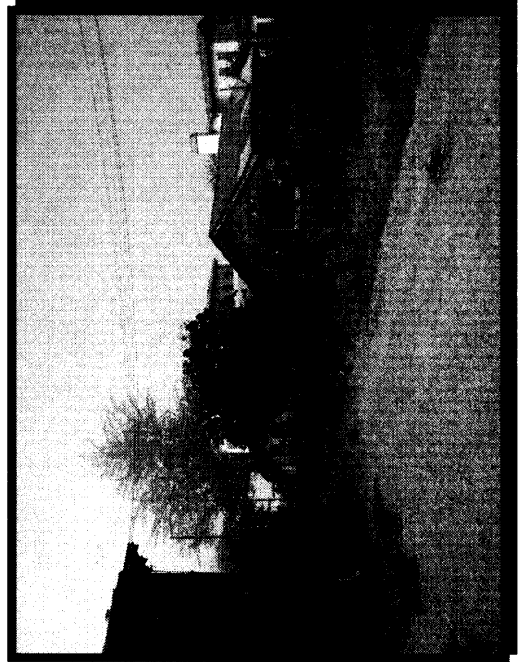
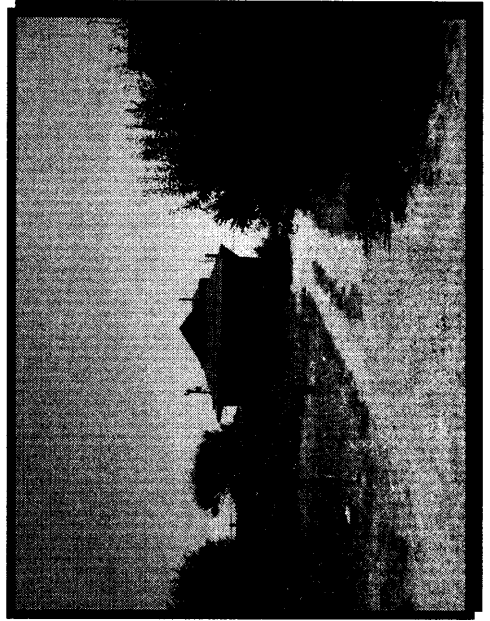
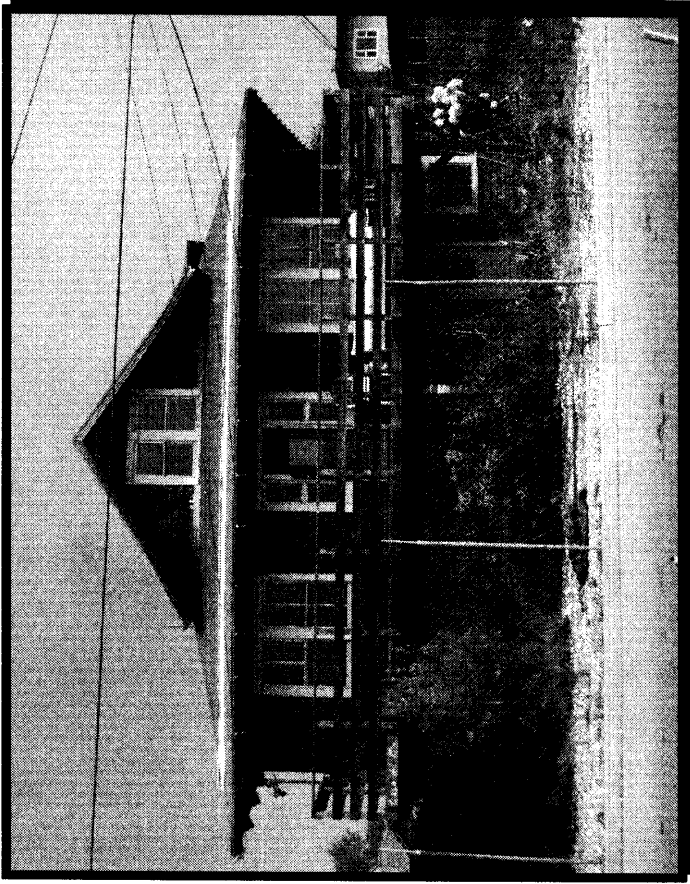
**AERIAL OF SITE**



SANTA CRUZ COUNTY REDEVELOPMENT AGENCY



**PHOTOS- BUILDING & SITE**



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The Road House Community Meeting  
10/23/07

1. Property is in private ownership and isn't currently for sale. There are many in Pleasure Point who would volunteer to rebuild it if it were purchased by county. Pleasure Point doesn't currently have a Community Facility and it's needed.
2. Property is now an eyesore. What are owner's doing? They've prepared appraisals for potential use as town homes - possibly 7-8 units.
3. If property were used as a community facility neighbors would walk to it. Parking standards (from Planning Dept. would have to be met) - but people feel that exceptions to standards should be explored.
4. How big a space is feasible on the site?
  - Aptos Park is 1,500 sq. ft.
  - Simpkins is 3,000 sq. ft.
  - Existing building is about 4,000 sq. ft.
5. Coastal property is valuable, but this is worth it. It's an opportunity which should not be missed. Despite the cost.
6. This purchase isn't necessarily pushing a local resident out of their home. The desire of community means pushing the law or regulations in order to get this property.
7. What uses are possible?
  - Surfer's museum
  - Community center
  - Hostel
  - Marine sanctuary center
  - Office/Meeting for non-profits
  - Community garden
8. Because the property is in Pleasure Point the community would use it. More people would come to a meeting there than at Simpkins where we're meeting tonight.
9. How much money is available for park site purchase? RDA currently has about \$10m from current bond proceeds for property acquisition. Could it get more? - Yes, by selling more bonds.
10. All ideas are great. People don't want to see development. Site should have facility which would generate funds for maintenance.
11. Property is similar to "Carmelita Cottages" in city of Santa Cruz. The city was donated the land as a park which is now run as a hostel. Funding was from coastal conservancy, it only costs \$20/night to stay. People should visit this facility. Project is a collaboration with City of Santa Cruz.
12. Expanding parking is not something that is important. "If you build it it will be used" - but we need to limit parking at this site.
13. Roadhouse could be used as a children's museum. There isn't anything like that in Santa Cruz County. It could supplement other proposed uses.
14. This site is different from Floral Park. This site is unique and holds character that other development doesn't have. It has old wood materials that are important. It needs to be protected and saved. Local volunteers could offset costs.

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15. People in community could save the structure at less cost than public development. Only thing that's needed is to purchase and offset liability. Let the community take on the restoration.
16. Pleasure Point Business Association supports historical designation for Roadhouse. -Thanks to RDA for banners on Portola.
17. Historic designation provides opportunity to use historic building code which might help with development and saving structure.
18. There are other community organizations which could coordinate development and serve as sponsors.
19. What criteria is used by RDA to allocate funds? What priority would this site get?
20. If RDA doesn't purchase what will happen with site?
21. Area/site may need to be looked at for historic designation in order to protect the old structures.
22. A community membership procedure could fund maintenance. People could pay \$50 per family.
23. The location and structure next to ocean is important, so it's use is special whether it's historic or not. - But it is one of the last old structures on Pleasure Point. Don't forget cottages around building as well, and recognize them as valuable.
24. The building as it is may not be able to accommodate all ideas suggested. So new uses may require a reconstruction. People shouldn't hold on to the structure itself if they want to achieve new uses.



Santa Cruz County Board of Supervisors,  
701 Ocean St.,  
Santa Cruz, CA 95060

FROM: Peter Pethoe, VP, Santa Cruz Hostel Society, Inc, 501c3

DATE: Nov. 15,2007

SUBJECT: Pleasure Point Roadhouse, Live Oak area.

The Santa Cruz Hostel Society, operator of the successful Santa Cruz Hostel at the historic Carmelita Cottages City Park, encourages the County to not only acquire the Roadhouse property as a County Park, but to also transform the buildings into a much needed 2<sup>nd</sup> Santa Cruz area hostel.

The 42-bed Santa Cruz Hostel accommodates about 9000 overnights a year in its 42 beds. It's the most affordable quality facility in the area, charging only \$20/member of HI a night in the dorm rooms. Non-members pay additional \$3, slightly more for private rooms. Those under 18 receive large discounts.

Kitchen facilities are open for everyone's use. Bed linen is provided. No alcohol, drugs, or weapons are allowed. Staff is present to supervise when the hostel is open.

The Santa Cruz Hostel, located two blocks from the City's Main Beach, is very popular especially with young international guests that are used the many hostels in their country and in the San Francisco and Los Angeles area. The Santa Cruz Hostel also accommodates many groups, such as Girl Scout troops, school groups, and family reunions. It's a very busy place and travelers are often turned away for lack of beds, particularly on weekends and all summer long.

The Roadhouse, adjacent to the beach and a great surfing spot is an ideal hostel location. The hostel would share the common areas and kitchen with Live Oak neighborhood groups Monday through Thursday days and nights.

We hope to save and renovate all of the adjacent structures for use as private hostel rooms. Since only a small portion of visitors arrive by auto, mostly by bus or bicycle, sufficient parking exists to accommodate all guests.

The \$2 or \$3 Million renovation cost figures proposed for Roadhouse renovation are far in excess of what the Santa Cruz Hostel spent in renovating 5 buildings at the Carmelita Cottages for less than \$800,000. About half the funds were from the Coastal Conservancy that advocates affordable access to the Coast. Other major contributors included the De Sylvester Foundation and Mr. and Mrs. Jack Baskin.

Much volunteer effort has gone into fence construction as well as continued maintenance of this property.

The last two structures were paid from savings accumulated by overnight fees. In return for low lease payments to the City, no City funds were used, save help in trimming some large trees by the Parks Department.

All the Carmelita Cottages were in worse conditions than the Roadhouse, having no foundations, only single wall construction, obsolete wiring and plumbing, and much deferred maintenance. Now they are up to current code, all occupied buildings are fire sprinkled and three are accessible. One building, used for staff housing, remains to be renovated. The City Historic Preservation Commission has recently approved plans.

Work will commence early in 2008.

The entire complex is on the National Historic Register. The local non-profit Hostel Society received one of 12 best renovation awards from California Parks and Recreation Department. Hoping the Supervisors and County staff will visit the Carmelita Cottages Hostel atop Beach Hill and observe the operation of this Hostelling International affiliated facility.

We urge the Supervisors to replicate the successful Santa Cruz Hostel by acquiring the Roadhouse Park site and allow the Santa Cruz Hostel Society to transform all structures into another area hostel that serves not only the neighborhood, the County but mostly young visitors from around the world.

Sincerely,



Peter Pethoe, Vice President, Santa Cruz Hostel Society,

321 Main Street, Santa Cruz, CA 95060

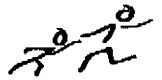
Office phone: 831-429-8541, registration phone: 423-8304

[www.hi-santacruz.org](http://www.hi-santacruz.org)



# Live Oak Family Resource Center

1438 Capitola Road, Santa Cruz, CA 95062  
T. 831.476.7284 F. 831.476.2769



**COMMUNITY BRIDGES**  
Fuentes de la Comunidad  
www.CommunityBridges.org

The Community Bridge  
Family of Programs  
Making a Difference  
Since 1977

Dear Chairwoman **Beautz** and Supervisors,

It is with great enthusiasm that our organization supports the acquisition of the Pleasure Point Roadhouse (2-3905 East Cliff Drive) by the Live Oak Redevelopment Agency.

It is our hope that such an acquisition will lead to preservation and remodeling of a building that is historically significant and of great symbolic importance in the community character of Pleasure Point.

As one of the most densely populated neighborhoods of the greater Live Oak area, our programs currently involve many families living in Pleasure Point. In planning our service delivery we have often sought ways to get closer to that neighborhood, which includes several pockets of low and extremely low income residents. However, since no indoor public spaces exist there we have been unable to extend our programs.

Among the opportunities and resources that the Center is interested in providing on a part-time basis to the facility that the Roadhouse could become include: food distribution, Healthy Families health care enrollment, English and Spanish language classes, teen life skills courses, parent education and leadership development

Out indicators show that there is a great need for social and human services in the area surrounding the Roadhouse. I believe these needs, combined with unmet cultural and recreational needs, would mean that a renovated Roadhouse would be well used. There is a severe shortage of civic space throughout Live Oak, with no indoor civic space available in Pleasure Point at all.

The Live Oak Family Resource Center/Community Bridges would like to loan it's expertise in facility management, partnership agreements and direct service delivery toward making this community endeavor a success.

Sincerely,

Elizabeth Schilling  
Co-Director

CC: Betsey Lynberg, RDA  
Dawn Coppin, Pleasure Point resident  
Sam Story, CEO, Community Bridges



Child and Adult Care  
Food Program



Child Development Program:



Live Oak  
Family Resource Center

**LIFT LINE**

Consolidated Transportation  
Services Agency



LA MANZANITA



Meals on Wheels



Women, Infants & Children  
Nutrition Program

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## CBD BOSMAIL

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**From:** CBD BOSMAIL  
**Sent:** Friday, November 16, 2007 7:23 PM  
**To:** CBD BOSMAIL  
**Subject:** Agenda Comments

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**Meeting Date :** 11/20/2007

**Item Number :** 49

**Name :** People for the Preservation of Pleasure Point

**Email :** saveroadhouse@gmail.com

**Address :** Not Supplied

**Phone :** Not Supplied

### Comments :

Save the Pleasure Point Roadhouse petition can be found at <http://www.ipetitions.com/petition/saveroadhouse/index.html>  
Over 300 have signed. Their comments show how valued this historic resource is.  
Please allow RDA to buy it for a park and Community Center.  
This will be a WIN-WIN for the owners and the County  
Thank you  
People for the Preservation of Pleasure Point

2 Jeanette Fedasz

3 Chris Stanger This land and structure should be preserved for its historic significance to this area called pleasure point. I am a General Contractor and have the network of financial backers to make this dream a reality for generations to come as a multi use community structure.

4 Jean Brocklebank Our present is richer with some of our community's past. Let's save some for our children, their children and ourselves as well!

5 michael castro

6 Evie Alloy

7 kim henderson

8 Michael Lewis

9 cindi massei hello, i live on the point on 30th avenue and i would love to see the roadhouse saved.  
thanks :) cindi

10 Suzi Aratin

11 Jill Perry Few buildings in this area have a history. This one has loads of history. Please don't allow it to be lost.

12 vera brown

13 Diana Rose

14 wayne petersen

15 mary petersen

16 Don 'Ho' Sakai

17 Don 'Ho' Sakai

18 Robert Jarvis

19 Kees Briggs protect SC from developers.

20 David A Barnes good luck

21 Steven Shepard With so much change along the pleasure point coastal area I think it is important to the community, with deep attachments to this local, to preserve some important structures. What makes Santa

11/19/2007

Cruz unique is it's ability to maintain it's special character and that cannot be compromised. Here is a wonderful opportunity to once again do so and it should not be passed up. I whole-heartedly add my support to this petition.

22 Phil Reader Let me help save this special building.

23 Phil Reader You are right, A good start for the New Year!

24 Anonymous <http://www.mcpost.com/article.php?id=570&PHPSESSID=bd55dc5206a2d1c2c8c2d4b532e784ca> good info. It seems importain to save for the

things we might learn about our past.

25 Gary Hughes do not give my email address to other groups.

26 Bradley Douglas SAVE THE PLEASURE POINT ROAD HOUSE

.....  
27 Daniel R. Suess

28 Stacy Kim

29 Patricia Matejcek

30 Andre Ballesteros

31 Anonymous

32 Carolyn Swift From my viewpoint, this roadhouse is a rare and well-preserved example of the themes of transportation and tourism in Santa Cruz County history. It's role was particularly important to the county economy in the era of the 1920s, when transportation was transitioning from rail to automobile traffic. The building's exterior, particularly in the front, appears to have changed little, and other elements that have been altered can probably be restored without damage to the historic integrity of the structure. Its location in Live Oak makes it even more significant as an architectural example of how tourism was linked between Santa Cruz and Capitola.

33 Liz Girvin I think this is an important part of the history and charm of Santa Cruz. Any one can go to Southern California and see a lot of huge new (usually empty most of the year) structures near the beach. It's wonderful to have an original area with all of it's old unique character. Please save the Road House and the rest of Santa Cruz, that hasn't already been ruined. Thank you, Liz Girvin

34 Bruce Watson

35 marty schreiber

36 marty schreiber

37 marty schreiber

38 Anonymous

39 George "Tony" Jack

40 Kristen Raugust Save It!

41 Captian Paul Clark This historic area must be preserved for future generations!

42 Harry Conti This historic resource must be saved at all costs!

43 Hallie Richmond

44 kevin butler keep it real ...keep it santa cruz

45 Anonymous Save Pleasure Point Roadhouse for all to enjoy !

46 Laura Kasa As the Executive Director of a local non-profit whose mission is environmental conservation, I believe that preserving our coast also means protecting non-living things that add value to our coast. The Pleasure Point Roadhouse is one of these important treasures.

47 Anonymous Gnarley dude!

48 betty bullaro

49 Jim Littlefield Pleasure Point is a well-known surf neighborhood and community, centered around the excellent surf breaks accessible for many ages and abilities in the waters, and sorely needs a site for community meetings and to focus attention and respect on the neighborhood's long presence in the surf community. The PP Roadhouse is appropriate for this purpose and will serve untold numbers of community people in this capacity.

50 Marion Morris This structure is not only an important part of the Santa Cruz heritage but an historical edifice.

51 William W Grandy Please save this historic building for many future generations to enjoy. Let's strengthen the Pleasure Point area as a legitimate and desirable place for all to enjoy by hanging on to such historical buildings.

52 Ashleigh Lyman Please save the Pleasure Point Roadhouse! It's a historical piece of our Santa Cruz culture!

53 Laura Leet

54 Laura Leet

55 Jacqueline Davidow Let's keep our historic treasures. Santa Cruz is a unique community. Preserve our environment for posterity.

56 George Samuel

57 Linda Tobalina

58 Danny Johnson

59 Eric Sanford MD

60 Ward Smith We need to preserve what we have left.

61 Jonathan Gill save our history! we need it to remember all those that came before and all those that remain to be seen.

62 Jonathan Gill save our history! we need it to remember all those that came before and all those that remain to be seen.

63 Diana Hogue save our history! we need it to remember all those that came before and all those that remain to be seen.

64 Jay Gilliland

65 Cynthia Imbrie

66 Roberta Bristol I agree with the stated purposes of this petition, and I trust it will be considered and implemented. R. Bristol

67 Nick Alheit

68 Diana Rose

69 Paula Dall This is a very good idea, but if for some reason the Roadhouse cannot be designated an historical site and community center for Pleasure Point, then a viable alternative should definitely be identified and considered.

70 Douglas Ardley

71 Karen Kaplan Dear Supervisors: Please save the Roadhouse at Pleasure Point for its historical significance and potential community benefits. I have been a resident of Santa Cruz County since 1974 and appreciate Santa Cruz because it honors and tries to preserve historical architecture whenever possible. Stories from the past give us a sense of roots in our unique and special community. Santa Cruz is NOT "Anytown U.S.A." Let's keep the tradition. Thank you for your consideration. Sincerely, Karen Kaplan

72 Maria Vaz

73 Mark Fleischman

74 Michelle Newman The Roadhouse is an important icon on Pleasure Point! The neighborhood wants it to stay! Neighborhood synergy is so necessary in this age of corporate thinking, when local properties are owned by out-of-town; out-of-state & out-of-country. What more reason is there to keep the neighborhood together around an icon like this? Keep the roadhouse Local!!

75 Ken Rockas

76 Steve Salyer

77 Hilary

78 Lisa Holly Reader The history of this building is special and it brings an amazing aura and richness to Santa Cruz. Treasuring things from the past is so important.

79 Dennis P. Davie Please save the Roadhouse!

80 Anonymous

81 Sally Smith

82 Howard "Boots" McGhee Changes all around me. Save a piece of history for the generations to come

83 Maureen Dunphy

84 Betty Bullaro I wholeheartily support the preservation of the Roadhouse.

85 Crystal Pisenti

86 Brett Graf

87 William Philipps

88 Erika Hearon

89 Aaron Cohick SAVE SANTA CRUZ FROM BECOMING THE NEXT ORANGE COUNTY!



121 Joan  
122 Scott Sell  
123 Cordelia Clancy  
124 Robert and Nancy Van Antwerp As some who has lived on the eastside for more than 40years and has never lived farther than two blocks from the coast line in all that time, I feel very strongly about saving whats left of "Old Santa Cruz". My property is now surrounded on all sides buy the new trend in SC, build as big a house as the powers that be will let you get away with and screw the people that used to have ocean views. The time to stop this trend is now!!!!  
125 Anonymous Please do what is right and save this house from being destroyed.  
126 Daev Brown  
127 Gladys  
128 Sandra Scranton As one who lives in an eastern US community in NJ full of Revolutionary War era historical homes and buildings I know how important it is to preserve history even when the temptation to raze it, "...pave Paradise and put in a parking lot.." looms large. The past is worth preserving - for it is through it's experience and guidance that we mold our futures. Please think seriously about declaring Pleasure Point aka Casa del Mar an historical property.  
129 Robin Taylor God speaks through this beautiful landmark.  
130 Tara Leigh Scranton This house holds in it memories of the past as well as a place for MANY to enjoy in the present. Please consider making it possible for many people instead of 1 lucky person to enjoy it's quaint charm and natural beauty, overlooking the Pacific. The people that inhabit the home are warm and welcoming people, that understand the pleasure of sharing. Please meet the people past and present who can tell you what a wonderful place it is to live. Consider the affect of displacing peaceful people who earn a simply living in favor of people that simply earn a higher income. This place has brough pleasure to many in the past, brings pleasure to those there now, and can continue this as long as you vote to SAVE THIS HOUSE!  
131 Anonymous  
132 Anonymous  
133 Jennifer  
134 E Craig Scranton Greed, Greed, Greed are the ONLY things that motivate the owners to level this landmark, and kick out people who have agreed to pay more rent and help with repairs. The colorful and interesting history of this piece of land will be crushed by machines in less than a day's work. The owners WILL make MILLIONS on the land, and could care less about even ONE of the tenants.  
135 denise this house is very special that has brought a lot of very special people together. i would hate to see it destroyed  
136 Megan Arnett  
137 Adam Gibbons I think it would be a REAL shame to tear yet another piece of culture and history down for the sake of the almighty \$\$\$....  
138 Ted Donnelly  
139 Anonymous  
140 vera brown please keep the pleasure point roadhouse. please. what a wonderful building for our community to support.  
141 Stu Davis  
142 Anonymous This is a rare opportunity for our community. I support the preservation of the roadhouse.  
143 Kim Henderson  
144 Dawn Taylor  
145 Mary Ann Waters  
146 Suzie Lundgrenq  
147 Leslie Evans  
148 scott kinkaid save the roadhouse  
149 james Johnson this is a very cool place,keep it the way it is  
150 Blue Cobalt Please! Save the Roadhouse.  
151 Anonymous  
152 Anonymous My family has lived on the Point for almost 40 years. It's a unique place with an eclectic character that's worth saving. The Roadhouse is a landmark that should be preserved.

- 153 Manuel Maqueda Please save Pleasure Point Roadhouse for the enjoyment of present and future generations.
- 154 Anonymous Please save and use this old property to enhance the historic ambience of Pleasure Point.
- 155 Yetta Lippman I support saving and revitalizing this historic site.
- 156 Kimberly Kelly Goddard What a wonderful site for a park. It would be very charming for the community to have the old site restored and accessible. Pleasure Point is a beautiful local spot that is often used by both residents and visitors.
- 157 Anonymous
- 158 Monty Cleeves
- 159 Eric Janecka Please approve the roadhouse to become a historical site. The community needs to hold on to its history, especially as development has been consuming the area.
- 160 Alice Daubenbis I agree with Historian Carolyn Swift; the Pleasure Point Roadhouse IS historic.
- 161 Anonymous Please save this house...
- 162 Jack Lawton The roadhouse is one of the few historic houses left in the area. Santa Cruz is very weak on such monuments and needs more.
- 163 caroline boussenot It would be a shame to destroy such a beautiful and historic site.
- 164 Corri Jimenez I support the preservation of this community landmark! The Pleasure Point Roadhouse is significant to historical events that shaped the tourist industry along the ocean shoreline of Santa Cruz County and the small community of Live Oak between 1900-1930, in addition to the countywide transportation and tourism themes of the 1970s. Architecturally, the Craftsman main house and its outbuildings are beautiful buildings, and hold much historic fabric that should not be erased. Adaptive reuse to this building is perfect and should be an option instead of eminent demolition! Again, I encourage you to save these buildings and protect them from development. I thank you for your ears.... Corri Jimenez
- 165 Amy Stoddard
- 166 Anonymous
- 167 Julia Bava
- 168 Julia Bava
- 169 hilary
- 170 Anonymous I've said it before and I will say it again. This house is HISTORIC and home to a lot of Point locals of whom have a lot of respect for the memories of this place! Remember that we will have children that should be a part of its history!
- 171 Roberta Bristol I support this petition requesting that the Pleasure Point roadhouse and property be preserved as a historic treasure for use of the citizens of Santa Cruz.
- 172 Anonymous If the surfers want it, they should pay for it. Too often people want to preserve something and want others to pay for it. If the surfers really want to save this, then let them start a fund raising effort to buy it.
- 173 Karri Thygersen
- 174 Eric Thygersen
- 175 Lily Denevan Save the roadhouse !
- 176 Alexander Lichtblau Let's save our history, and not always just make place for new things when the old things make us what we are today!!!
- 177 Kenneth Bingham
- 178 Terry Campion It's worth a try....thanks.
- 179 Anonymous
- 180 j marbury
- 181 Joaquin Munoz A rare opportunity to preserve a structure so indicative and representative of the community's history! Please consider this over dollar amounts as some things are indeed priceless!
- 182 Ronald Peterson I am a grandson to the previous owners of the roadhouse, Anton and Ida Peterson. I visited the roadhouse every weekend for more than 12 years until 1971. I would like to see the roadhouse saved as a historical building.
- 183 Corri Jimenez Please save the Pleasure Point Roadhouse! The Pleasure Point Roadhouse is significant to historical events of the tourist industry and the small community of Live Oak between 1900-1930. These structures need to be preserved because of their rich history as a community landmark from the old Henchy House to the Richfield gas station-market. Development from the 1970s to the present has

destroyed much of the historic neighborhoods in the Live Oak area invasively interfering in older neighborhoods. Preservation of this local landmark would protect the Pleasure Point Roadhouse, its outbuildings, and its land from development. The potential for reuse of these buildings, as a park site and/or historical museum would be great for this small neighborhood and promote the rich history of the Live Oak area. I again urge the county to save this important Live Oak landmark from its looming development!  
Sincerely, Corri Jimenez

184 Davina Hostetter I passionately believe that the roadhouse in pleasure point should be saved as a historical site. This is truly an amazing structure and should absolutely not be demolished. This would be the perfect structure for a pleasure point community ctr. I know many others who feel the same way.

185 steve walker What a shame it would be to see the beautiful pleasure point roadhouse torn down. The roadhouse, i feel, has been and should continue to be an asset to the santa cruz community. It is the only remaining original structure along the coast of pleasure point and therefore, in my eyes, a historical landmark. The roadhouse could be turned into a surf museum or a community center, anything other than torn down would do. Let us not go the way of orange county condos, let us, the people of Santa Cruz protect our history and our heritage. save the roadhouse.

186 Julie Cho Save the authenticity of Santa Cruz. Don't erase our icon of the past, it provides the truth and history of what this town is all about.

187 Anonymous Please preserve The Roadhouse for community use -- what a great resource for bringing people together ! Pleasure Point seriously needs this landmark as a neighborhood treasure and gathering place.

188 Liz Girvin My family and I have been vacationing in and around Santa Cruz for over 40 years. We have many friends and relatives who enjoy it as well. One of the major attractions and charm come from the fact that old and unique properties have continued to be a part of the community. It is very sad to see homes and landmarks being destroyed without consideration of the unique character that draws so many to your town. Please allow future generations to experience some diversity and recognize the value in saving and appreciating things from the past. We can see condos and lot-to- lot homes anywhere in Southern California, Bakersfield, and many other new communities. Your value is in preserving your sense of history and not in becoming another "second home" community. History is very important to all of us in understanding the present and the future. Please allow your part of it to remain as a reminder to all of a simpler, possibly friendlier and more compassionate time. We need that in our lives. Thank you for your consideration, Liz Girvin

189 deborah larkins

190 Jay Gilliland Does out of town interests trump local interests?

191 Charmaine Ryan This would make an excellent community center and or museum. Keep history alive!

192 Valerie Steward Save the Roadhouse!!

193 Ted Donnelly

194 jennifer Ramsey

195 Kerrissa Haley

196 Kerrissa Haley

197 Kerrie Haley

198 Ken Rockas

199 Andrew Hansen the history and character of santa cruz are part of what makes it such a great place to live. The last thing we should be doing is desroying unique buildings such as this one to make room for more orange county beach condos.

200 Stacy Kim

201 joshua Server We don't need any more condos on pleasure point. Keep the history here and let all of the old tenants back into the house!

202 Jared von Schell

203 stepheni ceperley please keep our money in our community- no more million dollar homes, no more vacation rentals. None of us who live here, love it here, or are from here can afford it, and we don't want it.

204 Shirin Hostetter

205 Andrew Ceperley

206 edith lentz the coast of California, especially around Santa Cruz, is the most beautiful coastline in the world. do not ruin it with "modern" high rise and other monstrosities.

207 Arren Frank  
208 Aurora Alifano  
209 Justine Walker  
210 James Oakden I lived at Pleasure Point in the past, and now own a house on Warren St.  
211 John Leopold  
212 Anonymous  
213 Brandice Bryant Lets keep this beautiful plot of land and the Roadhouse historical so it can be enjoyed by the whole community.  
214 Steven Grubb Was there as a teen some 35 years ago now. Seems as though there is nothing out of reach of development today. Our historic buildings are quickly being replaced faster than we can save them. This is another one worth saving. Steve  
215 Brett Graf  
216 Sonia Burke So much of old California is going away. We must save what we can now!!  
217 Shasta Criss I lived on 38th and Floral from when I 0 til I was 19 and have watched Pleasure Point turn into Million Dollar homes for out of towners. I think a community center would be a perfect for the Roadhouse. Thanks for your time.  
218 Julia Burrows  
219 Ingrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff.  
220 Ingrid Hostetter Please preserve the Pleasure Point Roadhouse. We need to preserve the character of our quaint Santa Cruz. There are already too many mansions and giant condominiums that are destroying the character of our town. Please preserve this rare landmark on Eastcliff.  
221 Sarah Corbin  
222 Amy Gunzelmann  
223 Linda Aron Let's not forget why tourists come to Santa Cruz and bring money to our economy-- because it DOESN'T look like every other urban area in California. Keep the roadhouse intact and protected!  
224 Edward GUnzelmann The landscape and culture of Santa Cruz County is one of its great assets. Selling those assets to developers will forever alter both! Suburban sprawl and homogenous tract housing is not Santa Cruz. Please don't erect another condo on the point at the expense of a historic building that is a part of the landscape and history of this community. There is a certain point when a building, space, or artifact becomes communally owned, even if the legal ownership is private.  
225 Lindsay Harman Please preserve the roadhouse. As a resident I feel the Pleasure Point and Live Oak community is in need of more park space and culture settings. Using this histoic building for a community center and park is a rare opportunity to preserve a piece of Santa Cruz history while creating a much needed gathering place for residents and local groups.  
226 Sarah London  
227 Rachel Neuman Please save this historic building. It is a valuable part of Santa Cruz history, that needs to be used for the community.  
228 francisco garcia Save the Roadhouse. This should be designated as a historical site.  
229 ryan muhr This is a crying shame to lose such a wonderful piece of the point. These are the sort of monumental pieces of California history that we should preserve for future generations. For the people,  
Thanks Sincerely, Ryan Muhr  
230 Anonymous Please consider some public options for this property before destroying another historic site in Santa Cruz. Thank you, Arlene  
231 mohamed el-sherif please save the roadhouse. Its importance and significance is key to the culture of Santa Cruz , improving the value, community and class of Santa Cruz. A multitude of condos would be detrimental to the very things that residents of Santa Cruz cherish and consider relevant. Please do not decrease the value of our area in so many ways.  
232 Ronald Peterson I am disgusted with the efforts of the owner's attorneys to try to twist the facts of the Road House. There is no question that the Road House is not only historic, but unique. There is no other structure like it in Santa Cruz County. For the attorneys to claim that the Road House is insect infested and needs to be demolished is insaine. The Road House is more solid than the house I live in. The Road House

will stand another 100 years if it is not torn down. The attorneys are doing a fine job of distorting the truth. If there was an investigation on the tactics of the attorneys, I would be certain you would find fraud and deception.

233 valli barrioz

234 Noah Carolan

235 Maddysen McGrath I hope people start to realize the significance of this amazing house and it's story...dont let it fall by the way side!

236 tara ireland I am planning to be at the meeting tomorrow. You have the 14th on this petition instead of the 15th(tomorrow) See you there!

237 Julie Rienhardt

238 Tiffany Wise-West My husband is a life long resident and feels strongly about this issue. We hope it's not too late to become organized to make a difference.

239 Suzan Muir How can it be thought of to tear down such a wonderful Santa Cruz land mark. Why is there so little sense of history in California. The lighthouse has been a destination since I was a girl, to look out at the seals and watch the surfers.

240 Marty Muir It would be so wrong to tear such a landmark down!!!!

241 Amanda Lowe

242 carla vaughan "preserve the POINT" pack your tractors out of the point !

243 Lydia Parker I have lived in the Pleasure Point area for 31 years. My family has visited the area since the early 1950s. The Pleasure Point Roadhouse is a local icon and deserves to be saved. Pleasure Point needs to retain its unique style and connection to the past. Replacing that delightful stucture with another southern California suburban stucco and tile monstrosity is not in the interest of history or style. The buildings on the site would make a fine local museum, and the grounds could be landscaped with native plants, possibly it could have a walking path that would connect it to the park and volleyball court on 38th Avenue. Let's look to the future for the Pleasure Point area; it needs points of interest, historical landmarks, and areas of community pride.

244 Jennifer Karan

245 Sally Barnes

246 Hope Ebangi

247 Anonymous

248 Tracey Marquart

249 Ian Save our history, it's the only reminder of what brought us here today, preserve the culture, it's what our children will base their life upon.

250 joseph Grassadonia What is the real eye sore are all the multi million dollar homes being developed at the point. Soon Pleasure point will only be affordable for the weathy. It's important to keep these old heritage homes, which gives an area a sense of grace and class.

251 Patricia Leslie History is worth more than money.

252 Monty Cleeves Why do people buy property for the character of the neighborhood and then change the character when they build?

253 Donna von Hoesslin I have had the pleasure of spending much time in this wonderful place with some of the creative and inspiring people who have lived there over the years. I was shocked to hear it might be gone soon. I pray that will not be the case. Aloha, Donna

254 David Pu'u This place is amazing. I have walked it's halls and rooms. It would be a shame to lose it to development if there was any way at all to preserve it. It is a vital part of History, not to mention Santa Cruz!

255 paxton brewer condos are a dime a dozen, historic landmarks are priceless. i live in the pleasure point community and will be deeply saddened if the roadhouse is razed. please preserve this historic structure.

256 Carrie Brewer

257 Mat Warren Save The Road House. History is always forgotton if there is no proof it ever existed.

258 Catherine cusick

259 gail La Roque I have lived and stayed in various areas of Santa Cruz and without a doubt Pleasure Point is a true community. It is a rare and precious thing when neighbors all know and care for each other, visit daily on the beach and in the water, and actively work to maintain their community. I fully support improvements to the cliffs and walkway but not at the expense of destroying this community. Please create a park and maintain meeting areas and local sites such as the roadhouse. Thank you. gail La Roque

260 Dina El Dessouky Santa Cruz cannot afford to lose any more of its heritage sites. It also cannot afford to be developed any more than it already is--have you seen the traffic in town the last few years? And not to mention the threat of East Cliff Drive, the road the house adjacent to the house, falling into the sea due to erosion. This place was never meant to be developed to the extent that it has been. Keep Santa Cruz's integrity and history: save the Roadhouse!!!

261 Maryellen Hanson keep the culture alive!!!!

262 Craig McNair That's my favorite place in the whole PP area... SAVE IT!!!!!!!!!! Maybe a surf bed and breakfast? or a pleasure point surf museum?

263 Anonymous

264 john manning

265 Jenna

266 Noah Brendlen This is an important historical treasure and link to the past.

267 Erin Brown

268 john bitter Save the history of Pleasure Point

269 Karen Lindemann Please save this historic area so that future generations may enjoy it as much as I have!

270 Anonymous The Eastside is losing its flavor. New unaffordable "trophy houses" are dominating my old neighborhood that I have been forced to move from because I cannot afford to there. Help save the Roadhouse for future generations!!

271 Daev Brown

272 Kevin Kingston As a long time resident of Santa Cruz I would like to see the Roadhouse saved. The County needs to step up and partner with a historical developer that will not only save the building but preserve the site for future generations. If the City of Santa Cruz can complete similar projects the County should also be able to make it happen.

273 dennis hostetter i believe it's important to preserve the buildings which represent our unique local history. The Roadhouse would serve as an excellent community center for Pleasure Point. Please vote to make it a recognized historical site.

274 Samuel Lau Save the beautiful road house

275 Samuel Lau Save the beautiful road house

276 Linell Walker Please designate the Roadhouse as the historical site that it is.

277 Linell Walker Please designate the Roadhouse as the historical site that it is.

278 Gabrielle Alberti Save the Roadhouse! Santa Cruz does not need anymore track homes or condos. Let's preserve the flavor of Pleasure Point.

279 Kathy McClure The Pleasure Point area is one of the most unique areas in the county. As such its historic structures should be preserved and used for neighborhood activities. Pleasure Point and the surrounding area should be preserved from Monster houses and non stop development

280 Jim Littlefield Please, listen to the community will and preserve the PP Roadhouse for public use and future generations. Whatever you do, do not allow PP to be rebuilt like Newport Beach, for example. Pleasure Point has only this historic site along the coastline to link the neighborhood to its past. In public hands, this site could become a huge neighborhood asset and a focal-site for community meetings and events, particularly PP groups and focus groups with coastal and marine interests.

281 Kathy Lamothe

282 phil reader 951 paget avenue I support the NR-5 of the Pleasure Point Roadhouse. It is ideal a Community Center and Park site.

283 Laura Anderson

284 Christine Jones Please preserve this bldg as a historical site.

285 Anonymous The Roadhouse is a true icon. Too many of our historic gems are threatened with demolition and replacement with pastel, stucco boxes. It was really not that long ago that Pleasure Point was an idyllic bluff-top countryside. The Roadhouse harkens back to simpler times and the history of our region. It will be a shame and a heartbreak to lose it. Why the owners can't renovate it into a charming, historic beach house and still retain the character of the building is beyond me.

286 Bob MacLean Don't really understand why there is a discussion on this. We will be sorry if this isn't declared a historical structure.

287 Hallie Richmond

288 Omar Etcheverry Let me know if there's anything I can do to help!

289 Karri Thygersen

290 Karri Thygersen

291 red berkhemer save the history on the point , do not let it fall to development.the history in this town is already dying, don't let it continue.

292 Russell Bryan Love I like the idea of the museum and community center at the Roadhouse as long as it is historically preserved. I also believe that there should be living quarters for a caretaker and like a family of docents to keep the spirit of the buildings native and lived in and lived up.

293 Rick Larsen

294 tim Ward

295 Kirsten Attlesey

296 Faye Ang

297 Anonymous

298 Michelle Corral

299 Amanda White

300 Anonymous

301 Deborah Ryman Please, please, please save The Roadhouse - one of the last treasures of Pleasure Point. It must be saved! We don't need more monster houses or condos - once destroyed, you can never get it back!

302 Lulu Durham We don't need any more "MacMansions". This is a historical site that needs to be seen, not obstructed

303 Deborah Bussey

304 Susan von Thun

305 Anonymous Please save the pleasure point roadhouse as it is an important part of our history at Pleasure Point.

306 Dr. Christine Huffard I love seeing the roadhouse when walking along eastclif, almost daily. It's so beautiful and adds so much to the character of Pleasure Point (my neighborhood). I'd hate to see that lost to condos! Please save the Pleasure Point Roadhouse! Most sincerely, Christine Huffard

307 Judy Hammond I am Anton V. Peterson & Ida Peterson's granddaughter. Mona Mae Peterson Sabold is my aunt, my mother's sister (Charlotte Bena Peterson Winter who died April 2006). Mona Sabold is still living and is an excellent source of information.

308 L Peduto

309 Charles Mixson SAVE SC!

## CBD BOSMAIL

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**From:** CBD BOSMAIL  
**Sent:** Monday, November 19, 2007 12:59 PM  
**To:** CBD BOSMAIL  
**Subject:** Agenda Comments

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**Meeting Date :** 11/20/2007

**Item Number :** 49

**Name :** Dawn Imbrie

**Email :** Not Supplied

**Address :** Not Supplied

**Phone :** Not Supplied

### **Comments :**

Item 49 Roadhouse Park

Nov. 19, 2007

Dear Board of Supervisors:

My name is Dawn Imbrie; I have been a Pleasure Point resident for 25 years. I would like to speak in support of you the Board going forward with purchase negotiations towards the Roadhouse as a park acquisition site. Pleasure Point is a unique country coastal community; many residents see the Roadhouse and its property as a significant part of where we live. Concerned residents have been working over the past years to be proactive in working to protect what makes our community unique and valuable. This also involves working on building guidelines as well as protecting the great assets of our natural open spaces. With the much-valued coastal land of Pleasure Point, the increased presence of new coastal development is more and more prevalent.

The Roadhouse is one of the oldest structures in Pleasure Point dating back to the early 1900's. It still stands and aesthetically represents another time from our community's history. Recently next door the old cottages placed on an ample open field were replaced with 7 expensive townhouses with a large parking lot in back. Saving the historic Roadhouse and its open space property greatly helps balance and offset increased ongoing coastal development. It also allows contrast, uniqueness and an awareness of what was here originally. To many of us the Roadhouse and its land offer history, richness and sustenance that are not garnered from new development. We feel it is of great importance and urgency we protect, nurture and save one of the few remaining historic structures and open spaces while we still can. They are part of our community's valued fabric.

I along with many community members vote yes in support of RDA funds being used for the Roadhouse park acquisition site. Of the many projects (with significant costs) RDA funds, this project gives back to the community in unique, rich, hard to replicate ways. The community has spoken to a number of potential uses of the Roadhouse: a community center, teen life skills, food distribution, non profit office space, youth hostel, art classes, community learning classes, sheriff's activity league . These assorted uses show a vital Roadhouse center and maintenance issues have also been looked at. As a community, we encourage you as the Board of Supervisors to move forward and vote in support of the Roadhouse as a park acquisition site. The Roadhouse and its open space are valued community resources we want to protect. They are worthy of the financial investment. Please stand with us in support of this valued acquisition. With our many thanks!!

Sincerely,

11/19/2007

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## CBD BOSMAIL

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**From:** CBD BOSMAIL  
**Sent:** Monday, November 19, 2007 9:36 PM  
**To:** CBD BOSMAIL  
**Subject:** Agenda Comments

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**Meeting Date :** 11/20/2007

**Item Number :** 49

**Name :** Greg Madsen

**Email :** gmadsen@mandelcom.com

**Address :** 3821 moana way  
sc, ca 95062

**Phone :** 831588-2036

**Comments :**

I support purchasing the roadhouse and making it a community center and park. I would like to continue the open process to determine the best use of the park site. I am interested in the park having facilities like tennis court, bocce ball court, grass, playground, volleyball court, etc. Lets make it a park that will work for people after they grow out of the playground age.

Feel free to contact me.

Greg