

TAXPAYERS!!!

WHAT'S HAPPENING?

Does This Look Like A High School Site To You?

The Original Plans called for 50 Acres of Usable Ground. If the Road is Put Through Only 20 Acres Will be Available for Educational Purposes. There Will Not Be Enough Room for Expansion or Athletic Facilities. The Site is Too Expensive in Dollars and Too Noisy for Educational Purposes.



Does This Look Like an Entrance to a \$400,000.00 High School?



East Santa Cruz Businessmen's Assoc. Protest the La Fonda Site

City Council
City of Santa Cruz
Santa Cruz, California

Aug. 8, 1966

Gentlemen:

On behalf of the East Santa Cruz Businessmen's Association, Inc., we wish to protest the use permit for the La Fonda High School site for the following reasons:

1. The present site is not a location which is zoned commercial, and we feel that the commercial area would badly effect

OPEN LETTER TO THE CITIZENS OF SANTA CRUZ HIGH SCHOOL DISTRICT AND THE SANTA CRUZ CITY COUNCIL:

I urgently request all of the people interested in a good community and in good schools to attend the City Council meeting tonight and protest the use permit of the city schools.

I have asked the city school board on Monday, August 1, for costs and pertinent information on the La Fonda High School project. The President, John Melendy, told me, "Well, Mr. Hansmann, this is public information, of course you can have it." After the meeting I went into Mr. Gray's office, the business manager of the schools, and couldn't find the costs and he pleaded with me to let him wait until the next day and he would mail them to me because he couldn't find them. Upon checking with him on the following day Superintendent Denzil Morrissey had told Mr. Gray not to give Ed Hansmann any information, he will have to do it right before he can get it and write a letter requesting the information and he will present it to the school board and then they will decide. Mr. Morrissey seems to be very confused on this because it was at the school board meeting on Monday that I asked for this information. I have complied and sent the request for the information and I am told now that the best estimate of the time that I am to get this information will be on Tuesday which is the day of the use permit hearing.

It is quite evident to me that somebody in the school system doesn't want this information in the hands of the public before this use permit hearing. During the same time that I have been trying to get this information another man was given many papers on this La Fonda site issue and incidentally some of these are marked "CONFIDENTIAL". This man was alarmed about what he saw in these papers and thought I should have them. So on Wednesday he brought them to me and I made copies of them. They of course are too much to print in just this one newspaper ad so I have an entire section in the Central County News and the West Side Shopper which will be out tomorrow and will be delivered to everyone in the Santa Cruz High School district.

So, I respectfully ask the City Council in the light of all this that they hold the use permit for at least two weeks in view of these startling developments. I guarantee to you that these documents which will be in the Central County News and the West Side Shopper tomorrow will show to everyone concerned that at least somebody is misleading the Board of Education and wants to keep certain facts confidential or else the Board knows all of these facts and is keeping it from the community. So I would ask that we do everything in our power to hold this use permit up until these facts can be made public.

At the school board meeting on Monday this proposed road through the site was discussed at great length and if I read the attitudes of the school board

LETTER WRITTEN TO THE CITY COUNCIL
PROTESTING USE PERMIT FOR HIGH SCHOOL

July 11, 1966

City Council
City of Santa Cruz

Gentlemen:

Subject: Use Permit Hearing on
La Fonda High School Site

Please find enclosed herewith the signatures of some 624 people who have protested the location of the high school on the La Fonda site and some 95 signatures of people who are against routing the traffic of the La Fonda overpass and high school site down Park Way to Soquel Avenue.

It is my sincere hope that City Council will treat this hearing on the high school site and the use permit as being one not prejudiced by the purchase of the property by the city improvements contracts that have been let and that the City Council will make a thorough search of the problems of having the high school in this location and the immediate effect on the neighborhood and the general effect on the entire City of Santa Cruz.

My Protests to the high school being located on this site are as follows:

1. This property has a much higher and better use, such as a garden-type hotel, plus

2. This site was found to be out of bounds on nine out of the ten criteria put out by the California State Department of Education for High School Sites. I believe you gentlemen will agree that it would not be too bad if the proposed site would not qualify in one, two or maybe three of the criteria, but when it is out of bounds on nine out of ten criteria set up by this department, I believe that this is a serious matter.

3. The State and City have an investment in the La Fonda Street overpass of a given number of dollars and this investment should be used to expand upon for the benefit of the City of Santa Cruz because of the serious need of a major road from the Prospect Heights area to Soquel Avenue. The distance from Park Way to the Freeway interchange on Soquel Avenue is approximately 4300 feet and if you will divide 4300 feet by 300 feet, which is the average distance that you find streets paralleling one another, generally speaking, in a community, this would show the normal need for 14 public streets through this area. If you will examine the map you will see that Carl Street is the only other street that runs off Soquel Avenue in this entire distance of 4300 feet and that does not go across the Freeway but angles back sharply to the left and joins Park Way a very short distance away. So, in an area wherein normally you would have 14 streets, we have one very short street. This should demonstrate to you gentlemen the importance of putting the La Fonda Street through to at least city collector street standards and I would strongly suggest that this street not wander all over the area but go directly to Soquel Avenue in a straight line.

4. The entrance to the school property that is proposed adjacent to the Cardiff Pest Control property, in my opinion, is too narrow and too steep to be safe and it is my belief that this entrance, if it is to be used, should be made level at least 100 feet from Soquel Avenue so that the cars coming out of the site and into the traffic can see one another. It would be a tragedy for a school bus to come up out of that hole and be clobbered by some big truck just coming off the Freeway killing 15 or 20 children and injuring others. The community would be forced to correct this problem in which the City and School District may have some legal liability as well as a moral liability. The problem is that this slope is too great and the entrance is much too narrow.

5. I firmly believe that the school will cause the commercial area to be somewhat of a slum area and the commercial area will cause the school to be a slum school and I don't think this is good for Santa Cruz.

The problem of putting this school in a commercial zone certainly will have lasting effects upon our community. I challenge the School Board or anyone else to come up with one imminently prominent planner who suggests that the high school should be put in a commercial zone or who agrees with the way the schools are handling this problem. Planning books are full of recommending away from this sort of thing and I believe that this community should stop this before it is too late.

6. The School Board corrects the sound problem in the school by putting carpet in them but they completely ignore the sound problem that exists on this site between the Freeway and Soquel Avenue. This traffic noise will be a continuing problem to teaching conditions in the high school forever.

At a meeting of the East Santa Cruz Businessmen's Association with all of the important school people having to do with the construction of this high school in attendance, a question was asked . . . "Isn't the Freeway noise and Soquel Avenue noise a real problem to this school site?" They admitted it was somewhat of a problem but that was taken care of by the bank of dirt that remains between the Freeway and school property of some 600 feet in length. This bank of dirt and trees have since been removed by the school district and I can't help but think that when they answer this question this way that they had planned to remove the dirt and trees because it has only been a few short weeks since this happened and I am quite concerned about the devious presentation that has been made in this whole high school matter by the district administrator. I don't think it is fair to themselves or our community.

7. There are tremendous drains which drain into this La Fonda site and the school engineers have recognized this and have provided two rather large drainage ditches to carry off the water. Whether these drainage ditches they are providing are adequate, I cannot say, but I do know that there is more capacity to carry water furnished into the site than they are furnishing on the site and when this 60 acre site is improved, it will bring water immediately in larger quantities than ever before. The Districts destroyed two lakes and have filled 18 acres of water storage land that had furrows out in it that used to hold 18 acres of water approximately one foot deep. Now the School District has created a situation that will express this to a 10-foot in diameter culvert under Soquel Avenue and a short distance beyond this two 7-foot diameter culverts under Capitola Road. I am concerned that this will cause our property to flood almost every time it rains as well as flooding Soquel Avenue and Capitola Road. This is a serious problem and, much property damage can and will come from this situation. Certainly, if justice is done, the people who create such a problem should pay for all of the damages and correct the problem.

This problem will be again magnified by the Sisters' Hospital development of 16 acres, the 40-acre development that we are starting next to Chaminade when DeLaveaga Park is improved and when any other development above the Freeway occurs.

So, I would suggest that the use permit not be granted until the schools correct this situation to eliminate these problems in drainage, and I respectfully suggest that if the city grants the use permit that the city will have some liability for this condition.

We plan approximately one million dollars worth of improvements on the property that we own that is affected by this drainage problem, so you can see why we are concerned about this.

8. I believe that the schools will have in the La Fonda site over a million dollars in land purchase and site development costs and they still haven't taken care of some of the major problems. I believe that this is a very bad condition when there is another site available without site development costs for less than \$500,000 and I personally feel that the other site is a much better site for many reasons.

I believe the La Fonda site could be sold for every bit of the money that the schools have in it at this time and that this would be good for the community, the schools and everyone concerned. Then this property could be located in a proper location and enjoy the benefits of a wonderful site.

If the school would sell this at a profit, I will hereby guarantee that Arana Properties Company will waive any of its profits to the benefit of the schools and this community.

Respectfully yours,
Edward F. Hansmann

Paid for by MEDCO and ARANA PROPERTIES, Ed Hansmann Mgr.

Be sure and read the Central County News or the West Side Shopper tomorrow for startling CONFIDENTIAL information.

2. In light of the terrain of the property, the problems of drainage and the necessity for a road which we believe is an absolute must, we believe the costs of developing this site are too great.

3. The site is entirely too noisy with the Freeway on one side and a major commercial street on the other side. We feel this would severely hamper the processes of education.

4. We seriously question whether there is really sufficient usable ground in this site for future expansion if the necessary amount of space is allotted for playing fields, athletic fields, etc.

5. The buildings proposed are on different levels, and we believe that this will prove to be detrimental for this school.

6. The proposed access to the site is not only unsightly, but very unsafe at the grade that the street connects with Soquel Avenue.

7. We feel that a commercial development on this site could greatly enhance the total business prospects of the East Side, and the multi-million dollar development on this site would greatly enhance the tax base of the entire community. This would be beneficial not only for the East Side but all of Santa Cruz.

Our investigations show that this site does not meet the optimum requirements, and we have not been able to find a prominent city planner or school planner who indicates this site is a desirable one.

Because of all these reasons we feel the City Council should deny this use permit, instruct the School Board to sell this site, and move this school to a more desirable location.

We had a meeting recently with the school administrator, architect, engineers, and appraisers, and we believe that they misrepresented the La Fonda site to us in a number of ways. We feel that they broke faith with us when they told us that the site would not be noisy, because the bank and trees along the Freeway and the trees along Soquel Avenue would keep the noise out. Ten days later they had the bulldozers tearing down the trees and the bank. This is just one example of the poor faith shown by these people to our Board of Directors.

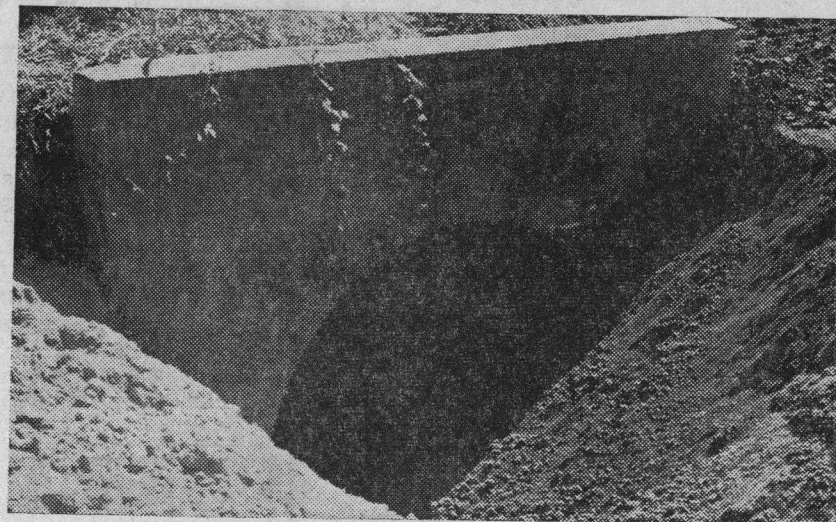
We believe it is important to have good schools. However, they should be in the most optimum location and on sites which are economically feasible. We believe the La Fonda High School site does not meet these two criteria.

Sincerely yours,
Arthur L. Showers, President
East Santa Cruz Businessmen's Assn., Inc.

ALL THIS DRAINAGE CULVERT MUST DRAIN



INTO THIS - WE DOUBT IT



correctly they don't intend to build this road and pay for it, they only intend to show a plot plan of the road so that they can deceive the City Council and get a use permit because these people were not interested in the cost of this road at all and only after prodding from the audience by me and other people did they ask the staff to develop the cost of this road. They put off this drainage system by trying to involve four different entities and suggest that the schools will pay for equal shares of this. I will prove in the Central County News and West Side Shopper that this is not the responsibility of other people but the school board.

These documents will prove that the schools and their staff have a very difficult time estimating costs in the future and they don't seem to be able to find out what's going on today.

Please City Council, hold this use permit off for at least two weeks until this matter is settled. And you citizens of Santa Cruz High School District please take the section of this page that asks for your signature, cut it out and wait one day until you've read the Central County News and the West Side Shopper as I'm sure you are going to want to sign this yourself and get your friends and neighbors to sign and be sure and mail it to me because I am afraid the school board may lose them or something, so that I can present them at the proper time.

You may ask why I am so interested as to pay for a full page ad? Arana Properties Co., of which I am the manager and holder of the largest interest, has four properties that are very valuable and they are close neighbors to the school and it is our opinion that this school will hurt our business area and that the business area will hurt the school. So you can see that this is extremely important to me and to every citizen of our high school district.

Ed Hansmann
A very concerned person

MAIL TODAY

We Oppose The La Fonda Site for a High School Because It Is Too Expensive, Too Noisy And In The Wrong Location.

NAME

ADDRESS

MAIL TO ED HANSMANN
1207 SOQUEL AVENUE, SANTA CRUZ