

# Seacliff Improvement Association

Fall  
2014

## Seacliff Village Park News

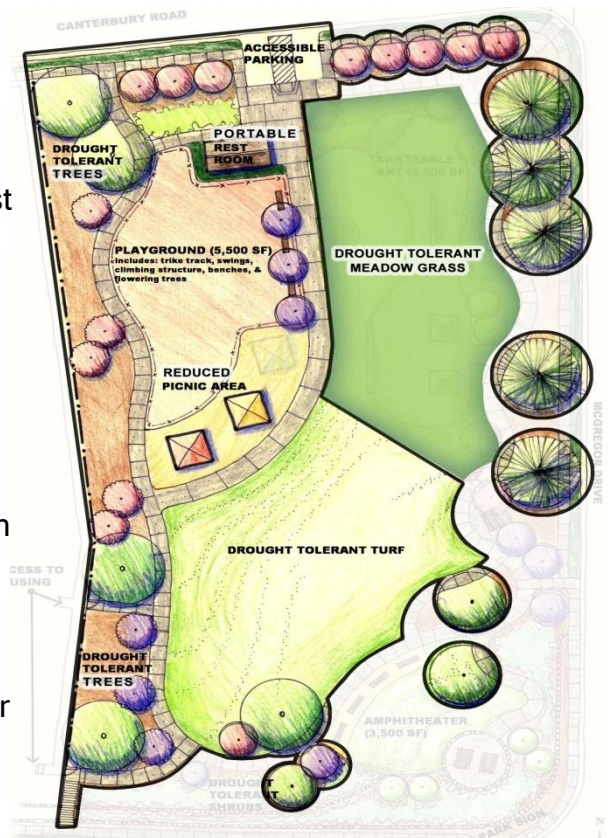
Kate Minott, Santa Cruz County Parks & Recreation Commission

During this past year, Supervisor Friend's office has worked with the Santa Cruz County Planning Department and Santa Cruz County Parks staff to keep the progress of Seacliff's first neighborhood park moving forward. In early October the County Planning Commission approved the Master Site Plan and coastal development permits required for the Phase I improvements for the future park.

The County Board of Supervisors then approved the park plan and the coastal development permits. The Supervisors also considered the recommendation suggested by Seacliff residents and approved by the SC County Parks Commission that the neighborhood park be named the "Seacliff Village Park." Construction of this long-awaited park is likely to start mid-2015.

Phase I improvements of the 1.25-acre park site at the corner of Searidge Road and McGregor Drive include grading for drainage and infrastructure, a new walkway along McGregor Drive, walkways throughout the park, a play area, a picnic area, parking and drought-tolerant landscaping.

The Friends of Santa Cruz County Parks Board of Directors is now able to accept secure, on-line donations through PayPal for a specific park project such as Seacliff Village Park. To donate or volunteer please contact FSCCoP at: Facebook: <https://www.facebook.com/fscop>, or on the Web: <http://fscop.weebly.com> FSCCoP is a non-profit 501(c)(3).



### Seacliff Village Park Phase One

The new park is located next to the Canterbury Townhomes at the corner of Searidge and McGregor Drives.

## Tell the County What You Think about the Vacation Rental Ordinance

We recently asked for your comments about potential changes to the Vacation Rental Ordinance. Our association has not taken a position on this issue but we encourage you to take a few minutes to convey your wishes to the County. Walk your block to see how many of the houses are occupied full or part time. How many are vacation rentals? Talk with your Seacliff neighbors about their experience owning or living next to vacation rentals. Read the column, on page two, from our District Supervisor, Zach Friend, and then write to him. Several of you have shared your opinion about this issue that will affect our entire neighborhood and we thank you for your comments. Now the County needs to hear from the rest of us before deciding the future of vacation rentals in our neighborhood!



## Proposed Vacation Rental Changes in Seacliff

Zach Friend  
Second District Supervisor  
County of Santa Cruz

Over the coming months, the Planning Commission and Board of Supervisors will be considering changes to the local vacation rental ordinance. In the last few years the County has been working to address concerns surrounding vacation rentals. Complaints of noise, parking issues and even neighborhood character are attempted to be balanced with the interest of providing rental stock for

visitors to our area. Most of the changes have focused on the greater Live Oak area and now those regulations are being proposed for the coastal Aptos area including Seacliff.

I believe the proposed regulations meet an important balance of three things. 1) It maintains the current vacation rentals that are compliant with the ordinance. In other words, current vacation rental owners are preserved and protected. 2) It allows for a responsible increase in the current number of vacation rentals. 3) It preserves neighborhood character and integrity by setting caps on the total number of vacation rentals on a block and in the neighborhood.

Specifically, the proposed changes would limit the number of vacation rentals to 20 percent per block and no more than 15 percent overall in the coastal designated district in Aptos. In other words, if you have 100 homes on a block, no more than 20 homes could be vacation rentals. The proposal does provide exemptions for areas of Rio Del Mar, such as Beach Drive, where over 20 percent of the homes are already vacation rentals. In this case, it proposes a 50 percent cap to ensure that additional vacation rentals are accommodated.

Additionally, the proposal presents reasonable changes to the current ordinance such as enumerating what is a violation of the ordinance that could be cause for non-renewal of a permit, visible signage requirements with contact information for the property manager/owner for neighbors, requires amendments to permits if the home is expanded (additional bedrooms are added) and more.

This proposal has been met with concern by vacation rental property managers that have expressed reservations about having any sort of regulation. In addition, since the Seacliff/Aptos area has not had the extent of complaints as the Live Oak area they have expressed to me a concern that these changes are unnecessary.

While I understand this viewpoint I respectfully disagree. I believe it's important to make public policy decisions for the future as opposed to legislating by crisis. I'd rather that our area not face the significant issues that were seen in Live Oak, which included noise, trash, parking and neighborhood character loss, before we address the issue. Instead, I would rather work proactively to meet the balanced needs of the neighborhoods and vacation rental owners, which I believe these proposed changes accomplish.

The Planning Commission considered the proposed density changes to Aptos/Seacliff (20 percent per block and 15 percent overall) at their November 12th meeting and voted to extend the opportunity for public comment to a public study session dedicated to this issue at the beginning of 2015. The Planning Commission did vote to recommend the other set of changes (signage requirements, etc.) to the Board of Supervisors. The Board of Supervisors may consider all or part of the suite of changes in December, so your input is needed.

I would appreciate hearing your thoughts on these proposals. Please feel free to email me at: [zach.friend@santacruzcounty.us](mailto:zach.friend@santacruzcounty.us), or call my office at 454-2200. Thank you!

# Fall Beautification Awards

Niki Derby

**503 Spruce** - Bill and Toni Alderson moved from Modesto seven years ago where they farmed and raised their children. They've completely redone their front yard by themselves, with the exception of a stone walkway and stairs. They built the fence and arbor, and along with putting in a drip irrigation system, they've chosen water-wise plants. Refreshing the mulch keeps the yard looking tidy and inviting. They also created an amazing water feature, by drilling a hole into a large boulder and installing a pipe and catch basin. Now they have a trickling water fountain!



**715 Seacliff Drive** - This lovely home is relatively new, having been built in 2011. The owners, Doctor and Mrs. Chris Allaman, and their two sons, Andreas and Alessi, clearly love this beautiful home and that pride shows through in the curb appeal that they have created. Chris rented the original home and when the owners were ready to sell he jumped at the chance to buy the property and create a one-of-a-kind home. Dr. Allaman gives a great deal of credit for the success of his garden to Ross, at Garden Haven Nursery. "Plant selection was key and Ross gave great insight." If you're in the area drive by and appreciate this tasteful and artfully landscaped home.

**633 Middlefield** - Doing her part to help preserve water, Karen Lewis had synthetic turf installed in her front, side and back yards, with stepping stones intertwined on the side. In addition to the large grassy turf, the front yard has red bricked flower gardens planted with beautiful blossoming begonias and purple aloha plants. Karen originally purchased her home in 1987, eventually moving from Stockton in 1990 to make Seacliff her home. The synthetic grass was installed six years ago by local Seacliff resident and synthetic grass expert, Steve Miller of Sunset Landscape. Karen decided to have the faux grass installed because of a common problem here in Seacliff, gophers! She saves more water by maintaining the flower gardens with buckets of recycled water she collects from water usage in her home.



Your Beautification Committee wrapped up another year...see all of you next May. A great big thank you to: Linda Campopiano, Debbie Doss, Coni Hendry, Martha Johnson, Margaret Kotsi, Mark Mauceri, Esther Maxey, Deb Murray, Pat Norton, Cathy Patton, Sharon Vaughn, and Mary Watson.

# Seacliff Undergrounding Final Easement Update

Will Roblin

After a major interruption in the progress of undergrounding utilities in downtown Seacliff, the project is now back on track. At our November association board meeting, we received a welcomed briefing from our County Supervisor, Zach Friend, who gave us an extensive update on the latest evolution of the long-awaited downtown utility undergrounding project.

You may recall that the undergrounding project had stalled because of easement issues. PG&E had rejected the Regional Transportation Commission's (RTC) requirement to apply for an easement under the railroad crossing on State Park Drive because they believed they already had one with the County. Although this is a County project, the rail crossing is owned by the RTC which is a separate entity requiring its own easement.

During the Nov 4<sup>th</sup> RTC meeting, the commission members adjourned to closed session where Zach pursued and received a directive for RTC staff to establish a new right-of-way with PG&E. At our board meeting, Zach also shared that, as the new owner of the rail corridor, the RTC must renegotiate every sub-lease and agreement with neighboring property owners, previously held by Union Pacific, along the entire 32 mile corridor. While faced with this daunting task, the easement for PG&E is still expected to be ready within the next 3-4 weeks.

Ultimately, this easement allows access through a simple, over-the-counter, encroachment permit. The timeliness in obtaining this permit will be closely monitored by the association. Seacliff residents, therefore, could see the conclusion of negotiations this year and undergrounding beginning in 2015. The actual installation period has been planned for 8-10 months. Our next task is to encourage the County to move briskly from the undergrounding to the Seacliff Streetscape Improvement project without a significant period of half-patched roads and restricted parking.

## Keeping an Eye on the Cliff

Rebecca Downing

After a recent association member inquiry about the removal of a Eucalyptus tree from the cliff, I spoke with State Parks Biologist, Chris Spohrer, whose job it is to inspect all the trees at Seacliff State Beach. Chris said the tree suffered from "sudden limb drop" a syndrome common in mature trees and, once it dropped a limb, it became a hazard and was removed. He also said park employees try to remove the hazard and not the tree if possible. If it were to fall on a picnic table, they would just move the table but in this case, since the limb hit an RV and the tree falling would likely do the same, the tree was removed. Fortunately, no one was hurt when the limb fell.

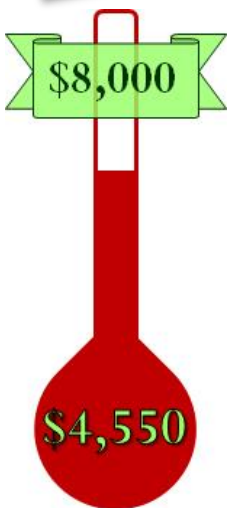
The eucalyptus trees on the cliff are shallow rooted and take some of the cliff with them when they fall. This increases erosion to the cliff so that is why the trees are monitored and inspected every other year. There are no current plans for removing other trees. For more information about this and other trees at the State Beach, please contact park biologist, Chris Spohrer at: (831) 335-6382.



Several precarious Eucalyptus trees grow along the cliff at Seacliff State Beach.

## Seacliff Annual Dinner Delights

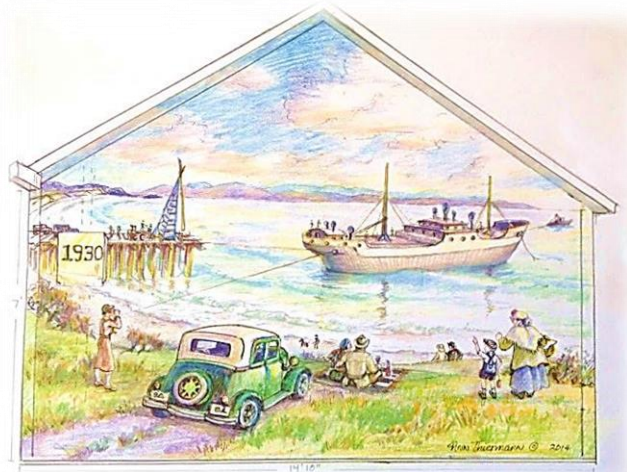
Over 100 members and guests joined together for a lovely evening last month at our annual dinner. Everyone enjoyed music by Ken Constable, hearing the latest County news from Patrick Mulhearn and we all learned something new about Seacliff from Sandy Lydon! Many thanks to everyone who helped create the bewitching atmosphere for us to celebrate our village.



### *Mural Funds Inching Upward*

Thanks to recent donations both online and at our annual dinner, we are advancing toward full funding of this downtown beautification project.

Please help us reach the rest of the \$8,000 required before work begins next spring by donating today. A donation of \$500 or more will be acknowledged on a plaque at the mural site.



Visit our website and donate via PayPal today: [www.seacliffimprovement.org](http://www.seacliffimprovement.org)



Team Seacliff CERT squad leader, Will Roblin and a fellow CERT Member, rescue a victim trapped under a wall during a recent CERT exercise.

## Get CERT-ified!

Mary Edmund



Make a New Year's resolution to help the Seacliff community be prepared for an earthquake or disaster by signing up for Community Emergency Response Teams (CERT) training. You will learn to:

- Manage utilities and put out small fires
- Treat the three medical killers
- Provide basic medical aid
- Search for and rescue victims safely
- Organize and help spontaneous new volunteers be more effective in a disaster
- Collect disaster intelligence to support first responder efforts

The next CERT class starts, Tuesday, January 13th so please, contact Mary Edmund at phone: 475-2633 or email: [medmund4@gmail.com](mailto:medmund4@gmail.com) to reserve your space or get more information.

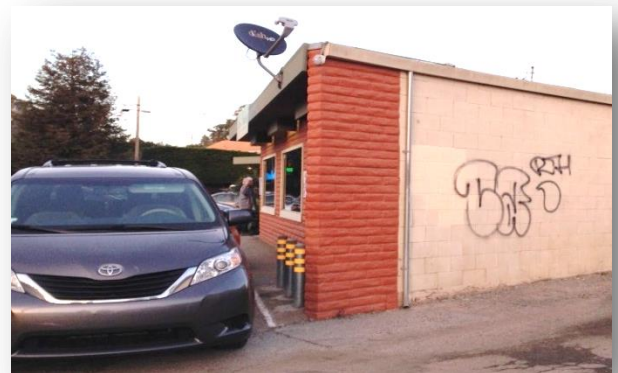
## Be the Beautification You Seek

Stacy Patyk and Rebecca Downing

We live in such a beautiful area, and it is so popular that we end up with lots of trash lying around our lovely village streets. Many of you pick up trash and recyclables on your walks and it is time the rest of us did our part. We challenge all of our members to pick up a piece of trash every time you go out for a walk in Seacliff. Pick up trash along your street where you live. Pick up a piece of trash while going for a walk on the beach. Imagine, if each of us picked up one piece of trash on our walks, Seacliff Village would look so much cleaner. Our creek and our ocean would benefit because some of this trash ends up there too.

But what about litter you can't collect because it is spray painted on a wall or fence? You can report it to the Graffiti Removal Project Hotline. On-call Graffiti Volunteers help eliminate reported graffiti quickly. Just provide the location, description and surface to help volunteers identify it. If you use their online form you can also upload a picture of it so snap a photo of that tag to help volunteers. Prompt and consistent removal of graffiti is our best defense in discouraging future destruction of property. You can call the hotline at 427-0462 or file a report online at:

<http://www.scvolunteercenter.org/programs/building-communities/the-graffiti-removal-project/report-graffiti/>



Let's work together to make Seacliff a cleaner, lovelier place to live by reporting graffiti and picking up trash. Litter is not going to grow legs and throw itself into a trash can - it's waiting for you to do it!

Seacliff Improvement Association  
Treasurers' Report 2014

YTD

Beginning Balance:	\$27,081.97
INCOME:	
Donations	\$2,916.36
Membership	\$6,985.43
Human Race	<u>\$3,360.15</u>
TOTAL INCOME	\$11,331.94

EXPENSES:

Human Race (Fund Transfer to Event Organizer)	\$1,016.29
Web Host and Design	\$854.88
Newsletter Publishing	\$3,318.52
Postage	\$586.46
Mini-Park	\$180.58
Insurance	\$570.00
Annual Dinner	\$1,205.61
Beautification Awards	\$150.00
Other Expenses	\$3,723.85
Road signs	<u>\$505.83</u>
TOTAL EXPENSES	\$9,211.89

ENDING CASH BALANCE \$29,202.02

Special Association Projects

Monies in our account that are designated for:

Project	Amount
<b>Seacliff Park</b>	
	\$816.00
<b>Seacliff Mural</b>	
Donations	\$4,550.00
Payment to Artist, Ann Thiermann	<b>(\$1,000.00)</b>
CurrentTotal	<u>\$3,550.00</u>

## Welcome New Members!

Sebastian Frey  
Don and Cathryn Grant  
Lori Hoenisch  
Jeff Johnson  
Mike and Hibbe Jones  
Brian and Nonie Ressler  
Richard Woodbury  
and Marcia Minnihan

*We thank all 356 member households and friends for your continued support!*

To learn more or join the  
Seacliff Improvement Association visit:

<http://www.seacliffimprovement.org/>

Check out our Newsletter Archive:

<http://www.seacliffimprovement.org/sample-page/newsletters/newsletter-archive/>

Write to us at: [info@seacliffimprovement.org](mailto:info@seacliffimprovement.org)



## Nextdoor Seacliff

Many Seacliff neighbors have joined Nextdoor, a private social network for neighbors to build community connections. Aptos has several neighborhoods, including Seacliff, that have joined together to share information including:

- Neighborhood Events
- Babysitter recommendations
- Free Lemons
- Sharing a Beach Walk
- Seacliff Coyote Sightings

To learn more or join visit:  
<https://nextdoor.com/>

**Seacliff Improvement Association**  
**PO Box 533**  
**Aptos, CA 95001-0533**

***Share your newsletter with a new neighbor and invite them to join the  
Seacliff Improvement Association***

**Membership Application/Renewal**  
Annual Dues are \$20.00 (January– December)

Name(s): \_\_\_\_\_

Seacliff Address: \_\_\_\_\_

Mailing Address if different: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: (\_\_\_\_\_) \_\_\_\_\_

E-mail Address (for newsletters and bulletins):

Email: \_\_\_\_\_ Email 2: \_\_\_\_\_

Please send my Quarterly Newsletter via US Mail:  (check here)

The SIA does not give out membership lists or phone numbers except to a fellow member for valid membership purposes. If this policy does not provide sufficient privacy, please check one of the two choices following:

Consult me before giving out my address or phone number to any SIA member

Or

Do not give out my address or phone number to any SIA member

Please include your check and mail to: Seacliff Improvement Association, P.O. Box 533, Aptos, CA 95001