

SEACLIFF IMPROVEMENT ASSOCIATION



Seacliff
APTOS

Quarterly Newsletter - Spring 2009

Upcoming Events:

June 6, 2009

Join us for The Cement Ship Festival at Seacliff Beach. An all age event with music, crafts, educational booths and of course the Seacliff Improvement Association. A day of fun in the sun.... Plus it is right in your backyard. Sea you there!

July 4th, 2009

We know you already go to the World's Shortest Parade. Don't be left on the sidelines take a stroll down Soquel Dr with the Seacliff Improvement Association.

2008 was our 1st year in the parade come join the fun Put Seacliff Improvement Association on the map. Nothing to wear? We have Foggy Doggie Bandanas and Seacliff Sweat-shirts available for purchase which can be worn while you strut your stuff .

Contact Dianne Pereira at dianne@lifesabeach.com or 831-457-4208

October 24 , 2009

The SIA Annual Banquet Dinner will be held at the Seascape Golf Course Clubhouse at 6PM. Save the date!.

NOTEWORTHY UPCOMING EVENTS

The proposed **Significant Changes** regarding the rezoning of the "Poor Clares" property in Seacliff has resulted in a groundswell of community outcry

Your **Seacliff Improvement Association** is also opposed to these proposed changes. If possible please plan on representing Seacliff by attending the following:

BOARD of SUPERVISORS HEARING

on Tuesday May 12, 2009 at 1:30PM
(the date may change, we will e-mail if it does)
701 Ocean Street, 5th Floor
Santa Cruz, CA 95060

We will each have 3 minutes to speak into the record so choose/pre-write your words carefully for maximum impact.

Thank you for your diligent effort in embracing this grand opportunity for Seacliff's voice to be heard.

...and on another note

On the same same date, **May 12**, beginning at **7 PM** and held at the

Seacliff Highlands Community Room, 151 Canterbury Drive, please join us for our quarterly

SEACLIFF IMPROVEMENT ASSOCIATION GENERAL MEETING

"PUBLIC SAFETY NIGHT"

Our guest speaker will be **Sergeant Robin Mitchell** with a presentation on "**Megan's Law**". She is an expert in her field and this talk should be informative and revelatory.

"CERT" Emergency Preparedness Chair/Mary Edmund will follow with a short introduction and information about **Seacliff CERT**

Refreshments will be served!

Seacliff Residents Fight Poor Clares Rezoning

By Niki Derby and Rebecca Downing

In April, 2008, Santa Cruz County chose to add the property currently used by the Coastlands Church to the group of properties being rezoned for high-density (20 units per acre) to meet state requirements for low income housing development. Although this was decided at a public Board of Supervisors meeting, Seacliff residents were not notified of this by the Planning Department nor by our Supervisor, Ellen Pirie, at the time of the change.

In February, 2009, notices were sent to a few Seacliff residents about a public meeting concerning this zoning change, held at the Coastlands Church by the County Planning Department. At the meeting, which was attended by Supervisor Pirie and Dominican Hospital representatives (the owner of the property), Tom Burns, Planning Director and Planner Sarah Neuse presented the rezoning of the Poor Clares property. Currently all 14.3 acres is zoned Visitor Accommodation, but this would change to 4 acres of high density, three story, housing up to 80 units, 4-5 acres rezoned Commercial with 3 acres remaining Visitor Accommodation.

The planning commission will vote to approve rezoning on April 29th. If approved, the County Board of Supervisors will vote on the rezoning in mid-May. Once rezoned, the state Coastal Commission must approve the change because the land is in the coastal zone. This may take several months.

We were told once the “by right” high-density zoning changes were made, the only input Seacliff residents would have on any housing development would be aesthetics like exterior colors and materials and some landscaping to mitigate the impact of a three story complex. There were lots of questions, comments and objections voiced at the meeting. We were told an Environmental Review Initial Study would be published shortly and when it was, a Negative Declaration of the impact was determined meaning that a full Environmental Review was not required.

After the meeting a lot of us were surprised, angry and outraged that we just found out about this and were not part of the process. So we organized a Seacliff residents’ meeting on April 1st by passing out flyer announcements to all residents. The meeting was attended by over 75 residents and friends of Poor Clares. There was almost complete support for retaining the current zoning and the group created a list of action items to fight the rezoning. A restriction for senior housing was offered by our Ellen Pirie as an alternative, but we learned that Dominican Hospital would need to make this restriction and they are disinclined to do so since senior housing would not generate as much revenue..

Petitions with 480 signatures were submitted, and many letters, including one from the Seacliff Improvement Association and the local chapter of the Sierra Club, were sent to the Planning Department opposing the rezoning and requesting a full Environmental Impact Report be conducted. Plans are being made to attend the Planning Commission meeting on April 29th and residents plan to speak about the various issues of the Negative Declaration including the validity of the traffic survey, police and fire safety, demand on the local water supply, removal of mature trees and associated wildlife, impact on local schools and drainage. We encourage all Seacliff residents to attend this meeting to voice your objection/opinion.

If the rezoning is approved by the Planning Commission on the 29th then efforts will continue and expand to prepare for the County Board of Supervisors meeting regarding this critical issue in May. More petition signing and letter writing endeavors will be paramount in keeping Seacliff’s last open space from being developed.

Welcome To Our New Members!

We extend a warm welcome to:

Doreen and Art Alfaro, Mary Andrew, Guy and Jamile Chanda, Paul Elerick, Coni Hendry, Greg Mann, Tina Solinas and Ted Knox

We hope to see you at our meetings and events

Rezoning of the Poor Clares Property

by Ellen Pirie - Santa Cruz County Second District Supervisor

As many Seacliff residents are aware, the State of California requires that cities and counties provide the opportunity for their “fair share” of affordable housing. After years of litigation and negotiation, Santa Cruz County is being required to rezone 30 acres of land in the unincorporated area of the county for 20 units per acre, in order to provide the “opportunity” for affordable housing.

The County has identified those 30 acres, which include 14 acres in the Pajaro Valley, 10 acres in Live Oak and Soquel, and 6 acres in Aptos. Four of those acres are on the property known as the Poor Clares property. The property at 280 State Park Drive is owned by Catholic Healthcare West, which is the parent company of Dominican Hospital, and is the current site of the Coastlands Church.

The driving force behind the rezoning is the State mandated June 30, 2009, deadline. Although the Poor Clares property has been among the properties scheduled for rezoning for more than a year, many people are only now becoming aware of it.

It is important to remember that the County’s obligation is simply to rezone the property, not to build the housing. In this particular case, no actual development of the property is on the horizon. However, once rezoned, the property could be developed.

The site does have some problems in terms of accommodating such housing. My greatest concern about the proposed rezoning is its potential impact on traffic.

A traffic report provided by a consultant for the County has analyzed the traffic impact of any possible housing development on the site, as well as the possible use of the remainder of the property for medical offices and a hotel. The traffic study finding was that a traffic signal would be required on State Park Drive wherever the entrance to the Poor Clares property is ultimately situated, which could be different than where it is currently located.

The traffic impacts, as well as other environmental impacts of the proposed rezoning, could be substantially reduced by requiring that the housing be built for seniors. Senior housing requires far fewer parking spaces, produces far less traffic, has smaller units resulting in smaller footprints and lower building sizes, has less impact on water supply, and, of course, schools. Therefore, limiting the development to senior housing seems like a “no brainer.”

However, the County cannot require that the rezoning limit any development there to senior housing unless Dominican Hospital agrees to such a limitation. If Dominican Hospital offers to limit the housing to senior housing, that restriction can be written into the rezoning and will be binding on Dominican or any future owner of the property. (Unfortunately, a recent email from a County staff person failed to accurately spell out the effect of including a senior housing restriction in the rezoning itself. The Planning Director has confirmed that such a restriction would be binding on any owner of the property.)

The Planning Commission is scheduled to consider the Poor Clares rezoning proposal on April 29, 2009, at 1:30 p.m. at the County Government Center at 701 Ocean Street, Santa Cruz, in Room 525. Subsequent to the Planning Commission hearing, the proposal will then come to the Board of Supervisors at a meeting that has not yet been scheduled.

Would high density housing on the Poor Clares property be under consideration if we were not under a State and court mandate? No, it would not. However, the political reality is that the County is committed to rezoning these 30 acres, and my colleagues on the Board are very likely going to move forward as planned. The best option by far for the Poor Clares property and the Seacliff community is to persuade Dominican Hospital and Catholic Healthcare West that restricting those four acres to senior housing is the right thing to do.

The Poor Clares property is ideally and uniquely situated for a senior housing development. Transportation, shopping, restaurants, and library services are all nearby. In addition, Dominican’s proposal to build a medical facility on the same site makes this an even more perfect site for senior housing.

Please help me convince Dominican and their parent company that this is the right thing for our community. You may contact Dominican Hospital by email at martina.osullivan@chw.edu; by letter to Martina O’Sullivan or Dr. Nanette Mickiewicz at Dominican Hospital, 1555 Soquel Drive, Santa Cruz, CA 95065; or by calling the administration office at 462-7501.

ANNUAL SEACLIFF FLEA MARKET — Celebrating our 13th Year!! Sponsored by the Seacliff Improvement Association

by Deb Murray

SAVE THE DATE: Saturday - May 16th, 2009

Sponsored by the Seacliff Improvement Association

Our 13th Annual Seacliff Flea Market is being held this year for the first time in MAY --- a month earlier than it is usually held. We **NEED** your **HELP** in getting the word out for our **BIGGEST FUNDRAISER** of the YEAR!!!

This **COMMUNITY DRIVEN EVENT** is held at the bluff above the legendary Cement Boat (upper parking lot of Seacliff State Beach). The one and only **FLEA MARKET** with **BREATHTAKING VIEWS** and **GORGEOUS WEATHER** too... hopefully we'll have no rain on this special day!

This annual gathering attracts happy shoppers from within the community, neighboring communities and vacationers too... so spread the word!

Always a fun event, volunteers work tirelessly gathering items, setting up and pricing on Friday (9am-4pm) — and then selling and tearing down on Saturday (8am-2pm).

Sponsored by the Seacliff Improvement Association (SIA)... some of the money raised funds our Annual Awards Dinner and our public gardens too! Our public gardens — again a volunteer effort — receive financial assistance with ongoing maintenance (replenished flowers, bark, etc.) to help keep our Seacliff gardens beautiful!

IMPORTANT DATES and CONTACT INFO:

DONATION DROP OFF occurs on May 15th, from 9am to 4pm at the Seacliff State Beach upper parking lot. If you have items to donate and need pick-up assistance, please call Co-Chair Steven Gibbs @ 662-3495. We gladly accept gently used items including clothing, books, cooking equipment, furniture, knickknacks, toys, jewelry, arts and crafts and more! We do not accept items over 50lbs or tires, TV's, monitors, printers and microwaves (or broken items).

FLEA MARKET SALES begin May 16th at 8am and continue until 2pm.

Please **MARK YOUR CALENDAR** for this **VERY IMPORTANT COMMUNITY EVENT!**

We **NEED YOUR HELP** and we thank you in advance for your participation!! Please volunteer for site setup/teardown and sorting, pricing, displaying and/or selling by contacting Deb Murray at 419-4315 or via e-mail @ dmurray@megamind.org.

CERT

by Mary Edmund - CERT Committee Chair

The recent cutting of the fiber optic cable in San Jose crippling the area with loss of land lines, cell phones and internet connections makes one realize the need for alternative plans in an emergency. Recently, SIA started laying the groundwork to form Community Emergency Response Teams (CERT) but we need your help!

Following a major disaster, people who provide fire and medical services may not be available. Factors as number of victims, communication failures, and road blockages will prevent people from accessing emergency services they have come to expect. People will have to rely on one another for help. CERT is designed to help neighborhoods prepare for effective disaster/emergency response through training and pre-planning.

The training covers basic skills that are important to know when emergency services may not be immediately available. Program material covers earthquakes, fires, floods, hazardous incidents and other general life-threatening situations. Training lasts about 20 hours, divided over 6 evenings. The training increases one ability to safely help their self, family and neighbors.

Now here is where you may help. We need an additional 41 individuals to support our community by becoming CERT qualified. Now is the time to prepare and get ready! Please, contact Mary Edmund at phone: 475-2633 or email: medmund4@yahoo.com to sign-up, for questions or further information on classes.



Spring Beautification Awards

by Niki Derby

Spring has sprung, so it will soon be time for Beautification Committee members to be on the lookout for homes they would like to nominate. We usually have 20-30 nominated homes from which the committee selects their top four favorites. Votes are tallied and the awards given.

Recipients receive a \$25 gift certificate to Hidden Gardens Nursery, plus the award sign will be on display in their front yards for several weeks. Awards are given twice a year . . . in June and again in August! Although you can't vote, you can nominate a home that you feel deserves the award. If it hasn't won before, I'll be glad to put it on the nomination list . . . just send me an email at nikiderby@baymoon.com.

Happy Gardening Everyone!

Spring has sprung at the Seacliff Mini-park...

by Johanna Lighthill

And so have the weeds! Love to garden? Looking for a way to get involved in your community? This tiny bluff garden, located on E. Seacliff, overlooking the cement ship, is enjoyed by so many, yet maintained by just a few neighbors. Improvements are underway: we've recently introduced a ceanothus ground cover. Can you find them? These plants are thriving, though still small. We'd like to continue, but need help. This opportunity to beautify your community requires no commitment and your effort provides immediate results. Just email Johanna Lighthill jjmmlight@comcast.net and she'll



keep you updated on mini-park news and events. Ideas and enthusiasm are welcome!

*A special thanks to Garden Haven Nursery (located off Old San Jose Road, Soquel) who offered us a discounted rate on plants purchased for our neighborhood garden.

Welcome St. John's

by Ray Wolfe

The Episcopal Church of St. John's will move from its 120 year old home in Capitola to its new Seacliff campus in June. The new facility located on Canterbury Dr. between Magregor



and Sea Ridge has been under construction since August of 2008. The Canterbury site is located on 2.5 acres and is designed to provide an environment of worship, community support, youth focused activity and outreach to all in need.

St. John's history in the area traces back to June of 1889 when its first services were held in Capitola. The church met for almost a decade in the living room of Martha Lewis (aka Patty Reed, survivor of the Donner Party migration) prior to construction of the present facility on Depot Hill in 1898.

Planning for a larger facility (with parking) began in the early 1960's. Initial fundraising to purchase property began in 1989 and the Seacliff property was purchased in ----.

St. John's has a current membership of 250 members many of whom reside in the Aptos area. They operate "The Helpful Shop" in Capitola which over the years has provided several hundred thousand dollars from their proceeds to local outreach programs. The church is active in providing support to many community groups including Second Harvest, The Rebele Homeless Shelter, The Volunteer Center, Kairos Prison Ministry, Food for the Poor and many other ministries. Additionally, the Church facilities are used as a meeting location by several community based organizations.

Steve Ellis, Pastor of the St. John's community states: "We are really excited about moving to the Seacliff site. We look forward to being a part of the community; we have a lot to share".

TREASURER'S REPORT
"First Quarter — April 2009"

By Lou Wolfe

Opening Checking Account Balance	\$4,731.13
REVENUE:	
Interest	.51
Donations	40.00
Memberships	1,475.00
Sweat Jacket Sales	80.00
Advertising for Spring Newsletter	<u>80.00</u>
INCOME TOTAL	\$1,575.51
TOTAL	\$6,326.64
EXPENSES	
Printing Winter Newsletter	167.77
Internet, Website	105.09
Membership Renewal Mailings	134.36
Annual SIA Membership dinner planned 10/17/2009	250.00
Mini Park, Upper Bluff & Plants	442.55
EXPENSES TOTAL	<u>\$(1,099.77)</u>
Closing Checking Account Balance	5,226.87
Savings Account Balance	<u>\$14,649.78*</u>
NET TOTAL	<u>\$19,876.65</u>
Int for 9 mth. CD - \$441.31	
Renewal 9 mth. CD - 11/20/09 @1.14%	
Closing Checking Account Balance	\$5226.87
Savings Account Balance	\$14,649.78*
Net Total	\$19,876.65
Monterey Bay Aquarium Foundation Grant Funds Account	
Balance (Prior Year)	\$331.10
Grant of 8/10/08	\$3,000.00
Central Coast Wilds Contract for plants	(1,500.00)
Central Coast Wilds remdr. of contract	(1,500.00)
Balance of Delivery Charges	59.40
Grant Balance at 12/31/08	271.70
SIA Community Reserve Account	\$816.00

Upper Bluff Planting of Native Plants and Grasses
by Terry Winston - Upper Bluff Restoration Chair

The Upper Bluff Planting of Native Plants and Grasses occurred Saturday, February 21st from 9:00 a.m. to approximately 3:00 p.m. The Seacliff Improvement Association (SIA) continued the restoration of the Upper Bluff of Seacliff State Beach to California native plants and grasses with the hand planting our second "island" of approximately one-quarter acre of native plants and grasses lovingly grown by Central Coast Wilds Nursery. SIA is undertaking to restore this upper bluff area from 95% invasive weeds and plants to eventually about 80% California native plants and grasses.



Our planting day was an awesome success due to the hard work of dedicated and energetic volunteers who planted 1,500 plants and scattered six pounds of wildflower seeds! The California Conservation Corps contributed about 17 volunteers, Ellen Holmes from Central Coast Wilds Nursery and Auggie Ceballos from the California State Parks volunteered their restoration expertise, and their labor. The remaining volunteers were made up of SIA members and conservation enthusiasts including several children from Santa Cruz County.

Even the weather cooperated; planting day was clear and cool and at 6:00 p.m. exactly a gentle rain began, ensuring a good start to the new plants.

Thank you to all the wonderful volunteers. Thank you to the California State Parks who have assisted by approving the plans and advising on the selection of native plants, grasses and methods of weed suppression. Thank you to the Monterey Bay Aquarium Conservation Action Fund which has provided a total



of \$6,000.00 in grant funds to date for the purchase of native plants and seed. The native plants and grasses and wildflower seed were grown by Central Coast Wilds Nursery. The California Conservation Corps has provided hundreds of volunteer hours.

If you would like to contribute to this challenging but worthwhile project we could use help to hand weed and also to propagate new native plants from seed. Please call Terry Winston at 251-0001 to volunteer.

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Community Contacts

Sheriff's Sub-Station Rancho Del Mar Center	Sergeant Robin Mitchell	662-0690
Abandoned Vehicle Program (vehicles abandoned on street over 72 hrs.)	Abandoned Vehicle Abatement Desk (need location, color, make, model & license plate)	454-3139
Aptos/LaSelva Fire District	Fire Chief, Tom Crosser	685-6690
Santa Cruz County Offices 701 Ocean St., Santa Cruz, 95060	2nd District Supervisor, Ellen Pirie	454-2200
California State Parks	Sector Superintendent, Pajaro Coast Sector - Kirk Lingenfelter Seacliff Supervising Ranger - Kevin Best (dogs off-leash, dead animals, etc.) Seacliff Park Maintenance Worker II - Jeffrey Long	429-2881 685-6442 475-0164
Aptos Chamber of Commerce	Executive Director, John Hibble Executive Director, Karen Hibble	688-1467
Graffiti Abatement Project	Sara Winterburn	427-0462

Seacliff Improvement Association

Membership/Renewal Application

Annual Dues are \$15.00 (January–December)

Name(s): _____

Seacliff Address: _____

Mailing Address if different: _____

Telephone Number: _____

E-mail Address (for SIA alerts & notification): _____

Please send my Quarterly Newsletter by E-mail:

The SIA does not give out membership lists or phone numbers except to a fellow member for valid membership purposes agreed on by the SIA Board. However, if this policy does not provide sufficient privacy, please check either of the two choices following:

- Do not give out my address or phone number to any SIA member
- Consult me before giving out my address or phone number to any SIA member

Please sign me up to volunteer for:

- Annual Flea Market Donations/Setup/Sales
- Maintaining Gardens
- Event Planning & Setup
- SIA Communications Committee
- Seacliff Beach Upper Bluff Restoration
- Utilities Undergrounding Committee

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

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