

# NOW IS THE TIME

## Please SIGN THE REFERENDUM Overturning Ordinance 1553

### YOUR PROPERTY WILL BE DOWNZONED NEXT

A small, special interest clique of City Hall and Old Town wants you to think the Referendum circulating throughout Seal Beach is just about Old Town. **THEY ARE LYING. THEY ARE HOSTILE TO WORKING FAMILIES.** Their Downzoning Agenda is for ALL SEAL BEACH. You should SIGN THE REFERENDUM, *because your property is next.* The Hill, the Cove, Surfside, College Park East, College Park West, and Leisure World: YOUR PROPERTY IS NEXT for heavy-handed regulation on home improvements & remodeling.

The Seal Beach City Council JUST adopted a revised Priority List for the Planning Commission and the City Department of Development Services to review “the substantive portions of the development regulations” *regarding,*

- Third Story Developments in Old Town (banned if Ord. 1553 stands)
- Mansionization Regulations (Early 2007)
- Historic Preservation/Regulations (Early 2007)
- View Preservation Regulation (Early 2007)

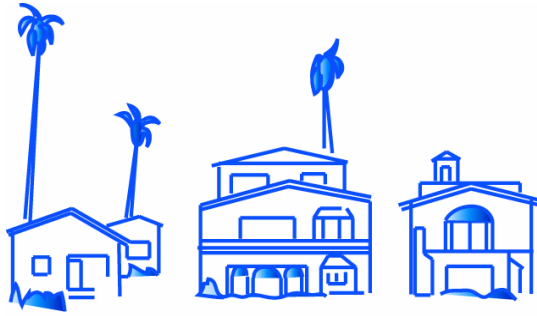
Each of these actions results in a Regulatory Taking of Private Property Use and Value – an Eminent Domain Abuse by City Hall

**There is no better way to STOP THEM NOW  
than to SIGN THE REFERENDUM**

**Let the Seal Beach City Council Know Seal Beach Will  
Not Stand for Eminent Domain Abuses of Any Kind**

To SIGN THE REFERENDUM in the Comfort of Your Own Home  
Phone: 562-431-0950 or 562-431-3447

To Learn More about this Eminent Domain Abuse and Regulatory Takings  
Visit our Website at [WWW.SAVEOURSEALBEACH.COM](http://WWW.SAVEOURSEALBEACH.COM)



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# SAVE OUR SEAL BEACH

Dear Seal Beach Citizen,

Seal Beach just received **ANOTHER “Wake-Up Call” From City Hall** – and WE IMPLORE families, renters, and property owners to join with us to resist what the “new” City Council has in store for our sweet little old town.

For those who own residential properties in Seal Beach **BEWARE: AN AGGRESSIVE CITYWIDE DOWNZONING AGENDA IS ON THE FAST TRACK BY CITY HALL!**

We utterly reject the tortured rationales and false, empty arguments advanced by the City Planning Commission for the zoning change they just forced through City Council, and foisted on property owners with wider lots, prohibiting building to the current 35’ height in the rear half of the property. This is not about third stories in Old Town. **THIS IS JUST THE BEGINNING OF SEVERE RESTRICTIONS ON YOUR PRIVATE PROPERTY FOR HOME IMPROVEMENTS AND REMODELING. YOU AND YOUR HOME ARE NEXT!**

**There is no legitimate excuse, need or justification for new building prohibitions on home improvements in Old Town or any other part of Seal Beach.** If the ill-conceived and discriminatory Ordinance 1553, rushed through by the City Council in an extraordinary Sunday afternoon session on October 8, makes it into law as planned November 7, it will set off a wave of new DOWNZONING that will swamp Seal Beach working families. You could lose thousands of square feet of livable space and hundreds of thousands of dollars of value in your home because of abusive zoning changes against “Mansionization” or for “Historic Preservation” or “View Preservation” being pursued by a City Hall with no respect for private property rights.

To freeze this abuse of the public trust, until cooler and more just heads may prevail, a group of Seal Beach citizens have formed an ad hoc residents’ committee: Save Our Seal Beach, which has launched this Referendum drive to bring the dreadful, family-hostile Ordinance 1553 before the people of Seal Beach for open debate and a democratic vote. We have found violations in state and municipal law in the procedural process which advanced the ordinance through the Planning Commission, and irregularities in its consideration by the City Council. **We believe the citizens of Seal Beach deserve better than coercive, unlawful downzoning and other regulatory takings.**

We welcome your support, and hope you will sign the Referendum Petition, **HALT DANGEROUS DOWNZONING IN ITS TRACKS** and **vote to make the City of Seal Beach once again accountable to the citizens who live here and love the town** – and do not want to see it downzoned into a static shell of its once-vibrant, family-friendly community.

## Save Our Seal Beach