

Save Our Seal Beach

A backroom political deal in Old Town has taken \$129 million in residential property values from your neighbors – and they did it by lying, cheating and violating state and municipal law.

This small political machine, and ITS special interest masters, want you to believe that the families fighting back for their homes are a “special interest” – even though many have owned for years, and simply want to make home improvements for their children & elders!

Politicians on the Planning Commission and City Council want you to believe that this Downzoning Ordinance, which hurts families and lowers property values, is “good for Seal Beach” – just because they say so! The next property they decide to Downzone might be yours!

Despite their empty denials, here are the facts about Downzoning Ordinances precisely like Seal Beach’s, according to the highly regarded *Pacific Research Institute* and the *Orange County Register*:

- ✓ **Private property rights ARE being violated**
- ✓ **This regulatory taking of private property use and value IS a common form of abusive eminent domain strategy used by city governments against homeowners**
- ✓ **The people of Old Town & Seal Beach HAVE NOT SPOKEN, but when they do, they can vote on this Ordinance in the next regular Citywide election at NO extra City expense**
- ✓ **YOUR signature on Save Our Seal Beach’s petition for a fair Referendum process will bring this to a vote, City Hall lies will NOT stand; and this irrevocably tainted and illegal result will NOT become municipal law. Don’t let the people and City suffer harmful DOWNZONING. Let’s VOTE!**

Enough is enough! It is time for openness and equity in Seal Beach community decision making. Let the people learn the facts, and have a free and fair vote. No more closed-door political deals!!!

THANK YOU FOR SUPPORTING A FAIR-VOTE REFERENDUM!

Myths about Save Our Seal Beach

Our opponents are saying a lot of things about Save Our Seal Beach — such as that **SOSB** “does not tell you that the *majority* of Old Town residents asked our City Council to limit our Old Town homes to 2 stories to keep its seaside village atmosphere.”

Save Our Seal Beach indeed does not tell residents this — because it is not true. In all of the minutes for the Study Sessions, Planning Commission meetings, and City Council meetings on this issue of Downzoning, the gross numbers of open advocacy are as follows:

Of residents who spoke on the measure, sent letters or emails, or signed a petition to the City Council, there were about 340 names submitted advocating passage of the measure. There were about 420 people who appealed to the City Council to reject the measure. Councilman Antos stated that an additional 300 people called him to ask him to pass the measure and only 20 called to ask him to reject the measure. Naively assuming no duplication of persons, that makes **640 FOR, 420 AGAINST**.

Those in favor of Downzoning thus falsely claim that 640 is a majority of Old Town residents. According to the voter rolls for Seal Beach, the voter registration for each of Seal Beach’s five districts is as follows:

District 1 – 3,792 voters	District 2 – 4,056 voters
District 3 – 3,320 voters	District 4 – 3,711 voters
District 5 – 4,162 voters	

Old Town is District 1 and part of District 3, bringing the voting residents of Old Town to about 4,600 voters. **Save Our Seal Beach looks at 640 voters compared to 4,600 voters and rightly calls it a *fraction*, not a majority.**

Those campaigning to Downzone Seal Beach have circulated a flyer asking you “not to be fooled.... An election will cost you, the taxpayer, \$50,000 to \$70,000.” Don’t be fooled. **No such Special Election or cost is necessary;** such needless expense would only result from City Council’s poor judgment — not from a fair vote.

When a Referendum qualifies in a municipality, the ordinance is suspended and the City Council has three options: 1) the City Council can adopt the Referendum (nullify their previous ordinance), 2) the City Council can call a Special Election (this would cost the City, according to the City Clerk, between \$50,000 and \$70,000), or 3) the City Council can put the Referendum on the ballot at the time of the election of the next council member (currently, November, 2008). **Placing Ordinance 1553 with the 2008 election would cost the City no extra expense,** as the Referendum would be consolidated with ongoing elections.

Save Our Seal Beach does not know which of these options the City Council will adopt, but only one of the three incurs an additional expense upon the taxpayers.

THANK YOU FOR SIGNING THE PETITION