

ACT NOW TO SAVE YOUR PROPERTY VALUES!

COME TO THE CITY COUNCIL MEETING TO
PROTECT YOUR HOME

YOUR PROPERTY *WILL BE* DOWNZONED MONDAY

A small, special interest clique influencing City Hall has just directed the City Council to massively restrict with new zoning ordinances what you can build on your home. **If confirmed by City Council vote this Monday night, these drastic laws could DIMINISH YOUR PROPERTY VALUES BY AS MUCH 33% OR MORE.** The new Downzoning Ordinances, except gated communities and Leisure World, apply to **EVERY HOUSE IN SEAL BEACH** in College Park East, College Park West, the Hill, the Cove and Old Town.

THEY ARE HOSTILE TO WORKING FAMILIES, because **they give unfair market advantage** to maxed-out properties already “gentrified” or improved, and **they will greatly increase the costs of design and construction while reducing living area.** The elitists pushing Downzoning have said outright that they want Seal Beach “to now have smaller homes, smaller families, and any new construction in town should be as difficult and expensive as possible, to preserve our quaintness.” What snobs!

Do NOT be deceived that this is just an Old Town dispute. **These drastic Downzoning Ordinances affect YOU, apply SEAL BEACH CITYWIDE, and were APPROVED BY THE “NEW” CITY COUNCIL LAST MONDAY—2 of 5 members of which ARE RECENT POLITICAL APPOINTEES—NOT ELECTED BY THE VOTERS!** **If you own a home in Seal Beach, your property is affected** either directly or indirectly by these draconian, inequitable, expensive, space-robbing, heavy-handed regulations on home improvements, remodeling and new residential construction.

- **16% Average Loss for College Park East, College Park West, and the Hill**
- **30% Average Loss for Single Lots in Old Town**
- **47% Average Loss for Lot and a Half or Greater Lots in Old Town**

**STOP IT NOW! CITY HALL 6:30 pm
COUNCIL MEETING MONDAY APRIL 21ST**

**Come tell the City Council that Seal Beach Voters
REJECT RADICAL AND UNFAIR DOWNZONING
PROTECT YOUR PROPERTY RIGHTS**

To Learn More about Regulatory Takings and this kind of Eminent Domain Abuse
Visit our Website at WWW.SAVEOURSEALBEACH.COM



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SAVE OUR SEAL BEACH

Dear Seal Beach Citizen,

THEY DID IT! DOWNZONING ORDINANCES THAT TAKE AWAY FROM YOU 15% TO 50% OF THE LIVABLE SPACE YOU CAN BUILD ON YOUR HOME WERE JUST APPROVED BY THE SEAL BEACH CITY COUNCIL!

One more vote this Monday night, April 21st by the Council will turn these outrageously unfair and inequitable ordinances into law! Imagine trying to redo your home, like your next door neighbor just did last year, and discovering that YOU can only add HALF the square footage your neighbor was “entitled” to, and with all the complicated new design codes it will cost YOU nearly twice as much to build the paltry half-sized “allowance” of living space conforming to the new “floor area ratios” our little City Czars have left you.

If you are a property owner in Seal Beach—here’s ANOTHER “Wake-Up Call” from an out-of-control City Hall rife with cronyism and corrupt practices—and **WE IMPLORE YOU to PUSH BACK, AND COME PROTECT YOUR RIGHTS AND YOUR INTERESTS!**

Homeowners, families, renters, and commercial property owners, **COME TO CITY HALL MONDAY NIGHT, APRIL 21ST 6:30 PM and RESIST** what the “new” City Council plans for Seal Beach homeowners—which is a future of economic “Haves versus Have-Nots”—as in “I HAVE my maxed out property; too bad yours will only be worth a fraction as much.”

THE ECONOMIC DAMAGE FROM DOWNZONING WILL HURT PROPERTY VALUES AND ECONOMIC VITALITY FOR THE WHOLE TOWN. EVEN CONDOS, LEISURE WORLD, THE BEACH FRONT, AND RENTAL PROPERTIES’ VALUES WILL BE AFFECTED—YOU NEED TO MAKE YOUR VOICE HEARD IN DEFENSE OF YOUR RIGHT TO COMPETITIVELY IMPROVE YOUR PROPERTY!

For those who own residential properties in Seal Beach **BEWARE: THESE SHOCKINGLY AGGRESSIVE CITYWIDE DOWNZONING ORDINANCES WILL BE LAW BY NEXT WEEK! THEY MEAN SEVERE RESTRICTIONS ON YOUR PRIVATE PROPERTY FOR HOME IMPROVEMENTS, REMODELING, and NEW CONSTRUCTION.**

There is no legitimate need for these HUGE building prohibitions on home improvements and new construction in Seal Beach. **DOWNZONING will financially “leave behind” and drive out Seal Beach working families.** You will lose thousands of square feet of livable space and hundreds of thousands of dollars of value in your home compared to your neighbors who have already rebuilt, because of these zoning changes that abuse and violate your private property rights.

Seal Beach deserves better than coercive Downzoning and regulatory property takings!

COME TO CITY HALL THIS MONDAY NIGHT, 6:30 pm, TO HALT DOWNZONING COLD! PROTECT YOUR PROPERTY VALUES! Let’s make City Hall protect our homeowner rights, and be accountable to the citizens who live here, love the town—and want it to be a vibrant, family-friendly community.