

SIGN the REFERENDUM SAVE YOUR PROPERTY VALUES!

HELP *SAVE OUR SEAL BEACH* PROTECT YOUR HOME FROM DOWNZONING

YOUR PROPERTY WAS DOWNZONED BY THE COUNCIL!

The special interest little clique controlling City Hall succeeded—for the moment—in having the City Council massively restrict with a new zoning Ordinance what you can build on your home. **The City Council on April 21st enacted drastic changes that will DIMINISH YOUR PROPERTY VALUES BY AS MUCH AS 33% OR MORE.** The new 600 page Downzoning enforces square-footage-stealing “takings” which, except for gated communities and Leisure World, apply to **EVERY LOT AND HOUSE IN SEAL BEACH** in College Park East, College Park West, the Hill, the Cove and Old Town.

THE ZONING REDUCTIONS ARE HOSTILE TO WORKING FAMILIES, because **they give unfair market advantage** to built-out properties already upgraded or improved, and **they will GREATLY INCREASE YOUR COSTS** of design and construction while unfairly and radically reducing living area and roof decks, and mandating more garage spaces. 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!

These drastic Downzoning Ordinances affect YOU, apply to SEAL BEACH CITYWIDE, and were APPROVED BY THE “NEW” CITY COUNCIL LAST MONDAY—with 2 of 5 members **NOT ELECTED** BY THE VOTERS BUT **RECENT POLITICAL APPOINTEES** BY COUNCIL DOWNZONING PUSHERS ANTOS AND SHANKS! **If you own a home in Seal Beach, your property is affected** either directly or indirectly by these property taking, draconian, inequitable, expensive, space-robbing, heavy-handed regulations on home improvements, remodeling and new residential construction. Square footage losses:

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

REJECT RADICAL AND UNFAIR DOWNZONING PROTECT YOUR PROPERTY RIGHTS

To Learn More about REGULATORY TAKINGS and this kind of EMINENT DOMAIN ABUSE
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SAVE OUR SEAL BEACH

Dear Seal Beach Citizen,

THEY DID IT! DOWNZONING ORDINANCES THAT TAKE AWAY FROM YOU 16% TO OVER 50% OF THE LIVABLE SPACE YOU CAN BUILD ON YOUR HOME WERE JUST APPROVED BY THE SEAL BEACH CITY COUNCIL! SIGN UP NOW TO FIGHT BACK WITH A CITIZENS' REFERENDUM!

On Monday night, April 21st the City Council turned 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 live in Seal Beach—YOUR City Hall rife with cronyism and corrupt practices DID IT AGAIN—and WE IMPORE YOU to PUSH BACK, AND PROTECT YOUR RIGHTS AND YOUR INTERESTS!

Homeowners, families, renters, and commercial property owners, **SIGN THE REFERENDUM and HELP US RESIST** what the “new” City Council plans for Seal Beach homeowners—a future of economic “Haves versus Have-Nots”—as in “I HAVE my rebuilt property all done; 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—AND EVERYONE'S PROPERTY RIGHTS WILL BE SEVERELY ERODED! 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 ORDINANCE CHANGES WILL BE LAW WITHIN 30 DAYS IF WE DO NOT MOUNT A SUCCESSFUL REFERENDUM TO HALT THEM! THEY MEAN SEVERE RESTRICTIONS AND LOSSES ON YOUR PRIVATE PROPERTY FOR HOME IMPROVEMENTS, REMODELING, and NEW CONSTRUCTION. THE MARKET VALUE AND LOAN POTENTIAL OF YOUR PROPERTY WILL DROP WITH THESE LIVABLE SPACE LOSSES! PLEASE HELP US STOP THIS ABUSE OF POWER BY SIGNING UP NOW TO QUALIFY A CITIZENS' REFERENDUM!**

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! **HELP US HALT DOWNZONING COLD! PROTECT YOUR PROPERTY VALUES! SIGN THE REFERENDUM,** secure your homeowner rights, and help Save Our Seal Beach for families!