

New Eminent Domain Abuse

Seal Beach City Council's Latest Takings of Your Property

"Floor Area Ratio (FAR): the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum floor area allowed on a site (including all structures on a site)...."

– [Proposed] Title 11-Zoning, Part VI: Terms and Definitions, p. 24. City of Seal Beach Municipal Code

<p>For College Park East, College Park West, and the Hill, you will lose an average of 16% of what you can build on your property. As an example, a 6000 square foot lot that could build a 4980 square foot home and still have over half of the lot as yard space can now only build a 4200 square foot home with the same amount of yard space. The City Council took 780 buildable square feet from you. At a conservative value of \$225 per square foot this is a \$175,000 plus taking of your property.</p> <p style="text-align: right;">—Save Our Seal Beach</p>	<p>The current Zoning Code lot coverage provisions generally would allow for a FAR of between 0.82 and 0.855 in the RLD-9 District [College Park East, College Park West, The Hill]; while the proposed FAR standards [of the new Zoning Code] would allow a FAR between 0.70 to 0.85, depending on the lot size and the use of the "Additional Design Feature FAR Bonuses" and "Design Feature FAR Deductions" allowed [or disallowed] pursuant to proposed Section 2.05.015.D.1, and Tables 2.05.015.D.1 and 2.05.015.D.2, respectively, as indicated on pages 14-21 of Chapter 2.05 [of the new Zoning Code].</p> <p style="text-align: right;">—Lee Whittenberg-Director of Development Services to Seal Beach City Council—Public Hearing Final Draft—April 14, 2008</p>
<p>For Old Town it is a little more difficult to see how much they took from the homeowners' properties, because without any public notification or discussion they simply changed the numbers from the presentation to the Planning Commission on March 19th to the presentation to the City Council on April 14th. [The March 19th numbers were used throughout the study session meetings to represent buildable space in Old Town according to current zoning codes.]</p> <p style="text-align: right;">—Save Our Seal Beach</p>	
<p>Here's an example for Old Town for a single 25 by 117.5 foot lot (the most common sized lot in Old Town). Using the March 19th numbers under the old codes you could build a 4204 square foot home now reduced to 2352 square feet under the new code. They have taken 1852 square feet, 44% or \$416,700 of your property.</p> <p style="text-align: right;">—Save Our Seal Beach</p> <p>Note: The City Staff may argue that rather than using a 0.80 FAR as calculated in the example above, a 1.00 FAR should be used. In this case the buildable area would be 2937 square feet and would still represent a 30%, 1267 sq. ft., \$285,000 reduction.</p>	<p>The current Zoning Code lot coverage provisions generally would allow for a FAR of between 1.37 and 1.43 for 2-story homes...in the RHD-20 District [Old Town]; while the proposed FAR standards [of the new Zoning Code] would allow a FAR between 0.80 to 1.10..., depending on the lot size and the use of the "Additional Design Feature FAR Bonuses" and "Design Feature FAR Deductions" allowed [or disallowed] pursuant to proposed Section 2.05.015.D..., and Tables 2.05.015.D.1 and 2.05.015.D.2, ..., respectively, as indicated on pages 14-23 of Chapter 2.05 [of the new Zoning Code].</p> <p style="text-align: right;">—Lee Whittenberg-Director of Development Services to Seal Beach Planning Commission—Public Hearing Final Draft—March 19, 2008</p>
<p>Using the April 14th numbers the same homeowner with a 25 by 117.5 foot lot could build a 3616 square foot home under the old codes and a 2352 square foot home under the new codes. With these numbers they have taken 1264 square feet or a 35% taking. This is \$280,000 loss of value from your home.</p> <p style="text-align: right;">—Save Our Seal Beach</p> <p>Note: The City Staff may argue that rather than using a 0.80 FAR as calculated in the example above, a 1.00 FAR should be used. In this case the buildable area would be 2937 square feet and would still represent a 19%, 679 sq. ft., \$152,000 reduction.</p>	<p>The current Zoning Code lot coverage provisions generally would allow for a FAR of between 1.04 and 1.23 for 2-story homes...in the RHD-20 District [Old Town]; while the proposed FAR standards [of the new Zoning Code] would allow a FAR between 0.80 to 1.10..., depending on the lot size and the use of the "Additional Design Feature FAR Bonuses" and "Design Feature FAR Deductions" allowed [or disallowed] pursuant to proposed Section 2.05.015.D..., and Tables 2.05.015.D.1 and 2.05.015.D.2, ..., respectively, as indicated on pages 14-23 of Chapter 2.05 [of the new Zoning Code].</p> <p style="text-align: right;">—Lee Whittenberg-Director of Development Services to Seal Beach City Council—Public Hearing Final Draft—April 14, 2008</p>
	<p>Note: Ellipses indicate non-pertinent language sections from the Proposed Zoning Code</p>

Sign the REFERENDUM To Kill This Ordinance