

The New Eminent Domain Abuse

Seal Beach City Council's Latest Takings Of Your Property is Outlined Below



Say NO to Takings by the City Council

The new down zoning ordinance passed on April 21 by the City Council is drastic and citywide. The square footage a property owner now may build in every Seal Beach district has been arbitrarily and radically reduced. Please do not be distracted by any other issue in the City Council's action. They took away a great deal of property and value from you in this ordinance.

I have used the numbers presented in the City Planning Director's reports to show you what you have lost if this ordinance goes into effect in 30 days. I will be presenting the detailed information at www.saveoursealbeach.com.

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 square feet from you. At a conservative value of \$225 per square foot this is a \$175,000 plus taking of your property.

For Old Town it is a little more difficult to see how much they took from the homeowner's properties, because without any public notification or discussion they simply changed the numbers from the presentation to the Planning Commission on March 19 to the presentation to the City Council on April 14.

I will give an example for Old Town for a single 25 foot by 117.5 foot lot (the most common sized lot in Old Town). Using the March 19 numbers under the old codes you could build a 4204 square foot home and this has been reduced to 2352 square feet under the new code. They have taken 1852 square feet. This is a 44% taking. Using the April 14 numbers the same homeowner 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 only taken 1264 square feet or a 35% taking. Whether they have taken 1264 square feet or 1852 square feet this is over \$280,000 of value to your home.

We have started a citizens' referendum to kill this draconian downzoning. Please go to the web site www.saveoursealbeach.com to see how you can help fight these takings and sign the petition.

You have heard the expression "a man's home is his castle." The complete saying is "a man's home is his castle and neither a king nor army can take one foot of the land." This was a warning to tyrants. Seal Beach needs to rise up and say NO to the petty tyrants of Seal Beach who are taking property and value from our homes.

Eldon Alexander