

**IMPARTIAL ANALYSIS BY CITY ATTORNEY  
MEASURE Z**

Ballot Measure Z proposes to establish a maximum height limit of 25 feet for residential development in the “Old Town Area” of the City.

For the purposes of this Measure, the “Old Town Area” is the area that is commonly known as “Old Town” and located southerly of Marina Drive and Pacific Coast Highway, but excluding the homes southerly of Ocean Avenue between 1st Street and 10th St. The Measure contains a description and a map showing the precise area that it would affect.

Under current zoning provisions, the standard maximum height limit for residential development is 25 feet. Among other exceptions, the Municipal Code provides an exception for Old Town lots that are at least 37.5 feet wide. For Old Town lots that are at least 37.5 feet wide, a residence is restricted to a height of 25 feet on the front half of the lot and, depending on its width, may have a height between 25 feet and 35 feet on the rear half of the lot.

If a majority of voters vote in favor of this Measure, the Municipal Code would be amended to establish 25 feet as the maximum height for all residential development within Old Town. Residences built prior to November 5, 2008 in excess of 25 feet in height will not be affected by the Measure.

A “yes” vote on Measure Z enacts an ordinance limiting the maximum height of residential development in Old Town to 25 feet. A “no” vote maintains the current height regulations, which allow the rear half of Old Town lots that are at least 37.5 feet wide to be developed with residences between 25 feet and 35 feet in height, depending on the lot width.

The above statement is an impartial analysis of Measure Z.

s/ Quinn M. Barrow  
City Attorney  
City of Seal Beach

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