

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE Z

“WELL-PLANNED COMMUNITY? NO COSTS? PRESERVES OUR AUTHENTIC BEACH ATMOSPHERE”? ALL LIES!!!

- **Higher utilities taxes**
- **Government over-regulation**
- **Takings and Spot-zoning lawsuits**

A HIGHER-TAXES, REVERSE-GROWTH, ANTI-BUSINESS, SPECIAL INTEREST minority behind **Councilmen Antos and Shanks** seeks to intensify **downzoning of Seal Beach** begun in the 1970's. Resisted by locals, recent extreme zoning measures were rescinded.

Now extremists PLAN to DIVIDE AND DEFEAT property-owners with downzoning brought piecemeal. First is this Initiative to retroactively restrict existing Old Town building heights. Second, City Staff is to “revisit” rescinded Ordinance 1569, which restricted properties Citywide by an average of 20+%. This is what they claim “guarantees fairness and good planning for all homeowners”!

Vote **NO** to **STOP** their **EMINENT DOMAIN ABUSE** and **DOWNZONING PLANS TARGETING YOUR PROPERTY!**

Taxpayer Alert: Initiative exposes Seal Beach to TAKINGS and SPOT-ZONING (discriminatory zoning against targeted property) **LAWSUITS**. Homeowners routinely win these cases; courts award property-owners lawyers' fees, court costs, and high eminent domain valuations. **Rather than NO COSTS, Initiative invites CITY BANKRUPTCY.**

Our AUTHENTIC BEACH TOWN ATMOSPHERE developed under existing Codes! Seal Beach has ALWAYS enjoyed a relaxed “Live and Let Live” vitality, which OVER-REGULATION destroys. The charm of our Town has been built and sustained by individual taste, initiative, ingenuity, creativity, and enterprise—with a healthy dose of tolerance. The Reverse-Growth, Special Interest minority forcing intrusive, coercive, meddling bureaucratic restrictions and conformity Citywide **BRINGS RUINOUS CHANGE.**

Vote NO; stop the radical, risky, expensive nanny-government changes to our Seal Beach.

s/ Mary Parker Lewis
Chairman, Save Our Seal Beach

s/ Eldon Alexander
Director, Save Our Seal Beach