

# Real Estate Zoning Is a Compromise to Tradition

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Zoning real estate for various uses — residential, commercial, industrial, and other categories — is so commonplace today that it is sometimes surprising to learn the practice has a controversial past. Some cities still have no zoning laws. Houston, Texas, being one.

The right to use one's real estate as he wishes is deeply imbedded in the common law and tradition of the Western world. Zoning regulations, agreeing that certain land should be restricted to certain use, regardless of the owner's wishes, represents a compromising of that tradition. Naturally, it has caused argument.

Putting up a cattle yard in the midst of a residential district may be good land use for

the cattle yard owner in some circumstances, but obviously it is not good use from the viewpoint of the homeowner just over the fence. Nor would it be just for a developer to put in a tract of houses and then demand that an existing cattle yard be abandoned because it affects the saleability of his houses.

INSTEAD OF punching each other in the nose over such disputes, or taking the case to court, it became custom to delegate the decision powers to a zoning commission. At best, the arrangement is an uneasy one. It can only have power over the proposed use of land. If there is objection, there is provision for a hearing to present all sides of the question, and if controversy still rages, for a vote of the people of the area.

This may seem elemental,

but there are so many property owners who take zoning for granted without understanding it that basic zoning principles need reviewing occasionally.

SOMEONE BUYING or owning property on a busy boulevard, for instance, should realize that a combination of convenient transportation, traffic noise, and location could bring a zoning change from single family residential to apartments, commercial, or even industrial. Indeed, seeking a zoning change may be advantageous and a reason for buying the property in the first place.

While zoning changes represent growth and are usually healthy for an area, it is important to remember that any property owner who does not agree may protest. He can round up support for his

views among other property owners affected, and if the support is strong enough, prevail.

ZONING LAWS of communities throughout California are seldom alike, which sometimes causes confusion. The State Division of Real Estate made a special research grant in 1965 to Sacramento State College for a study of the zoning designations assigned by zoning agencies. The survey was an effort to at least encourage uniform designations — R-1 for single family houses, R-3 for small apartment buildings, C-1 for light commercial, etc. The survey listed 170 designations in use by 79 loyal governments contacted.

The growth of planning boards make uniform designations more desirable, for they often work on a larger

area and must reconcile the meaning of the terms used by the various communities within their jurisdiction. We also have a mobile population, the average move every five years, so a whole new set of terms must often be learned in the new location.

IF YOU ARE in doubt about zoning in your area, a phone call to the zoning authority can resolve it, or a Realtor serving the area has the information. He can also tell you about trends, what property is being rezoned, what might be. And he knows the mechanics of requesting a change if that is wanted.

One additional fact should be made clear. Zoning applies to the property, not the owner. If he wants to keep riding horses and lives in a forbidden zone, he can sell and move where it is allowed.

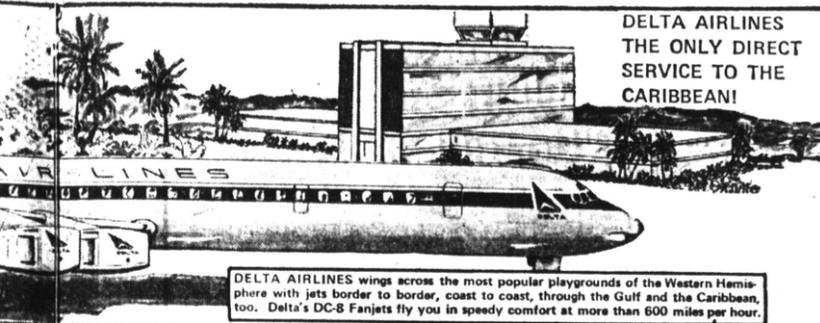
## Carr Taps Counselors Citizens of The Year Take Class In Testing

Twenty-five citizens of the year were named at Carr Elementary School during out-door ceremonies attended by parents.

One student from each class was honored.

Certificates of recognition were awarded to Marek Zablony, Katherine Adams, Patricia Corso, Donna Hardman, Karen Sizelove, Becky Wood, John O'Reilly, Greg Adams, Michael Clark, Julie Hanson, Tommy Crisan, Steve Clark, Tina Inase, Steven Parks, Susan Dempster, Ernest Ozaki, Eddie Rhoads, Mary Bailey, Judy Kallin, Ron Kaichi, Jeanette Kaichi, Colleen Tsutsui, Kenry Busch, Jaydeen Deaver, and Danny Lozer.

Counselors from the Torrance Unified School District have been attending a special training class in GATE test administration at the Southern California Regional Occupational Center in Torrance. Those participating are J.H. Blue, Robert Gilmore, and Nancy Gravelot of North High; M.J. Rene Evers West of South High; and Maurice W. Wilton, Torrance High. Marie Miller, career advisors at the Regional Occupational Center, will make use of the General Aptitude Test Battery in counseling high school students and adults who enroll in skills-oriented training classes at the center.



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