

Real Estate Zoning Is a Compromise to Tradition

By HAROLD LIPPARD
President, Torrance-Lomita
Board of Realtors

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 local 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.

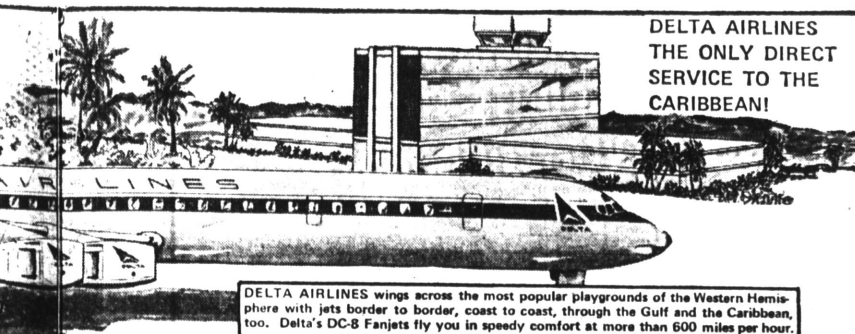
Carr Taps Counselors Citizens of The Year Take Class In Testing

Twenty-five citizens of the Carr Elementary School District were named as Carr Elementary School Juring out-door ceremonies attended by parents.

One student from each class was honored.

Certificates of recognition were awarded to Marek Zablazny, 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 Tsui, Keny Busch, Jaydeen Deaver, and Danny Lozer.

Those participating are J.H. Blue, Robert Gilmore, and Nancy Gravelot of North High; Margaret Castle of South High; M.J. Rene Evers West High; and Maurice W. Wilson, Torrance High. Walt Gembica and Adah 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.



DELTA AIRLINES
THE ONLY DIRECT SERVICE TO THE CARIBBEAN!

DELTA AIRLINES wings across the most popular playgrounds of the Western Hemisphere with jets border to border, coast to coast, through the Gulf and the Caribbean, too. Delta's DC-8 Fanjets fly you in speedy comfort at more than 600 miles per hour.

WINNERS WILL ENJOY IN JAMAICA...
7 DAYS, 6 NIGHTS AT A LUXURY RESORT HOTEL! ... AMERICAN PLAN MEALS! ... FIVE RESORT AREAS THROUGHOUT THE ISLAND! ... YEAR 'ROUND SUMMER-CLIMATE VACATIONLAND! ... DUTY-FREE SHOPPING PARADISE! ... NATIVE SHOWS AND FESTIVITIES! ... A WATER-SPORTS MECCA! ... CELESTIAL SCENIC SURROUNDINGS! ... JAMAICA HAS ALL OF THE SERVICES TO PAMPER YOU ON YOUR VACATION!

5 RESORT HOTELS! THE COLONY ... Magnificent scenery from every veranda...the soaring mountains...the sea! Entertainment, dancing under the stars! TOWER INN ... Acres of enchanted grounds with hidden waterfalls...white beaches! Games, sailing, entertainment! CARLYLE BEACH HOTEL ... Montego Bay's newest! Authentic Jamaican atmosphere for informal relaxation. CASA MONTEGO ... On Cave Beach, known as one of the 10 most beautiful beaches in the world! GOLDEN HEAD ... An elaborate beach hotel and cottages. Entertainment 'round the clock! ... A complete vacation paradise!

Enter this Fabulous Free Drawing at Your Food Giant Supermarket Today! No Obligation, No Purchase Necessary! Drawing Rules Posted in All Food Giant Supermarkets.

SNACK BAR SPECIAL
HOT DOG & SOFT DRINK
19¢

BONELESS STEAK
TOP SIRLOIN
VALUE TRIMMED
\$1.45
lb.
U.S.D.A. 'CHOICE' BEEF

PORTERHOUSE
U.S.D.A. 'CHOICE' BEEF STEAK
\$1.29
lb.

FARMER JOHN SKINLESS LINKS
PORK SAUSAGE 3-oz. \$1.19
FRESH OCEAN PERCH 69¢
FRESH WHITEFISH 69¢
HONEY SUCKLE—WITH GRAVY 14-oz. 79¢
SLICED TURKEY 2-lb. \$1.79
HONEY SUCKLE—SLICED TURKEY & GRAVY 8-oz. 39¢
FRIED FISH STICKS

FRESHER-BY-FAR PRODUCE
SWEET, JUICY YELLOW MEAT
Peaches
FIRST OF THE SEASON
LARGE
19¢
lb.

COACHELLA VALLEY'S FINEST
WHITE GRAPEFRUIT
LARGE SIZE 8 FOR \$1

GARDEN FRESH BROCCOLI 19¢ lb.
FRESH RED LEAF OR BUTTER LETTUCE 10¢ ea.
Steak Mushrooms 39¢

PURE CRISCO SHORTENING
3-LB. CAN
69¢

BATHROOM ZEE TISSUE
4-ROLL PKG.
29¢

LIBBY'S CORNED BEEF HASH 16-oz. can 39¢
CARNATION INST. BREAKFAST 6-pak 69¢
VITA-PAKT FRUIT DRINKS Orange, Grape, Fruit Punch, Half Gal. 39¢
KELLOGG'S POP-UPS Reg. or Frosted reg. pkg. 45¢
PETER PIPER SWEET PICKLES 22-oz. jar 39¢

DELICATESSEN
OL' VIRGINIA BRAND CANNED HAM
BONELESS FULLY COOKED
\$6.98
8-LB. CAN
SAVE \$1.00

SPECIAL VALUES
LIVER SAUSAGE FOOD GIANT FRESH 12-OZ. PKG. **49¢**
SLICED PASTRAMI CAPRI VERY LEAN—3 1/2-OZ. PKG. **59¢**
DANOLA HAM DANISH IMPORTED SLICED 4 1/2-OZ. PKG. **65¢**

JUNE 16 King Size Liquor Values FOR DAD ON FATHER'S DAY

OLD CROW STRAIGHT KENTUCKY BOURBON REG. \$12.49
SAVE \$1.50 86 PROOF
\$10.99 FULL HALF GALLON

Gilbey's GIN REGULAR \$10.32
SAVE \$1.00
\$9.95 FULL HALF GALLON

Ancient Age STRAIGHT KENTUCKY BOURBON 86 PROOF REG. \$12.98
SAVE \$1.19
\$11.79 FULL HALF GALLON

CANADIAN LORD CALVERT CANADIAN WHISKY REGULAR \$13.39
SAVE \$1.00
\$12.39 FULL HALF GALLON

LAUDER'S SCOTCH WHISKY 86 PROOF
SAVE!
\$12.49 FULL HALF GALLON

CHEVAL BLANC Champagne WHITE OR PINK
SAVE!
From California's Choice Vineyards
\$3.89 FULL MAGNUM

DIET SHAKE METRECAL POWDERED ASST'D FLAVORS 65¢
PLASTIC FOOD WRAP HANDI-WRAP 200-ft. roll 49¢
INSTANT KAVA COFFEE 2-oz. 49¢ 5-oz. 99¢
SMUCKER'S 20-OZ. JARS ORANGE MARMALADE 49¢ SEEDLESS BLACKBERRY PRESERVES 59¢ APRICOT/PINEAPPLE PRESERVES 63¢ STRAWBERRY PRESERVES 67¢
FROZEN PICTSWEET PEAS & CARROTS 5 10-oz. \$1 29¢ BRUSSEL SPROUTS (10-oz.) 39¢
PRICES EFFECTIVE THURS. thru SUN. JUNE 13, 14, 15, 16 1968

