

COUNCIL HEARS ZONING DISPUTE

*Injunction Threatened in
Beverly Hills Case*

*Sponsors of Three Petitions
Present Arguments*

*Opposition Group Charges
Realty Scheme*

Threats of injunctions to prevent the City Council of Beverly Hills from changing the present zoning ordinance to permit the erection of private schools and income residential property on the north side of Santa Monica Boulevard and Wilshire Boulevard, were hurled by representatives of the Beverly Hills Residential Protective Association last night when the Council held an open meeting to hear sponsors of three zoning petitions.

One petition, sponsored by the Catholic Church, requests the rezoning of present residence property to permit private schools, semi-public buildings and income residential property; another calls for rezoning a strip five blocks long along Santa Monica Boulevard for duplexes and flats, and the third petition demands the retention of the present zoning ordinance.

OPPOSE SPOT ZONING

Representatives of the church, headed by Joseph Scott, attorney, freely admitted last night that in order to obtain permission from the Rodeo Land and Water Company, original owners of the property, to change the deed restrictions on the property held by them, that they must have the entire district from Rodeo Drive to El Rodeo School on Santa Monica and Wilshire Boulevards changed to permit Class B dwellings and such other buildings as were enumerated. Spot zoning, the original owners said, would not be tolerated.

Opponents of the plan to rezone Santa Monica Boulevard countered with threats of court action. A number of deeds to property in the tract north of Santa Monica Boulevard, it was asserted, included interlocking restrictions, which would prevent the changing of any restrictions on any property in the tract without the consent of the other property owners.

CHARGE REALTY SCHEME

Conrad Nagel, film star, one of the spokesmen for the opposition group, saw in the attempted rezoning attempts of certain real estate interests to increase values on property on which they held options.

The church group, and those seeking the erection of income residential homes asserted that a plan now on foot to condemn the boulevard frontage for park purposes would prove so expensive as to be an unnecessary burden to the taxpayers. The property, it had been estimated, could be acquired for \$400,000 but opponents of the park plan charged that to improve the eleven acres of frontage would cost 5 cents per square foot, with a cost of \$100 a month per acre for maintenance.