

## SPOT ZONING AGAIN

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pg. A4

### S P O T Z O N I N G A G A I N

If it is true, as asserted, that the City Planning Commission first denied a permit for the establishment of a dry-cleaning plant at Council street and Westmoreland avenue, and then, without notifying the protestants, granted a rehearing and reversed itself, the City Council is furnished with a good reason not only for refusing the permit, but for demanding an investigation of the circumstances surrounding the reversal. This reason is wholly aside from the merits of the case itself, and these merits seem to be with the protestants.

The region is already zoned for business, it is true, and there is an established laundry not far distant, but in the main it is a residential area and seems most likely, if let alone, to be developed for apartment-houses and professional buildings. To zone it for even light industry is in all probability a mistake. There is no lack of other locations for dry-cleaning plants, which, with their huge tanks of gasoline and odorful processes, do not make good neighbors either for residence or business. Because industrial zoning may possibly make for somewhat quicker development is not a good reason for the rezoning. The feelings of those anxious to get money out of this property quickly may be understood, but they are not entitled to weigh in the scale with the general interests of the community. There seems no doubt that the intrusion of industry would have a depressing effect upon the surrounding property and that is not desirable. The presumption is always against a rezoning of this character.

As for the City Planning Commission, its apparent action in this case seems to call for explanation. No action ought to be taken in any sort of a contested case without fullest notice to both sides.

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