

Council Ignores Area Delegates, Upholds Appeal for Gas Station

SEPULVEDA—Against the wishes of the present and future councilmen of the district, the City Council Monday granted rezoning for a gas station on the southeast corner of Nordhoff St. and Orion Ave.

The action was contrary to a criticism by the Citizens Committee on Zoning Practices and Procedure that the council permits "minority rule" by allowing individual councilmen to control zoning decisions in their own districts.

Seventh District Councilman Ernani Bernardi, who takes over the area when redistricting maps become official Friday, charged the gas station constitutes spot zoning in an area master planned for apartment development.

"This is a continuation of the horrible policy of spot zoning that seems to prevail more in the Valley than in other parts of the city," Bernardi declared.

Twelfth District Councilman Robert Wilkinson, the area's current representative, also urged the council not to grant the appeal of property owner Joseph Irwin for zone change from R3 multiple to C4 commercial on the property near ramps of the San Diego Freeway.

"There is no necessity to put another gas station in this neighborhood," Wilkinson said.

But the council, upon the recommendation of its Planning Committee, voted 8 to 2 to grant Irwin's appeal of Planning Commission denial of zone change.

Tom Golden, chief city planner, informed the council the commission had rejected the change as breaking a pattern clearly established for multiple. The proper procedure, he added, would be for the applicant to seek a zone variance.

Councilman Louis R. Nowell, a Planning Committee member, defended the zone change as logical for a location near a freeway ramp.

"What else are you going to do with this property?" Nowell asked.