

CALIFORNIA PLANNING & DEVELOPMENT REPORT

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Growth Control Wins Big In November Elections

**Special Report:
Ballot Measure Roundup
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Growth control advocates continued to do exceptionally well on local ballots throughout the state in the November election. According to a statewide survey by *California Planning & Development Report*, eight of 10 measures to control growth passed, while 12 of 14 measures that would have permitted new development to proceed failed.

Growth control measures failed only in Half Moon Bay and in Riverside, where a competing growth control measure won. The only city endorsing pro-growth measures was Indian Wells, where voters approved two ballot measures to permit construction of the \$1-billion Sunterra resort development.

The 24 measures were well below the total of 37 identified by *CP&DR* on the November 1986 ballot (*CP&DR*, December 1986). But the total represents the continuation of a remarkable trend toward growth-related ballot measures in California.

By *CP&DR*'s count, the November measures bring the statewide total for 1987 to at least 38, less than 1986 but more than twice as high as any year before 1986. These figures are lower than figures compiled by the California Association of Realtors, which used a somewhat broader definition of growth-related ballot measures in conducting a similar survey.

But the overwhelming slow-growth trend was only part of the story. In addition, election results revealed these other trends: *Continued on page 3*

San Diego's Trimble Will Join USC

After 10 successful years as head of San Diego's downtown redevelopment project, Gerald M. Trimble has signed on to run a new for-profit real estate development subsidiary of the University of Southern California in Los Angeles. But if Trimble and USC have something big in mind, they're not tipping their hand.

Trimble joined the new USC Real Estate Development Corp. after assisting, as a consultant, in setting up the new subsidiary. Although USC owns a substantial amount of property surrounding its campus near the Los Angeles Coliseum, Trimble and USC Provost Cornelius Pings did not specify what projects they have in mind.

Though they listed the construction of faculty housing as the first priority, Pings added: "There are no set outcomes here." He did say, however, that he believes USC's properties to be in the downtown Los Angeles growth path and the university wants to be ready to handle its properties well as market demand for them becomes greater.

As executive vice president of Centre City Development Corp., Trimble has become one of the best-known and most widely respected redevelopment officials in the country. He gained particular renown for working with the Ernest Hahn development organization in planning Horton Plaza, the immensely successful retail complex in downtown San Diego. *Continued on page 6*

Presidential Libraries Find New Locations

The official libraries of both of California's presidents have new homes — but at least one of them might run into even more difficulty with local officials.

The Reagan Library, which was run out of Palo Alto by opposition from local residents and Stanford faculty members, has announced plans to build on a bluff just outside the Ventura County city of Simi Valley. And, tired of hassling with city officials in San Clemente, Nixon Library supporters have taken their plans inland to Yorba Linda, the town where Richard Nixon was born.

The two announcements came within a week of each other in early November. The Nixon announcement came first, on Nov. 6, shortly after the former president himself called the San Clemente City Council "bumbling" for delaying the \$25 million project. The council approved preliminary plans for the library, on a spectacular oceanside site, in 1984. But the Lusk Co. would not donate the land to the library until the city also approved a 253-acre residential and commercial development adjacent to it.

The council finally approved the project in September, but a fight before the Coastal Commission loomed ahead. When a citizen group began organizing a recall effort against two of the city council members, the Nixon Library Foundation finally fled to Yorba Linda. *Continued on page 6*

SPECIAL REPORT

Ballot Measures: Complete Results From Around the State

Growth-Related Measures

Alameda County

Emeryville

Voters in this small city between Oakland and Berkeley approved a citizen initiative to protect the city's shoreline by a vote of 87%-13%.

Measure D designated the city's undeveloped shoreline as "open space" and requires voter approval for any development project proposed there. The measure was precipitated at least partly by a proposal by Santa Fe Pacific Realty, a subsidiary of Santa Fe Southern Pacific, to construct a 450-room hotel on land it owns in Emeryville.

The company, which owns 11.5 acres of dry land (along with about 80 acres of marsh) in Emeryville, hopes to build the hotel on 3.5 acres and give the rest to public agencies, according to Susan Saltzer, a Santa Fe spokesperson. However, both Saltzer and city officials confirmed that the company is negotiating to sell the entire property to the state for parkland.

Last year, Berkeley voters approved severe restrictions on development of Santa Fe's 170 waterfront acres there.

Contacts: Gary Lane, Emeryville planning director, (415) 654-6161.
Susan Saltzer, Santa Fe Pacific Realty, (415) 974-4677.

Los Angeles County

Hermosa Beach

In a referendum on city council action, Hermosa Beach voters limited building heights throughout the city to between 30 and 45 feet. The passage of Measure M, which won with 82% of the vote, means that these height limits cannot be changed without a further vote.

Contact: Mike Shubach, Planning Director, (213) 376-6984.

Orange County

Cypress

Voters in Cypress approved a citizen initiative to require future voter approval for any zone change on land currently designated as "public use."

Measure D, which passed 54%-46%, grew at least partly out of citizen discontent over the plans of Hollywood Park Realty Enterprises Inc. to convert the 100-acre site of the closed Los Alamitos Golf Course into an industrial park.

According to Long Beach attorney Charles Greenberg, who is representing the citizen group, the city council approved a zone change but that action was overturned by a ballot measure in 1986.

Hollywood Park spent more than \$100,000 to defeat the measure. Hollywood Park failed in an effort to block the election and has now taken legal action to invalidate the results. In addition, Hollywood Park has reportedly filed a federal court lawsuit seeking \$125 million in damages.

Contacts: Charles Greenberg, attorney for citizens, (213) 435-5631.
Neil Papiano, attorney for Hollywood Park Realty, (213) 687-0711.

Riverside County

City of Riverside

Voters in Riverside chose a citizen initiative designed to protect hillsides and citrus groves over a council-sponsored measure which covered broader planning issues.

The initiative, Measure C, received 52%. That measure extended existing two- and five-acre hillside and agricultural zoning to the city's sphere of influence and also makes any changes in that zoning subject to a public vote.

The council-sponsored item, Measure G, was placed on the ballot in response. It would have limited residential growth to 2.5% per year; added air quality and historic preservation elements to the general plan; and also made agricultural and hillside zoning changes subject to a public vote. It received only 37% of the vote.

The initiative was placed on the ballot because many citizens disliked a city proposal to change development regulations on the 5,000-acres of citrus land within the city limits. Proposition R, passed by the voters in 1979, created the so-called "greenbelt" by limiting zoning to five-acre lots in areas and two-acre lots in hillside areas.

The city's pending proposal would have allowed development on about half the citrus property. However, the city would have imposed a fee on that development of about \$9,000 per unit, to raise funds so the city could acquire the other half of the citrus property.

Pete Dangerman, the city's consultant, said only about half of the citrus property was under useful cultivation anyway. However, Measure C's backers said the plan "gave away too much." Measure C sponsor Bob Buster said the residents of the greenbelt are not opposed to some sort of density transfer program within the area.

Contacts: Steve Whyld, City of Riverside planning department, (714) 782-5371.

Bob Buster, Measure C backer, (714) 780-4749.

Pete Dangerman, consultant to city, (916) 447-5022.

Indian Wells

In two different ballot measures, voters in Indian Wells expressed support for the Sunterra resort, a \$1-billion project proposed by the Sunrise Co.

Despite well-financed opposition, Measures D and E both passed 58%-42%. Measure D was a referendum on the city council's general plan amendment for the project, while Measure E was a referendum on the zone change.

Suntterra would be a resort complex including 4,500 hotel rooms

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SPECIAL REPORT

Growth Control Wins Big in November Elections

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• Ballot measures requiring voter approval for future planning and zoning changes continue to proliferate. Cities as diverse as Emeryville, Hermosa Beach, Cypress, Riverside, San Diego, and San Francisco all passed such measures in November — meaning the number of growth-related ballot measures is likely to grow dramatically in the future.

Already, the effects of past ballot measures requiring subsequent voter approval are beginning to grow. Ten of the 14 pro-growth measures were on the ballot in Lodi, which since 1981 has required voter approval for new property to be included in the city's general plan. All 10 measures failed, scratching developers' plans to build more than 1,600 single-family homes.

• Southern California communities, which did not jump into the ballot-box zoning picture until the early '80s, continue to dominate the slow-growth scene. Seven of the 10 growth control measures were on the ballot in Southern California communities, while — excluding Lodi — three of four pro-growth measures were also on the ballot in the South. Historical research by the California Association of Realtors has found that since 1983, almost half of the state's growth-related ballot measures have come from Southern California communities.

• While "ballot-box zoning" appears to be a widespread and influential trend, it is increasingly concentrated in a small number of communities. The 24 ballot measures included in the CP&DR survey involved just 10 cities and counties.

The reasons for this concentration include the subsequent approval requirements, such as Lodi's, and another growing trend, that of "tandem" ballot measures. In November, voters in the city of Riverside chose a citizen initiative designed to protect citrus groves over a broader growth-management measure sponsored by the city council.

• Voters approved four new cities, while incorporation in three other communities was voted down. The most important new incorporation came in Santa Clarita in northern Los Angeles County,

where cityhood advocates (and school districts) have been battling developers for several years. Incorporation efforts are often linked to citizen slow-growth movements.

• And finally, local voters continue to elect slow-growth council candidates, many with ties to the citizen groups which have placed growth control measures on the ballot. In San Diego, three of four new members of the city council were endorsed by San Diegans for Managed Growth, which is planning a growth initiative for next year.

In Sacramento, where growth and sports have gone hand in hand as major issues, Mayor Anne Rudin won re-election handily in a run-off. In her first term, Rudin fought unsuccessfully against a sports-oriented growth policy, but in the November election brought with her two new council members who are expected to give her a stronger legislative base.

And in Walnut Creek, the citizens' group that supported the Measure H growth control initiative two years ago succeeded in placing a third supporter on the council, giving growth control advocates a majority. Walnut Creek newspaper publisher Dean Leshner, who has challenged Measure H in court, had vowed to leave town if Measure H supporters won a majority on the council.

Some of the information on ballot measures was provided to CP&DR by the California Association of Realtors. CAR's own survey, which used a broader definition of growth-related measures, counted more local measures as related to growth (38) but found similar trends. By CAR's count, 15 of 17 slow-growth measures passed, while 15 of 21 pro-growth measures were defeated.

By CAR's count, the 38 measures on the ballot in November brought the 1987 total to approximately 56 ballot measures, three more than CAR found for 1986. According to CAR, the largest number of measures on the ballot in any one year before 1986 was 16 in 1979. CAR, which maintains one of the few statewide data bases on growth-related ballot measures, has identified close to 200 such measures on local ballots in California since 1971.

Ballot Measures: Complete Results From Around the State

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and a 400,000-square-foot convention center, all on a 640-acre parcel. It would be built in two phases, with phase one scheduled to open in 1992.

Opponents of the project raised about \$160,000, including \$63,000 from the Marriott Co., which opened a resort in nearby Palm Desert eight months ago. A Sunrise Co. spokesperson said the company probably spent a similar amount of money supporting the two ballot measures.

John Ceriale, general manager of the Marriott resort, claimed Marriott did not fear competition but, rather, a change in the image of the area as a resort destination. Marriott, he claimed, wants to retain a high-class image while Sunrise will bring in conventioners.

Ceriale also said Palm Desert and Rancho Mirage are suing Indian Wells over the environmental effects of the project, a lawsuit that will continue despite the referendum victories.

Contacts: Mary Drury, Sunrise Co., (619) 568-2828.
John Ceriale, Marriott, (619) 341-2211.

San Bernardino County

Redlands

Voters in Redlands approved a wide-ranging growth control initiative by a vote of 71%-29%.

Measure N limits residential growth to 400 units per year. A 1978 measure limited single-family residential growth to 450 units per year. Bill Cunningham, a citizen activist who supported Measure N, said that although the 10-year average of residential construction has been under 450, the city has approved 2,700 residential units in the last two years alone.

Measure N also limits density on hillsides to two- and five-acre zoning; requires the city's general plan to deal with its sphere of influence; and encourages the city to set up programs to assist growers in maintaining the citrus groves within the city.

Contact: Bill Cunningham, citizen activist, (714) 793-9558.

San Diego County

San Diego

San Diego residents cast ballots on three measures that dealt

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SPECIAL REPORT

Ballot Measures: Complete Results From Around the State

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directly with growth issues. Two measures designed to protect city parks from commercial development passed, while a third measure — a referendum on a large residential project — was overwhelmingly defeated.

Proposition G, which restricts Mission Beach Park to public park, recreation, and historic preservation uses, passed 67%-33%, but its immediate impact is unclear. Originally, residents hoped to use Proposition G to stop the city from contracting with a private developer for a commercial project in Mission Beach Park, which was once the Belmont Park amusement center.

However, the city signed off on the contract before the election. At present an old rollercoaster and The Plunge, an old indoor swimming-pool building, are both undergoing renovation, while new commercial projects are also planned. Opponents of this measure say it doesn't apply to the contract already let, while Proposition G's supporters disagree.

Proposition D, which places further controls on commercial development in Mission Bay Park, also passed, 80%-20%. In a way, Proposition D was a response to the Mission Beach Park situation. Current city ordinance restricts commercial development in Mission Bay Park to 25% of the dedicated land area and 6.5% of the dedicated water area. However, pressure has been building to allow more commercial development. Proposition D requires a two-thirds vote of the people to change those percentages.

Meanwhile, Proposition J, a referendum on a 5,100-acre project in the La Jolla Valley, was defeated 77%-23% — but it may have been only a formality anyway.

The vote was required under 1985's Proposition A, which demands public approval for any project in the so-called "future urbanizing" areas of the city — those areas not yet designated for development under city plans. University Development Inc., the developer, may have placed the measure on the ballot in order to exhaust administrative remedies before proceeding with a lawsuit seeking to overturn Proposition A. The developer expressed no interest in pursuing the project in question and, in fact, submitted no ballot argument in support of it.

Contact: Michael Stepner, acting planning director, (619) 236-6450.

City and County of San Francisco

Voters in San Francisco rejected the idea of a downtown baseball stadium and endorsed a policy requiring further public votes for many transfers of public land.

Proposition W, the ballpark issue, was widely publicized because Bob Lurie, the owner of the San Francisco Giants, had already stated the team will not remain in Candlestick Park. Proposition W was an advisory measure seeking permission to build a stadium in Mission Bay. Despite the fact that it involved no expenditure of public funds — and the fact that the Giants made the playoffs for the first time in 16 years — the measure lost, 53%-47%.

Lurie has expressed a strong interest in keeping the Giants in the Bay Area. After the election, he has met with San Mateo County officials and has also expressed some interest in moving to San Jose.

Proposition T, requiring voters to approve sales of public lands under some conditions, passed 53%-47%. The measure was sponsored by the same people who sponsored two referenda earlier this year on sale of city-owned land to low-income housing developers. (One passed and one failed.) This measure was aimed particularly at getting a vote on the Board of Supervisors' decision to allow the Embarcadero to take over a Commercial Street block, worth \$9 million, at no cost.

San Joaquin County

Lodi

Lodi voters defeated 10 ballot measures aimed at seeking to admit land outside the city limits into the general plan. The net effect of the votes, required under a 1981 initiative, is to deny consideration of more than 1,600 building lots and other commercial and institutional uses.

In 1981, Measure A removed all "sphere of influence" land from the city's general plan and required a vote on any property seeking to be considered as part of the plan. Lodi City Attorney Ron Stein said that since then, 40 to 50 such measures have appeared on the ballot and only about three have passed. As a result, Stein said, the city will likely run out of single-family lots sometime next year.

Multiple Measure A offspring may not go on forever, however. A city task force has drawn up a growth management plan, which will appear on the ballot next June in lieu of any further Measure A elections. Also, a lawsuit against the city challenging Measure A, *LIFE v. City of Lodi*, is pending in the state Court of Appeal.

For the record, here are the 10 measures appearing on the November ballot. Remember that even though developers have specific projects in mind, all sought not to develop or annex but to place the land into the city's general plan, and all lost:

Measure A: 225 single-family lots and expansion of an existing inn.

Measure B: 186 single-family lots.

Measure C: 198 single-family lots.

Measure D: Existing middle school, 11-acre site.

Measure E: 397 single-family lots.

Measure F: 221 single-family lots.

Measure G: 201 single-family lots, 2.4-acre church site, 8.3-acre park addition.

Measure H: 145 single-family lots.

Measure I: 71 single-family lots, 12 duplex units, and a 10.5-acre shopping center site.

Contact: Ron Stein, Lodi City Attorney, (209) 333-6701.

San Mateo County

Half Moon Bay

Measure Q, which would have made major changes in this coastal city's general plan and required voter approval for future changes, was defeated 64%-36%.

Kerry Burke, the city planning director, said Measure Q would have downzoned much of the city, required public acquisition of some lands, altered agricultural zoning, and set a density standard of one unit per 50 acres for hillside areas now re-evaluated for development potential every 10 years.

Development in Half Moon Bay, of course, is further restricted by the state Coastal Commission, which must approve all permits and has restricted water hookups since a drought in 1976.

Contact: Kerry Burke, Half Moon Bay Planning Director, (415) 726-5566.

Cityhood Measures

El Dorado County

Cameron Park

A \$5-per-parcel tax to finance an incorporation study failed by a vote of 64%-36%. *Continued on page 5*

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Ballot Measures: Complete Results From Around the State

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Los Angeles County

Santa Clarita

Citizens in the Santa Clarita Valley created one of the largest new cities in California — more than 100,000 population — by approving cityhood 69%-31%.

The Santa Clarita Valley, north of the San Fernando Valley, has been growing rapidly, and builders have been fighting hard against both cityhood advocates and school districts, which got a special tax on new construction passed in June.

Orange County

Mission Viejo

Cityhood passed easily in Mission Viejo by a vote of 57%-43%. But the new council indicated that it does not intend to adopt a slow-growth mode. In October, the Mission Viejo Co. signed a development agreement with Orange County permitting construction of 6,400 new units. "The very last house in Mission Viejo is already determined," said one of the council members. "I see no reason to change that."

Dana Point/Laguna Niguel

In an advisory vote, residents of Laguna Niguel's pricey coastal area chose to throw their lot in with Dana Point rather than the rest of Laguna Niguel. Both areas are moving toward incorporation and the coastal area was given a choice.

Voters chose Dana Point, 61%-39%, even though the Ritz-Carlton Laguna Niguel spent \$30,000 on the pro-Laguna Niguel campaign because the high-priced hotel feared a name change. As General Manager Harry Schielein told the Wall Street Journal: "It's like the Wall Street Journal becoming the Fifth Avenue Journal." (By the way, the Wall Street Journal's editorial reply — in a tongue-in-cheek headline — was: "Actually, Fifth Avenue Journal Doesn't Sound All That Terrible.")

Sacramento County

Elk Grove

In a hotly contested battle, the Sacramento suburb of Elk Grove failed in its bid to become the county's first new city in more than 40 years.

John O'Farrell, executive officer of the Sacramento County Local Agency Formation Commission, said many countywide groups actively opposed cityhood because they feared it could have been "a catalyst for other incorporations" — particularly tax-rich Citrus Heights, which may have a cityhood vote next year. In addition, tax crusader Paul Gann sent a mailing late in the campaign opposing cityhood.

Counties lose tax money when cities incorporate. Though Elk Grove is not rich with taxes, it was widely viewed as a dry run for the Citrus Heights incorporation, which is strongly opposed by the county Board of Supervisors. O'Farrell said Citrus Heights cityhood advocates worked on the Elk Grove campaign.

Some 60% of Sacramento County residents live outside city limits.

Contact: John O'Farrell, Sacramento LAFCO, (916) 440-6458.

San Bernardino County

Highland

Cityhood passed in this San Bernardino suburb, 63%-37%. Though the LAFCO staff opposed the incorporation on fiscal grounds, the

county government has promised to provide services for one full year — twice as long as is typical.

Twentynine Palms

Cityhood passed 53%-47% in this small town more than 100 miles east of San Bernardino. Though the revenue base is not large, neither, according to the San Bernardino LAFCO, is the demand for public services, and remoteness from the county seat made cityhood attractive to voters.

Yucaipa

In this community near Redlands, cityhood failed 55%-45%. San Bernardino LAFCO officer Jim Rodde said the area is home to many retired people who feared higher taxes.

Contact: Jim Rodde, San Bernardino LAFCO, (714) 386-5866.

Santa Barbara County

Goleta

The Santa Barbara suburb of Goleta rejected cityhood, 67%-33%. This defeat came in spite of the fact that the incorporation effort was sponsored by the county — rare because counties often lose net revenue when cities incorporate. Officials there attributed the loss in part to the fact that the county asked that the incorporation vote be separated from the city council election, the first time such an action had occurred in California.

Other Measures

Many other measures tangentially related to land use and development were on local ballots throughout California in November. Here is a brief listing of them. Most of this information was provided by the California Association of Realtors.

Marin County

Novato: Voters approved Measure D, requiring ground leases on publicly owned properties to be put up for a vote. The initiative was inspired, at least in part, by controversy over a proposed civic center project.

Monterey County

Monterey Peninsula Water District: Voters approved Measure D, permitting construction of a new \$45 million dam on the Carmel River.

San Diego County

Countywide: Voters approved Measure A, a half-cent sales tax for a series of transportation improvements.

San Diego: City voters passed Proposition H, making it more difficult to locate trash-burning plants.

San Mateo County

Countywide: Voters approved Measure K, an advisory vote on extending a BART line into the county and to San Francisco Airport.

Half Moon Bay: Voters approved Measure P, which prohibits onshore oil and gas facilities and pipelines in the city. Several other cities and counties along the coast have approved similar measures.

Santa Barbara County

Goleta Water District: Voters approved Measure T, which permits a limited number of new water services for single-family homes and certain public services.

More information on most of these measures is available from Mark Thompson, Local Government Analyst, California Association of Realtors, (213) 739-8200.

San Diego's Trimble to Head USC Development Firm

Continued from page 1

From that high-profile job, Trimble will be moving to a private institution which has substantial, but scattered, holdings and has not engaged in large-scale real estate development off-campus before. Pings said Trimble's experience in the public sector will help the university because much of its property lies within redevelopment areas, historic preservation areas, and a state enterprise zone.

USC will stake Trimble's company with \$5 million over four years, hoping that it will be self-sufficient by the sixth year. The company will deal with USC's property around its main campus and also its separate health sciences campus near downtown. Though Trimble and Pings weren't specific about what USC might undertake, neither did they rule anything out; USC's press release said that the company "will undertake housing, commercial, research and development, and other university-related activities."

Trimble did say, however, that faculty housing was the top priority and that the area immediately north of the campus, where the university owns a lot of property, would probably be the first area he

would concentrate on.

In explaining why he took the USC job, Trimble said that he had no interest in moving from CCDC to a larger redevelopment agency, such as the Los Angeles Community Redevelopment Agency. "I'm not interested in going to a huge redevelopment agency in a huge city with 250 or 300 employees," he said. "I'm interested in transactions."

In San Diego, Trimble's salary was about \$100,000 a year, and he also worked as a private consultant for many clients. He said he and USC had not yet decided whether he would work for a straight salary or would share in the profits from USC's real estate deals.

Trimble has close ties to USC. Not only did he attend the school, but prominent San Diego developer Ernest Hahn, who built Horton Plaza, is on the Board of Trustees. And Pings, who serves as chairman of the board of the new real estate company, was board chairman of the Pasadena Redevelopment Agency when Trimble served as executive director there in the '70s.

Two Presidential Libraries Find New Homes

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Only a few days later, the Reagan Library Foundation announced that the Blakely-Schwartz development company had agreed to donate 100 acres of land in Ventura County to build the library there. The Reagan Library Foundation, which pulled out of Santa Clara County after run-ins with citizens and Stanford faculty members, had been looking for a Southern California location for several months.

The Blakely-Schwartz site, adjacent to a proposed housing development, commands a spectacular view of a nearby valley and, on clear days, of the ocean. But it is located within Ventura County's so-called "greenbelt preserve," an area which the county and its cities have agreed should remain in agricultural use.

The City of Simi Valley has already approved a general plan

amendment to permit residential construction on much of Blakely-Schwartz's 600-acre-plus property. However, that property, which probably will be annexed to Simi Valley, is mostly flat. The Reagan Library site is much hillier and, given the fact that it is within the greenbelt, the developers had little hope of gaining approval of some other project there.

Initial reaction among local officials in the fast-growing Simi Valley area was positive, although some citizen groups expressed concern over breaking the greenbelt. In addition, according to some newspaper reports, Blakely-Schwartz hopes to construct a hotel and conference center nearby — plans which might have a much tougher time gaining approval than the library.

BRIEFS

Los Angeles's decision to allow oil drilling in Pacific Palisades has been upheld by the state Court of Appeal. Ruling in *No Oil Inc. v. City of Los Angeles*, No. B0192246 (87 Daily Journal DAR 8888), the justices reversed a trial judge who had found the project's environmental impact report inadequate.

For several years, Occidental Petroleum has sought permission from the city to drill test in the Palisades. That permission was granted in 1985, when Mayor Tom Bradley reversed his longstanding opposition to Occidental's proposal.

No Oil and other citizen groups sued, claiming the EIR did not contain a detailed enough discussion of the possible routes of oil pipelines in the area. In a unanimous opinion, a three-judge panel of the Second Appellate District found otherwise.

Rural counties in northern and eastern California continue to have a tough time financially. In October and November, Shasta County closed both its library system and — despite a court order not to — out-patient care at its public hospital. Meanwhile, Butte County closed all library branches and began to investigate the possibility of dissolving as a political entity.

Shasta's closings came as a result of the Board of Supervisors' action to eliminate a \$2.5 million deficit in the county's \$110 million budget. County officials have complained that the county must bear almost \$50 million per year in costs for welfare programs mandated by higher levels of government.

In early November, Butte supervisors commissioned a study to

see whether it would be possible to dissolve the county and provide vital services under a community services district. The supervisors said such a move would permit them to ignore programs the state has mandated but not funded.

Robert Spaulding, deputy city manager of Glendale, Ariz., has been named planning director for the City of San Diego.

The 40-year-old Spaulding, who will make \$95,000 a year, was chosen over several other finalists, including Acting Planning Director Michael Stepner. City council members said Spaulding's administrative ability gave him the edge for the job, which involves running a department with 195 employees.

Spaulding will join the city staff in January. He replaces Jack Van Cleave, who retired as planning director last February.

ROUNDUP: Miffed because BART chose not to extend its lines further east and the Board of Supervisors stuck them with two new dumps, residents in lightly populated **East Contra Costa County** are talking secession.... Prominent San Francisco developer **Walter Shorenstein**, seeking to get around the city's sunshine ordinance, has proposed swapping a sunny, privately owned parcel of land near St. Mary's Square for a shady piece of property within the square.... Having spent \$80,000 on lawsuits over development of a spectacular 400-acre hilltop property just outside the city limits, **Laguna Beach** will pay close to \$4 million to buy the land.... **Whittier** doubles the size of its redevelopment area to include areas damaged in the Oct. 1 earthquake.