

PORTAL

University of California
Friday, February 1, 1980
Page 1A



Nexus Photo by Dave Dalton

Coping With The Housing

CRUNCH

PORTAL

Kevin MacKinnon
Features Editor

Dave Dalton
Assistant Editor

Features Writers
Lisa Renee Harris
Peté May
Dave Kirby
Kate Johnson

Features Artists
Sue Dunbar
David Hefferman

In This Issue

The housing situation at UCSB has always been a major concern of the community. Housing and water moratoriums as well as Santa Barbara's "no-growth" plan have helped to change Isla Vista from a barren peninsula into one of the most densely populated residential areas in the United States. The Santa Barbara area offers its residents a variety of housing alternatives.

In this issue of *Portal*, we examine the Santa Barbara housing "crunch" and its effects on the UCSB community. Some of the topics addressed in this issue are: the new faculty housing plans for West Campus, and the progress being made on the construction of the new student housing complex on El Colegio Rd., a history of housing in Isla Vista and the effects of the changing demographics in the community, as well as the growing popularity

of co-op living.

In addition, we have tried to shed some light on the controversies surrounding the housing situation such as the rent control debate and the all too frequent disputes between tenants and landlords.

Along with the housing issue, we have brought you a fine short story by Madeline Wing and two poems by Dana Deniston and Mikki as well as some thoughts on a rainy day by Steve Barth. Finally, we offer a review of one of Santa Barbara's restaurants, the Suishin Sukiyaki.

We hope you enjoy our efforts and again ask for your thoughts and contributions. We welcome your letters of either encouragement or criticism and as always ask for your literary and artistic contributions in the hope that *Portal* will continue to be a true student newspaper/magazine.
—The editors

VIEWS...

Question: What do you think of rent control?



Jennifer Richardson: business economics, junior

"I don't believe the landlords should be able to charge whatever they want. As far as specific controls go, I haven't really thought about it. I'm looking for an apartment for next year, and I'd like to see lower prices for sure. It's way too expensive. I wish that there were more places closer to campus to live besides Isla Vista. I.V. is really dirty. I think rent controls will help. The quality you are getting for the price you're paying is unfair. It looks like all the landlords are doing is keeping the money instead of putting it into the building."

Paul Yarrow: graduate student in chemistry

"I'm definitely into rent control. We have rent control in England, and it just amazes me how much students out here take from landlords. What do you do if landlords rip you off? They've got you by the short and curlies; there's nothing you can do. The rents here are incredibly high, so I definitely think some control is needed around here."

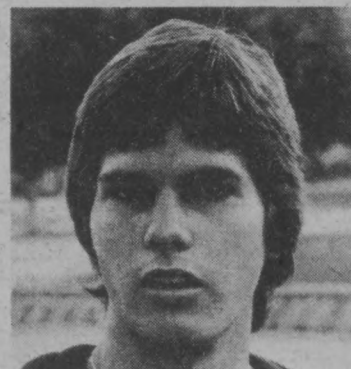


Jeanelle Trant: environmental studies/geography, junior

"Yes, I'm in favor of rent control. I think that as long as there's a water moratorium and a housing moratorium, and the university wants more students to come in, it's going to get crowded. . . The landlords are so shitty to begin with, they are not going to take the money and put it back into making the apartments better. They'll just be pocketing the money."

Peter W. Iliff: communications major, senior

"I'm not really in favor of economic controls. I think a lot of students, even when the rent's really high, tend to get out of hand at times. More than that, I think that controls confuse the economic situation. Rents are real high. I think the best thing that's been done is publishing the Proposition 13 tax savings as a tool, for tenants to use against their landlords. It helped us a great deal. Rent control can be a real hassle and with inflation, it can be a real bust."



Steve Bolla: studio art major, sophomore:

"I'd like to see some sort of rent control imposed because a lot of apartment buildings which are comparable in value are skyrocketing in one area and cheap in another. Just because of availability, the landlords can jack up the prices as much as they want when they know that a certain amount of students have to live in I.V. I definitely feel that some kind of imposition should be done, but I have no idea of exactly what."

Jill Cowley: cultural anthropology, senior

"I live in Santa Barbara, and I'm all in favor of rent control and the renters getting the benefits of Proposition 13. I know some people who are landlords. I don't know exactly what it's like in I.V., but to buy a house in Santa Barbara and to pay the mortgage payments, you have to charge outrageous rents. So I can see some kind of justification there somewhere."



Hewlett-Packard
Thanks You
for interviewing with us.

HEWLETT hp PACKARD
An Equal Opportunity Employer

We look forward to seeing you again next year.

CSO Escort 961-3446

Bambos Brothers

900 EMBARCADERO DEL MAR
ISLA VISTA

MON-FRI 10-8
SAT 11-7
SUN 12-6

968-5311

Gurdjieff Ouspensky Centers

Santa Barbara	805-965-1918
Newport Beach	714-644-8844
New York	212-988-6039
San Francisco	415-661-3689
Chicago	312-432-4093
Los Angeles	213-995-3821
Paris	436-6169
London	Chorleywood 4792

P. D. OUSPENSKY

G. I. GURDJIEFF

Valentine's Edition
Coming
Next Friday
DON'T MISS IT!

Administrators, Students Continue Debate Over West Campus' Future

By LISA RENEE HARRIS

The most surprising thing about faculty housing on the 23-acre parcel of land on West Campus is that, as yet, there are no "official" plans for it. In fact, the same land could be used for a bureau or a research facility. This is especially curious in light of the fact that Chancellor Robert Huttenback, Vice Chancellor for Administrative Services and Student Affairs Ed Birch, and Assistant Vice Chancellor for Academic Affairs Don Larson all appeared informed to the contrary.

"We haven't been involved to any degree of precision about the design of the homes," Birch said. "Our primary concern is that, as we develop the Long Range Development Plan, the area is earmarked for faculty housing."

"We don't want to be in the business of building housing for either students or faculty," Birch continued. "We're here to educate people. But the community hasn't provided housing, so we have to."

Huttenback explained that, "It's almost impossible for us to hire anyone here because of the South Coast housing market," and added the possibility of the university's attracting new faculty members was increased by offering the university-owned land on West Campus for building. "The university owns a lot of land," he said. "We could essentially let the university keep the land, but lend it to the faculty for free."

Larson, also, had the idea that housing would be built on the site, which is just adjacent to Del Playa. "It (housing) wouldn't be developed like the crummy apartments in Goleta or Isla Vista. It would be elegant and, I should think, a lovely place for the birds and fauna."

And then the story takes on a twist, because despite these fairly concrete assumptions about the use of West Campus land, Associate Vice Chancellor Bob Kroes denies that there are any plans for the site. "If I could tell you what's going in there I'd tell you."

All that is certain about the site is that, since the 1967 LRDP, the land has been designated as a low density (equivalent to four homes per acre) development area. The suitable projects for a low density margin include a research facility, bureaus, institutes (i.e. graduate programs) and housing. No official decision has been made as to which of these the land will be used for.

The project (or lack thereof) has several opponents, among whom are the League of Women Voters and Coast Watch. Mark Isaacson, of I.V. Planning, is opposed to housing at the site. Though it's not clearly defined in the LRDP as the proposed use for the land, Isaacson is focusing on housing because, "since they haven't designated the land use, I'm opting for the worst, which would be single family dwellings." His fears seem to have some basis, since three of the university's top administrators (Huttenback, Birch, Larson) were more worried about finalizing the housing development's design than debating whether or not there would even be housing.

Opponents of West Campus development argue that the difference in the environmental impact between a research building and a housing development is considerable. The issue,

then, becomes one of responsible land use.

"At most, I think the land should be used for a research facility," Isaacson said. "Once you get homes with families and cars and children you're having a greater effect on the environment."

"Even if we put up signs to keep people out of the preserves, I don't think it would help. If a sign says, 'Do Not Enter,' kids are going to enter. When I was a kid, I entered."

The disparity in activities and their subsequent ecological impact is itself a point of contention. A.S. President Marty Cusack's "main argument against the West Campus project is that it hasn't complied with the 1976 Coastal Commission Act." As evidence, he cited the California Administrative Code, section 13507b: "Any plan submitted pursuant to this subchapter shall contain sufficient information regarding the kind, size, intensity and location of development." This includes a report on the specific type of development activity and, according to Cusack, such a report has yet to be made. "There's a greater effect on the environment when 92 homes are built than when one research facility is built. There's more traffic, more noise, more lights — there's more likely to be a 24-hour impact on the environment," said Cusack.

"If they could prove that the housing would not disrupt the ecology, and that means both social and physical, I wouldn't be opposed to putting faculty housing there. I just don't think they can do that."

"If they could prove that the housing would not disrupt the ecology, and that means both social and physical, I wouldn't be opposed to putting faculty housing there. I just don't think they can do that."

Isaacson agreed saying, "I think the buildings (i.e., single family dwellings), if they were built to accommodate the drainage and other technical problems, and didn't have anyone living in them, would be fine."

"I don't think anyone can argue that 92 homes will not change the environment of Devereux."

Larson refuted the validity of this claim. "I know the university has engaged in extensive research about the possible implications for the environment on the West Campus, and I know the studies have shown that the buildings will do little or no damage to the environment."

Kroes said the citation of the administration code is a faulty one. "The LRDP is a land use designation only, and whether there are homes or a research facility, it's still low density. The land uses are really not all that different; the same amount of environmental impact is expected."

"In complying with the Coastal Commission requirements, we had to establish ceilings on the environmental impact. All four of the possible uses conform to those limits," said Kroes. In addition to the Coastal Commission guidelines, a project would also have to conform to the California

Environmental Quality Act, and be the subject of an Environmental Impact Report, among other things.

Nor is Kroes convinced that there is a distinction in the impact of the various types of building. "If you were to put in a research facility with one guy and a couple of rabbits, of course the impact would be less (than housing)."

"But we haven't even studied the land yet. We might trench through there and find an earthquake fault. We haven't even begun to consider modifications required by environmental analysis."

It's this fact that keeps Kroes so reluctant to make projections about the land use. "If you're saying, 'tell us exactly what you're going to do with it,' I don't think it's a legitimate question."

The opponents understand the need for faculty housing, Cusack said, "I'm glad the university recognizes the link between housing and education. I'm glad to see them concerned for housing, whether it's faculty or student. My complaint is where they're putting it."

Birch is aware of this complaint, but said, "West Campus is the only university-owned land suited demographically for faculty housing." Other possible sites were ruled out because of the water table, or because they contained endangered species. "We're not simply putting homes there because they have nice views," Birch continued. "We're a little more practical than that."

"The fact is that we need faculty housing, and we have the resources to build it. The regents are not in a position to buy land for the purpose of holding it. We can't sit on the land. For one thing, it's not fair to the state of California because no one's paying taxes on it."

Huttenback presented a similar



West Campus: the center of a debate between administrators, students and environmentalists over proposed faculty housing.

view. "It'd be a nice luxury for us if we could afford to leave everything vacant. But I don't think the university has the money to guarantee vacancy into perpetuity."

One objection to university building in general was raised by Cusack. "This campus is marked by poor planning. The fixtures don't come in on time, they don't wire the UCen basement for electricity, they put a non-sloping floor in the UCen II theatre. All those things cost bucks to correct. They have proven themselves inept at planning, to the point

land for faculty housing elsewhere. But that could land the parcel in the hands of a Fess Parker-type developer, and would leave virtually no recourse for opponents to development.

Isaacson suggested a land trade with the Isla Vista Recreation and Parks District. Such a trade would supply faculty housing in a different section of I.V. while preserving the controversial West Campus from development. "I don't know if that's been negotiated at all," he said. "But I was at one of their (IVRPD's) meetings recently, and they brought up the idea with what I thought was a favorable reception."

Birch, too, considered the possibility, although he tempered it by saying, "It was just off the top of my head. I don't know that it's been looked into at all, or if Parks would even be interested."

Kroes, however, reacted differently to the proposal. "I'm suggesting there aren't 40 acres in Isla Vista to trade, and why would we even want to do something like that? The possibility of a land trade has never even come up."

Isaacson expressed the wish for a fuller study of the options. "I really hope they do look into the alternatives, and document the fact that they have. It's somewhat upsetting that they want to take the prime spot and ruin it with faculty homes without doing their homework."

In regards to his own suggestions for West Campus, Isaacson said, "I think it's feasible for them to leave it open space, even if that means a land trade."

"I think the university has some responsibility for the lack of open space," Isaacson maintained. "I'm not blaming it on the current administration because they weren't around then. But the university had a heavy hand in developing I.V. housing in the '60s," Isaacson added.

The irony of the controversy is the amount of misinformation. Said Kroes, "I understand what the people's concerns are, but my frustration is that people are coming to conclusions based on false premises. We've been trying to clear up those premises, but it appears people don't want to listen."

(Please turn to p.4A, col.3)

Now 45 Percent Students Population Of I.V. Shifts During 1970s

By PETE MAY

Isla Vista has traditionally been the major residence for most of UCSB's enrollment. It remains so today, with more than 6,000 students living in apartments and houses squeezed onto 370 acres.

Yet during the 1970s, Isla Vista underwent gradual but substantial demographic changes which have altered the character of the town. UCSB students, who once constituted 90 percent of the I.V. population, now form about 45 percent of the town's residents. I.V.'s approximately 14,500 residents include a certain 9 to 5 crowd — workers who find I.V.'s relatively low rents attractive.

During the last ten years, the number of students living in Isla Vista has fluctuated greatly. In the fall of 1969, 8,600 students lived in I.V. This number dropped to 6,890 in 1971 and reached a low in 1978 of 6,040. The total for last fall rose to 6,633, due in part to an enrollment increase as well as the rising cost of transportation which has discouraged many students from commuting.

During the 1970s students increasingly began to leave Isla Vista and move into Goleta and Santa Barbara. In the fall of 1978, as renting houses became easier for students, more than 25 percent of the total enrollment lived outside of Isla Vista.

Students remaining in I.V. have found housing to be an increasingly scarce commodity, due in part to the influx of non-students into Isla Vista.

"It's hard to say what the majority of non-students are,"

according to Mark Isaacson, I.V. community planner, "though there has been a great influx of single-parent families."

In order to help determine the constitution of Isla Vista's population, this February, the UCSB Housing Office and the IVCC will conduct a joint survey.

Although there is ambiguity in a population breakdown, certain definite population groups, who are not affiliated with the university, are distinguishable. One example of this is a group of several hundred Laotian refugees living in I.V. as part of a Catholic Social Services project. Additionally there are a number of students living in I.V. who do not attend UCSB, but rather Santa Barbara City College.

The majority of the non-students living in I.V., however, are part of the South Coast work force. These people are attracted to I.V. because housing is fairly easy to find. This is because some apartment complexes, such as the Kimberly Apartments on El Colegio, rent exclusively to persons with fixed monthly incomes.

Said Isaacson, "It is my general feeling that landlords favor, for the most part, these non-students who are working and bringing in a dependable income."

Local economic analyst Harry Fox, in a pamphlet describing the labor force in the South Coast, noted the increase of "...essentially ageless' transient persons in their 20s (exclusive of university and college students)."

James Green, of the I.V. Community Development Corporation,



Isla Vista's population has changed greatly since the beginning of the 1970s but Anisq 'Oyo Park remains much the same.

has noticed the somewhat mobile characteristics of some of I.V.'s non-students. "The area is obviously attractive to many people. Santa Barbara county has a lot to offer with the sun, beaches and mountains. A lot of people are attracted to I.V. in particular, though jobs are hard to come by. So there is a turnover of people who are eventually moving on," said Green.

Many people have mixed emotions regarding the influx of non-students into I.V. While it adds a distinct cultural flavor to the town, at the same time it also escalates the housing shortage.

"It's a good learning experience for students to interact with non-students and I encourage it to a

point," stated Isaacson, "but it does put stress on the housing situation."

Joan Mortel of the UCSB Housing Office agreeing said, "I.V. has become more of a heterogeneous community than ever before. There are more people of varying lifestyles, which is better for exposure to the rest of

the community."

As I.V. becomes increasingly popular with the non-academic community, and as gasoline prices bring more students back to Isla Vista, the outlook for housing remains bleak. If I.V.'s popularity continues as expected, there may be some changes in store for this college town.

West Campus' Future

(Continued from p.3A)

"I think those people that are opposed to it (development) are just looking for some reason to be opposed to it. But we tell them, 'go ask the biologists' (according to

Kroes, biological studies on the area have shown it to be safe from severe ecological disruption resulting from development), and they don't want to do that. That's why I'm frustrated."

Lifeline

"a weekly publication of the office of student life"

Lifeline is a weekly calendar of events, meetings, announcements & services published every Friday by the Office of Student Life. Student organizations having any announcements should submit them to the office on Tuesdays by noon. Phone 961 2282.

Friday, February 1

San Nicholas Hall: Film: "Tommy" Chem. 1179 6, 8, 10:30 p.m. \$1.50
Merhaba Folk Dance Group: Dancing 7:30 p.m. Old Gym. Everyone Welcome!
Zen Meditation Center: Meditation: UCen 3137 4 to 6 p.m.
Studies in the Old and New Testament: Meeting: UCen 2294 7 p.m.
ITSOD/D: Dance Demonstration: Storke Plaza 11 a.m. to 1 p.m.

Saturday, February 2

Consuelo Hall: Film: "Catch 22" Chem. 1179 6:30, 9, 11:15 p.m. \$1.50
UCSB Bicycle Club: Bike Ride: Slow and fast groups. Meet at A.S. Bike Shop 8:30 a.m.
Exhibition of Xerox Works: UCen Gallery 10 to 5 p.m.

Sunday, February 3

BLACK HISTORY WEEK
A.S. Program Board: Film: "At War With the Army" UCen II Theatre 6 & 8 p.m.
UCen Activities/A.S. Program Board: Talent Night. UCen Pavillion 9:30 p.m.

Monday, February 4

UCSB Student Health Service: Lecture: "Sexuality: Staying Healthy" by Deborah Tirrell SHS Conference Room, 5:30 p.m.

Tuesday, February 5

Interfraternity Council: Blood Drive 9 a.m. to 4 p.m. UCen 2284, 2272, 2294.
Students for Brown: General Meeting: UCen 2284 8 p.m.
Aish Hatorah: Jewish Consciousness Sessions, UCen 2275B 4 p.m. to 5 p.m.
UCSB Scuba Club: Meeting: NH 1006 6 p.m.

Wednesday, February 6

A.S. Program Board: Film: "Brian's Song" UCen II Theatre 7 & 9 p.m.
Society of Women Engineers: Meeting with speaker Engr. 3114
Student Hunger Action Group: Meeting: UCen 2272 5:15 p.m. to 6:30 p.m.
UCen Activities: Noon Concert: UCen Lawn

Thursday, February 7

Campus Advance: Meeting and discussion, 7 to 9 p.m. 6660 Abrego Rd. #8 Isla Vista.
Isla Vista Medical Clinic: Lecture: "Choices Surrounding Childbirth" 7:30 p.m.
For more information call 968-3044.
So. Coast Comm. for Open Media: Meeting UCen 2272.
CalPirg: Rally: Storke Plaza noon.

announcements etc.

Cafe Interim remodeling is completed and the Office of Student Life is accepting reservations for this Quarter. If your office or campus organization wants to reserve the Interim, Eileen Pena at x2382 will gladly accept your reservation request.

DON'T FORGET! VALENTINE'S DAY MARKET DAY FEBRUARY 12

Co-op Living

Rochdale Offers a Welcome Change for Student Renters

By PATRICIA TURNER

A victim of high rental costs, absentee ownership and the declining quality of apartment units, the UCSB student each year faces the difficult task of finding adequate and affordable housing in Isla Vista. With incentives of direct apartment management and lower rents, the Rochdale Housing Project has for the past three years offered an attractive alternative.

"Co-op living is about the healthiest way a group of people could live," said Everett Kirkelie, co-founder of Rochdale and a three year board member. Kirkelie, who is also director of housing and residential services added, "I think it's probably the best solution...for the housing problem in I.V."

Named after the first known co-op founded by English weavers in 1844, the Rochdale Housing Project was established by students in 1976 as a solution to the high prices and poor maintenance of I.V. apartments.

According to Susan Knight, a current co-op member, Rochdale was begun in order to give "the responsibility of upkeep of a building to the people, not to some guy who owns the building or to some rental company that takes a chunk out of the rent."

Aided with a \$700 grant and a \$10,000 no-interest loan from Associated Students, Rochdale bought the net-lease to the first building on Cervantes Road in the spring of 1977. Selecting 60 members from a group of 100 applicants, the co-op began operation that fall.

Utilizing a \$2,400 grant for the university, the co-op last year expanded its operations to include a smaller building on Madrid Road, where 25 students currently reside in studio and two bedroom apartments.

Modeled after co-ops at Berkeley and UCLA which date back to the 1930s, Rochdale is headed by a board of directors, composed of four co-op tenants and three community members who are in charge of controlling finances and making minor policy decisions. All major decisions are made by the general membership on a one member-one vote basis.

"I think anyone going in the co-op can be assured they will be treated fairly and equitably," said Kirkelie.

As a member of the co-op, each student is expected to work two hours a week, with the exception of dead week and finals, on various chores. Chosen by the student, these duties include attending meetings, general cleanup and home improvements. "You get work credit on any major repair you do to your apartment," said administrative manager Patty Newman.

In order to penalize members who fail to contribute the necessary hours, the general membership voted to charge minimum wage for hours unworked. Most members, however, don't find the work requirement difficult to fulfill.

"I find it very easy," said Lindsey Brown, a co-op member for three years. "There's an incredible amount of things you can do."

The benefits of co-op living are numerous. Rochdale is unique in its ability to reserve housing for students.

"The co-op concept means that students are able to find ways to make sure housing is...not just reasonable but available," Kirkelie said.

Jim Knox, A.S. external vice president and a member of the co-op said, "Slowly but surely, students are being pushed out of the housing in I.V. The co-op is a

very good alternative to make sure that students don't get screwed in the housing market."

Although the co-op is only net-leasing its buildings and thus is subject to raises in rent, co-op members do pay a lower monthly rate. A one bedroom apartment in the Cervantes building costs \$236 a month including utilities. "The rents are somewhat lower," said Lindsey. "Not a great deal, but definitely lower."

In addition, co-op supports cite a community spirit as one of the co-ops benefits. The social activities committee organizes a variety of activities ranging from pot-luck dinners to weekend ski trips to Mammoth.

"I think it provides something more than just a place to live," said Kirkelie. "It provides a real community feeling."

Currently in negotiation for the net-leases of five new buildings, Rochdale hopes to expand its membership to 200 students by next fall. Recently, the university gave the co-op \$14,000 to assist in purchasing the leases.



This building is one of the two Rochdale Housing Co-ops which offer students a chance to experience community living.

"It's vital in the interests of the university that we work with the co-op to enable students to obtain housing in the community," said Don Winter, vice chancellor of student affairs.

In order to hire an executive director, purchase equipment, and lease an office, Rochdale has asked the Registration Fee Advisory Committee for a grant of \$35,000. A.S. has already allocated the co-op \$3,000 to aid Rochdale in its reorganization.

Said Kirkelie, "What the co-op needs now is some maturity in its organization development. I support it (asking of reg fees) 150 percent."

The ultimate goal of the co-op is to purchase its buildings. Already a non-profit organization, ownership would exempt them from property taxes, as well as free them from landlord rent raises.

"When you're leasing a co-op, the rents aren't that much lower, for you're still at the mercy of the landlord," said Newman. "As long as we're leasing, we can't really consider ourselves a full-fledged co-op."

In order to obtain funding and backing for the purchase of buildings, Rochdale, in coordination with the Community Development Corporation, presented a proposal to the university last November. Under the proposal, a non-profit title holding corporation would be established by the university and Rochdale in order to purchase the buildings, thus preventing the university from being held liable. This corporation would be approved annually by the university, with its board of directors

nominated by Rochdale members.

But a recent review of the proposal by an ad-hoc committee composed of university, Rochdale, A.S., and CDC members concluded that since the university would still own the buildings, they could be held responsible for them. The committee is currently considering a direct loan program whereby Rochdale would have complete ownership and control of its apartments.

"The notion is that the co-op would be best off if it had as much autonomy as possible," said Kirkelie. "Not complete autonomy, but that the authority to do what they need to do is very well defined."

However, Jarvis II may prevent the university from loaning the co-op the necessary funds to purchase the buildings. Rochdale is now exploring other fund avenues, such as parental investment and a possible grant for the National Consumer Co-op Bank.

Said Kirkelie, "I think Rochdale has the strength to accomplish their goals no matter what."

REAL WOOD COOKED BARBECUE

Pork Ribs - Beef Ribs - Chicken
Sliced Pork & Beef - Hot Links
Sandwiches • Dinners

HOMEMADE
Salads - Beans - Chili - Desserts

BARBECUE ETC.

7398 Calle Real, Goleta
TAKE OUT - 968-5800 - Closed Monday



Lutheran Campus Ministry

HOLY COMMUNION WORSHIP

Sunday, 9:00 a.m.

St. Michael's Church

Camino Pescadero and Picasso

Bruce Wollenberg, Campus Pastor

DALEE CAR BATH

offers

A WINTER SPECIAL

AT BOTH LOCATIONS.

From now until March 1st, 1980, we have increased the time on our "WASH-RINSE-SPRAYWAX" cycle to 6 MINUTES.

Also, our carwash features a system that allows you to "rinse" with the "spraywax" and accomplish 2 things in 1 cycle.

527 Anacapa Street

Santa Barbara

OPEN 24 HOURS

4890 Carpinteria Ave.

Carpinteria

OPEN 7 AM - 10 PM

P.S. About 1/3 of our business is ENGINE CLEANING. The very high pressure, combined with hot soft water and good detergent melts the grease and grime away.

GRADUATING ENGINEERS

Have you considered these factors in determining where you will work?

1. Will the job offer challenge and responsibility?
2. Will your future employer encourage job mobility?
3. Will your future employer encourage, support and reward continued professional education?
4. How much choice will you have in selecting your work assignment?
5. Big starting salaries are nice — but what is the salary growth and promotion potential in the job?

6. Can you afford the cost-of-living in the area?

At the Naval Weapons Center we have given these things a lot of consideration and believe we have the answers for you.

Arrange through your placement office to interview with our representative(s) **Karen Altieri**

Jim Bryant

on **February 7**

We think you will like what you hear.

If you cannot fit an interview into your schedule, write or call:



C. KAREN ALTIERI

Professional Employment Coordinator

NAVAL WEAPONS CENTER (CODE 09201)

China Lake, CA 93555 • (714) 939-3371

An Equal Opportunity Employer.
These are Career Civil Service Positions.

U.S. Citizenship Required

'Gimm

The Landlord-Rent Bill May Be Deceptive

By DAVE DALTON

The upcoming June primary election will afford California voters the opportunity to decide on vital issues which will affect the future of the state as well as the nation. One of the most important and confusing issues on the ballot will be the so-called "Rent Control Initiative."

Recent studies have shown that with rising population and the increasing scarcity of housing throughout the state, a majority of California homeowners and tenants now favor some type of rent control. It seems odd, then, that the Rent Control Initiative is being supported by property owners and opposed by tenant groups.

According to Johnathan Goodhill, former coordinator of the Angry Tenants Action Coalition, the title of the initiative is deceptive. Goodhill believes that the proposed bill was misrepresented by individuals attempting to gain the 500,000 petition signatures required to place the initiative on the ballot. He also feels that the provisions of the bill were not adequately explained to petition-signers. Los Angeles City Councilman Joel Wachs and others have described the signature gathering process for the initiative as "fraudulent."

If passed, the proposition would permit "annual rent increases based on the Consumer Price Index. Goodhill believes that rent increases based on the CPI, approximately 13 percent for this year, are excessive.

"Under this bill, meaningful rent control could not be enacted. Most rent control ordinances allow increases of six to eight percent. This initiative would allow increases at the rate of inflation. It's a well-known fact

rent increases, the two sides differ on almost every other provision of the initiative.

According to Goodhill, there are four major provisions of the bill which will be detrimental to the tenants of California. First, the initiative will invalidate all existing rent control ordinances such as the ones which currently exist in Beverly Hills, Los Angeles and San Francisco. Secondly, the initiative will remove the power to instigate rent control ordinances from local city councils or boards of supervisors as well as mandate that rent control can only be established by a vote from the community. Goodhill believes that these elections will be prohibitively expensive and therefore impractical for local tenants.

The third major provision of the initiative would prohibit state-enacted rent control, further necessitating the need for local elections. Finally, the initiative will have a "vacancy decontrol" clause. This clause would enable a landlord to raise rates in the event that a tenant should vacate his or her apartment. Goodhill feels that this clause is especially detrimental to I.V. residents because of the high turnover rate. He feels that property holders will have a "squeeze" on the tenants, since moving often means a substantial increase in rent, while staying in the same unit will mean a yearly increase in rents beyond the economic limits of most California tenants.

On the other hand, Bartlett feels that each of these provisions will bring an improvement in the California housing crunch. She feels that the initiative will serve as a standardized basis for future rent control initiatives.

"Under the bill, meaningful rent control could not be enacted. . . This initiative would allow increases at the rate of inflation. It's a well-known fact that more than one-half of landlords' costs are not affected by inflation."

that more than one-half of landlords' costs are not affected by inflation," Goodhill claimed.

Tenant groups feel the question of misrepresentation of the bill is paramount in the campaign to defeat the initiative. One tenant group, California Rural Legal Assistance, requested that the California Attorney General's office investigate the various allegations. The attorney general could not find sufficient cause for further action. However, a plan to change the name of the initiative from the "Rent Control Initiative" to the "Rent Initiative" is reportedly being considered.

According to Terry Bartlett, coordinator of the Santa Barbara Housing Council, the allegations of misrepresentation are "unfair." The S.B. Housing Council is a member of the California Housing Council which is a leading supporter of the bill. Bartlett stated that the original blame for the apparent misnomer lies with the attorney general's office.

Before any petition can be circulated or signatures gathered, the attorney general must evaluate, summarize and title the proposition. Bartlett said that the attorney general is responsible for the misleading title and summary that appeared on the petitions.

He added that throughout the state, "some people were hired to collect signatures. Since they were paid by the signature, I'm sure that some misrepresentation occurred. It was all legal and it goes on all the time, but it was kind of unfortunate. The attorney general investigated it. There were plenty of signatures in Santa Barbara County so that none of that went on here." Bartlett also said that she thought retitling the initiative was a "good idea."

Tenant groups and property holders both feel that the content of the initiative is the most significant issue. Along with the Consumer Price Index as a guideline for

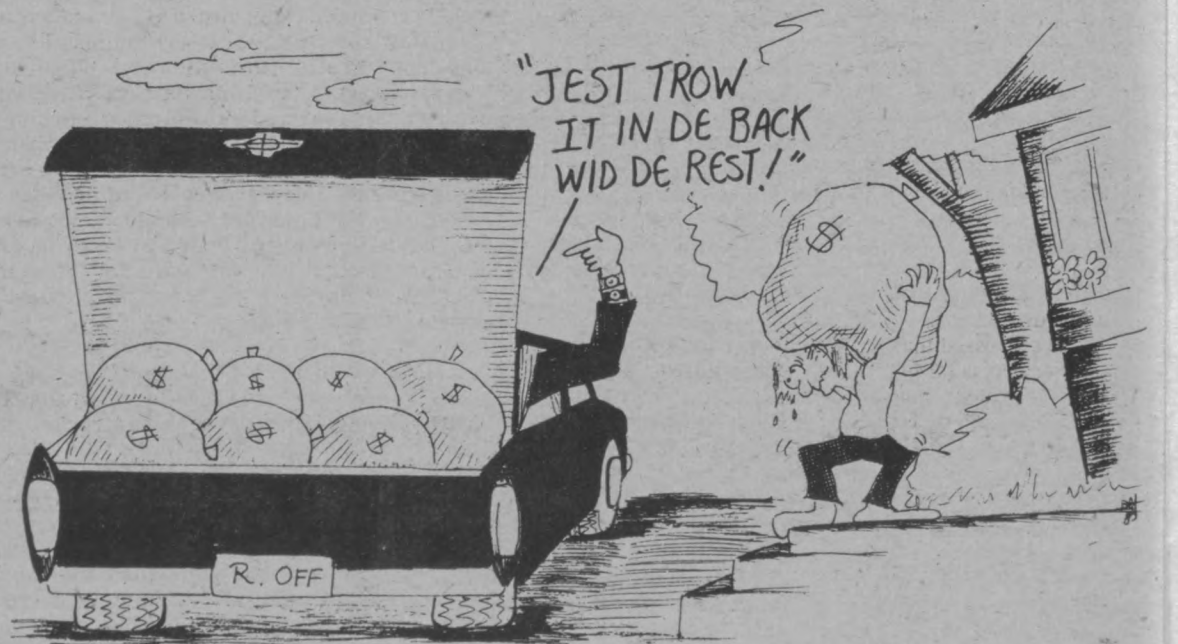
as well as a guideline for the development of local rent control.

However, she agrees that a standard other than the CPI should be used to determine rent increases. "Right now, it's all we have. I think it's fair," she stated. Bartlett feels the main benefit that passage of the bill will bring is an improvement in the quality of housing in California. She feels that more stringent rent control will discourage development and force property owners to cut costs by decreasing maintenance and improvements.

About the vacancy decontrol clause, Bartlett said that an appeals board, where newly settled tenants can voice their complaints if they feel their rent is excessive, would be established. In addition to the appeals board, she stated that the unit will again be subject to the CPI increase limits once the apartment is re-occupied. Bartlett asserted that the "Rent Control Initiative" tries to meet the needs of all concerned; tenants and landlords, and that the initiative is "fair and equitable to all concerned." She added, "I believe in tenants' rights, but I also believe in free enterprise."

Both Goodhill and Bartlett feel that the initiative will pass this June. But concerning the present heated campaign over the initiative, Bartlett remarked, "We can sling mud all day. I wish we could come up with a better initiative. There are ways to change things and reform people. Sometimes you have to do it from within. But the lines have already been drawn."

"I'm an optimist," Goodhill said. "I usually believe change is occurring on a social level. To be realistic, I think the initiative will pass. My personal feeling is that the only way it can be defeated is if its fraudulent qualities are put before the public and the renters get out and vote in their own interest."



966-4045 **GRANADA**
1218 State Street
He's the highest paid lover in Beverly Hills. **R** IS GIVING PLEASURE A CRIME.

966-2479 **STATE**
1217 State Street
Starring HAL HOLBROOK, JANET LEIGH (R) UNKNOWN UNNATURAL UNNERVING **THE FOG**

966-9382 **Arlington Center**
1317 State Street
FOR INFORMATION CALL THEATRE - 966-9382

965-5792 **FIESTA 1**
916 State Street
IT'S ELECTRIC! ROBERT REDFORD JANE FONDA **THE ELECTRIC HORSEMAN**
A COLUMBIA UNIVERSAL RELEASE **PG**

965-5792 **FIESTA 2**
916 State Street
IT'S ELECTRIC! ROBERT REDFORD JANE FONDA **THE ELECTRIC HORSEMAN**
A COLUMBIA UNIVERSAL RELEASE **PG**

965-5792 **FIESTA 3**
916 State Street
The movie that DARES to tell the truth! **GUYANA CULT OF THE DAMNED**
A UNIVERSAL RELEASE **R**

965-5792 **FIESTA 4**
916 State Street
The funniest thing around! STEVE MARTIN **The JERK**
A UNIVERSAL PICTURE **R**

682-4936 **PLAZA De Oro #1**
349 South Hitchcock Way
Winner of 4 Golden Globe Awards DUSTIN HOFFMAN MERYL STREEP **Kramer vs. Kramer**
PG

682-4936 **PLAZA De Oro #2**
349 South Hitchcock Way
Critics award "Best Movie" DUSTIN HOFFMAN MERYL STREEP **Kramer vs. Kramer**
PG

967-9447 **CINEMA #1**
6050 Hollister Ave.
She gave... And gave... And gave. BETTE MIDLER ALAN BATES **THE ROSE**
PG

967-9447 **CINEMA #2**
6050 Hollister Ave.
George Burns - Art Carney - Lee Strasberg **"GOING IN STYLE"**
A comedy to steal your heart

967-0744 **FAIRVIEW #1**
251 N. Fairview
Plus: ROLLER BOOGIE STEVE MARTIN **The JERK**
A UNIVERSAL PICTURE **R**
A RAGS TO RICHES TO RAGS STORY.

967-0744 **FAIRVIEW #2**
251 N. Fairview
WHERE EVERYTHING ENDS... **BLACK HOLE**
1979 Walt Disney Productions **PG**

968-3356 **Magic Lantern Twin Theatres**
960 E. Encarnacion Del Norte
IT'S BACK! HELD OVER Also: UP IN SMOKE **NATIONAL LAMPOON. ANIMAL HOUSE**
A UNIVERSAL PICTURE **R**

RIVIERA
Near Santa Barbara Mission Opposite El Encanto Hotel 965-6188
also: Welcome to L.A. A Little Film with a Big Heart. **REMEMBER MY NAME**
Geraldine Chaplin, Anthony Perkins (R)

Home Shelter'

Landlord-Tenant Struggle



Legal Aid for I.V. Renters

By KEVIN MACKINNON

Ever since the first landlord rented out a hole in the side of a cliff, tenants and landlords have frequently and oftentimes violently been at odds with each other. This situation seems to invite conflict and the Santa Barbara area, Isla Vista in particular, is no exception.

In Isla Vista, where housing is in great demand and the students are often forced to find new accommodations every year, the problem of landlord obligations versus tenant rights has become paramount.

Among the complaints most often lodged against Isla Vista landlords are delayed or illegally withheld cleaning deposits, failure to properly maintain their buildings, and what many see as unjustifiable rent increases.

In Isla Vista, the I.V. Legal Clinic handles many cases brought against landlords by tenants. These services are offered free to UCSB students. According to Ed Austin, one of the two clinic attorneys, "I'm satisfied that 80 to 90 percent of the students who come to me do have a valid claim worth pursuing."

According to Austin, most of the problems dealt with by the legal clinic involve cleaning deposit disputes and questions about a building's habitability such as problems with rodents and insects, water leakage, structural damage unrelated to tenant activities and lack of heat or hot water.

Most of these disputes are settled in small claims court or out of court entirely. "Most of the problems here we take care of with a letter or phone call. We don't have to worry about going to court, which is good because

Proposition 13, one of the main reasons given for rent increases was the need for the landlord to pay taxes. Currently, an often-cited reason, especially among new owners, is the need to make mortgage payments, said Obeso.

Obeso's research has led him to conclude that, despite some landlords' allegations, mortgage payments simply do not affect the owners as much as they would like their tenants to believe. Said Obeso, "Approximately 50 to 75 percent of a landlord's costs come from mortgage payments, yet these payments remain constant. The landlord's actual costs raises only 2 to 5 percent for maintenance services."

One of the most criticized practices of landlords is the case when a new owner raises the rent of a building in order to cover his new mortgage payments. For example, recently in Santa Barbara, the Rental Housing Mediation Task Force handled a case where a rent was raised from \$250 a month to \$900 a month. Obeso asserts that when this happens, the tenant is essentially making the new owner's payments for him while the owner merely sits back and gets richer as his property appreciates.

Unfortunately, due to the highly speculative nature of the real estate market today, buildings are bought and sold with greater frequency, leading to higher rent payments.

Some have gone so far as to accuse the landlords of collusion, the practice whereby the owners decide among themselves to fix rent prices.

Obeso also feels that there is at least informal

When the force is called upon to mediate in a landlord-tenant dispute, landlords are under no obligation to discuss the problem, and therefore frequently refuse to meet with their tenants.

court time is very expensive," said Austin.

Austin also stated that tactics such as withholding rent are not always within the tenant's power. "One of the major misconceptions students have is that they think that if anything goes wrong, they can withhold rent," said Austin.

For example, if an apartment has had a leak for so long that mushrooms are growing in the carpet (which Austin says has actually happened several times in I.V.), then that tenant has a valid complaint. However, if a tenant desires his apartment to be 70 degrees and can only heat it to 69 degrees, then the landlord is not liable for such a repair.

The increasingly rapid rate of rent increases is the most serious complaint of tenants against landlords. Murv Glass of the Rental Housing Mediation Task Force said of the more than 100 calls a month that his office receives, roughly 95 percent of them are from tenants. Most of these tenants complain of unfair rent hikes. Some examples include: increases in one month from \$250 to \$625 a month, \$300 to \$750 a month and \$250 to \$900 a month.

Glass stressed that the Mediation Task Force, a free city service, is for both tenants and landlords. When the force is called upon to mediate in a landlord-tenant dispute, landlords are under no obligation to discuss the problem, and therefore frequently refuse to meet with their tenants. According to Glass, "Owners are very reluctant to mediate, especially if they are new owners and are looking at the situation through a dollars-and-cents viewpoint."

Glass is not the only one who feels that many landlords are motivated solely by financial factors. According to Victor Obeso of the Community Housing Office, the bottom line of most owners' reasoning is profit, usually at the expense of the tenants. Prior to the passage of

collusion among the landlords. "They get together socially and at meetings of the Santa Barbara Apartment Association where the topic is bound to come up," said Obeso.

Recently, the complaints of various tenant groups led to an investigation by the state attorney general's office of Isla Vista apartment owners to determine if collusion did indeed exist. At the conclusion of its report in December of 1979, the attorney general concluded that there was insufficient evidence to warrant any action in the matter. According to Robert Cutting, a member of the Santa Barbara District Attorney's office, the report was passed on to the Santa Barbara office where the district attorney agreed with the report's findings.

Tenants should be aware of their rights when dealing with landlords. The Isla Vista Legal Clinic currently offers students a new service where they can receive inexpensive legal aid. According to James Kerr of the A.S. Legal Affairs Board, many have high hopes for this new experimental program. "We are just starting on this, but we foresee it as becoming a major part of student services," said Kerr.

Austin feels that the I.V. Legal Clinic has already justified its existence, and looks forward to its expansion to help as many students as need the service.

It is ironic, however, that, should the clinic prove successful in protecting tenants' rights, one of its main functions might disappear altogether. "There might be a point of diminishing returns," Austin says, "where the more successful we are against the rental companies, the more likely they are to shape up their procedures because they'll look at renter troubles as an unwanted expense which they can avoid with a little more attention to management. They're out for a profit."

Chuck's STEAK HOUSE
Featuring: STEAK, LOBSTER, AND ...
Nightly Selections of HALIBUT & Other Fresh Fish
All Dinners Include Fresh Salad Bar & Bread
Try one of our Mai Tais, Imported Beers, or a selection from our Extensive Wine List
Serving Nightly
Cocktails from 5:00 PM • Dinner from 5:30 PM
3888 State St. 687-4417

DRIVE-IN THEATRES

964-8377
Airport DRIVE-IN
Hollister and Fairview
also: WHEN A STRANGER CALLS
In space no one can hear you scream.
ALIEN

TWIN DRIVE-IN 1
Memorial Hwy. at Kellogg/Coleta
964-9400
also: GOIN' SOUTH
American Gigolo

TWIN DRIVE-IN 2
Memorial Hwy. at Kellogg/Coleta
964-9400
also: Beyond the Poseidon Adventure
STAR TREK
THE MOTION PICTURE
A Paramount Picture

FOR THE GREATEST IN DOUBLE FEATURE FILMS!

at the **Magic Lantern** Repertory Film Series
960 Embarcadero Del Norte Isla Vista 968-3356
WEDNESDAY thru SATURDAY,
ABSOLUTELY NO ONE UNDER 18 WILL BE ADMITTED
The Story of O A HUMAN TRIUMPH!
EXHIBITION
6:30, 10:10 — Showtimes — 8:10

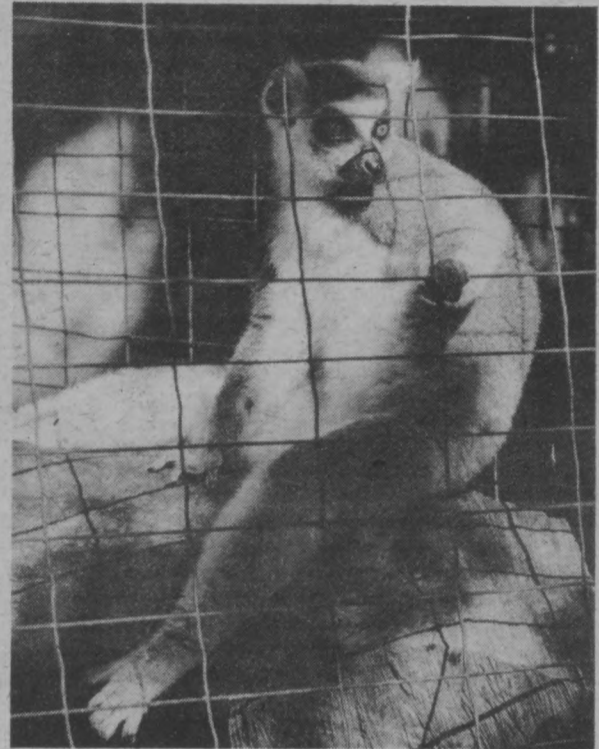
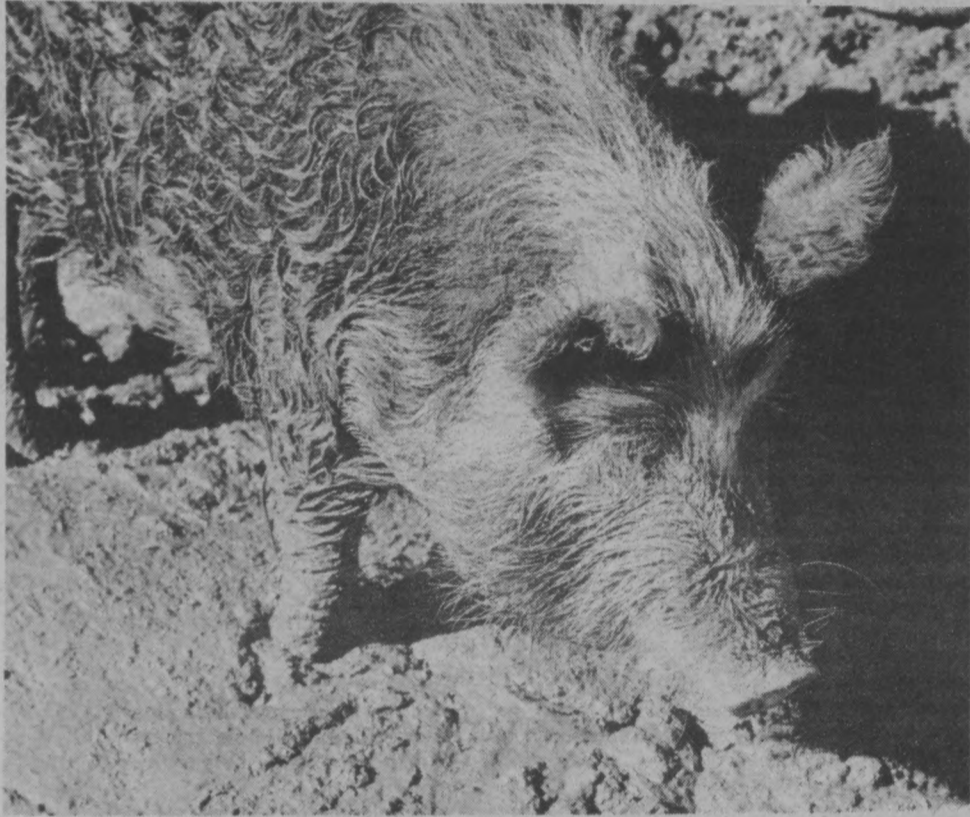
SUNDAY THRU TUESDAY
FIGHTING MAD! LOVING HARD!
"BOUND FOR GLORY" PG
8:45 starring DAVID CARRADINE United Artists
now you can SEE anything you want at ...
"ALICE'S RESTAURANT"
16mm 6:45 starring ARLO GUTHRIE

FM 100
KTVU

MIDNIGHT SPECIAL
THE BEST OCCULT MOVIE OF THE DECADE!
THE ROCKY HORROR PICTURE SHOW
R a different set of jaws.

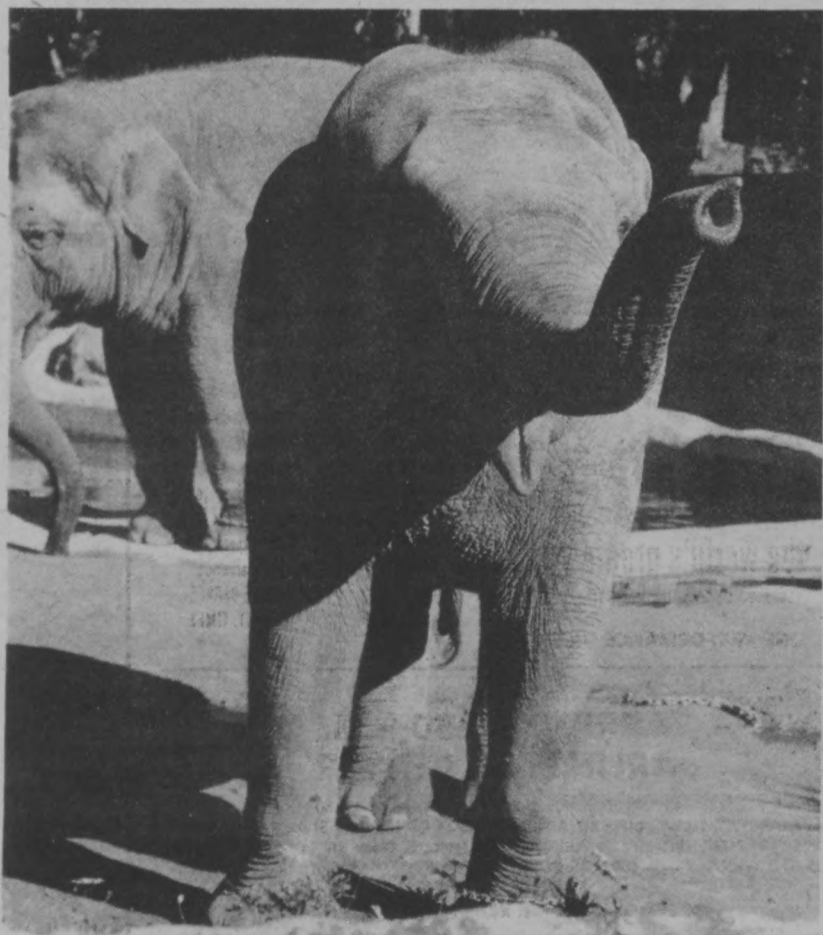
968-3356
Magic Lantern
Twin Theatres
960 Embarcadero Del Norte
Admission \$2.00
12:00 Midnight
Fri & Sat only

The High Rent District



Isla Vista apartment life may not be paradise but, then again, neither is life in the zoo. These residents of the Child's Estate don't seem to mind it too much though.

Photos by Dave Dalton



Housing for 580 Students

University Apartments May Alleviate Crunch

By KATE JOHNSON

There are presently six on-campus housing facilities at UCSB. Able to accommodate 2,600 people, San Miguel, San Nicolas, Santa Rosa, Santa Cruz and Anacapa are nearly always filled to capacity, according to Joanne Divine, manager of residential contracts.

"There are long waiting lists for both on and off campus housing. Many people put their names on more than one waiting list, and when they get a place with us, they pull out of their off-campus contract," said Divine.

According to Divine, the large number of people who attempt to find housing at the last minute, those who double up on waiting lists, and the many Asian and Cambodian refugees now living in Isla Vista have combined to make the housing situation at UCSB a critical one. There is a partial solution to that problem in sight, however.

In October of 1979, the UCSB housing service began construction on a new off-campus housing complex. Located on the corner of Los Carneros and El Colegio Road, the development will be made up of 150 apartments, able to house 580 students.

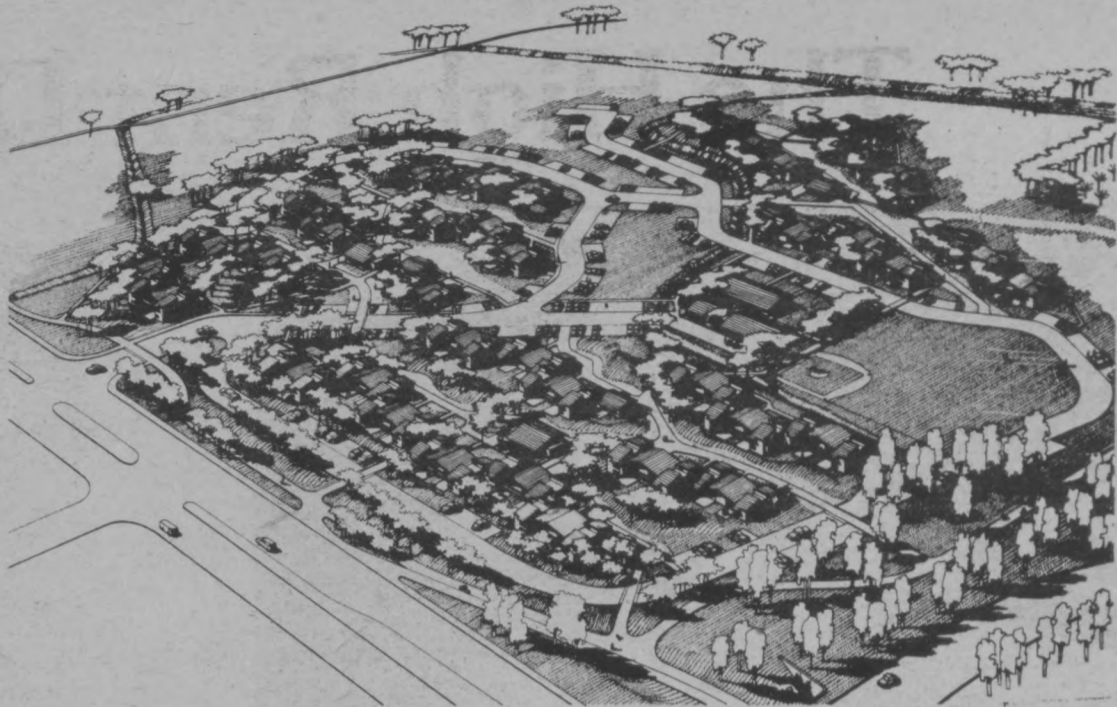
Divided into three clusters of 50 units each, the complex will

contain one cluster for graduates and two for undergraduate students. Each cluster will have its own "community center," an events facility which Everett Kirkelie, director of Housing and Residential Services at UCSB, says students will program themselves and use for social events or as study centers.

According to Kirkelie, 141 of the 150 new apartments will be two-bedroom, four-person suites, complete with kitchen, living room, bath, and a deck or balcony; nine will be single units, and 15 apartments will be designed to accommodate handicapped persons. These apartments will be equipped with easily accessible plumbing and heating fixtures, ramps and wider doors.

Although the new residences are officially run by the UCSB Housing Office, they will be treated more as private residences than as dorms, according to Kirkelie. Residents of these new apartments will pay their monthly rent payments as well as food and utility costs. Each apartment will be equipped with a kitchen, although residents will have the option of buying an on-campus meal plan if they wish.

One interesting feature of the new apartments is their "passive" solar heating system. A six-foot



Construction is now underway on these university-owned apartments. Completion is scheduled for Oct. 1, 1980. The complex will consist of three clusters of 50 units each, one cluster for graduate students and two for undergraduates. Each cluster will have its own "community cluster."

overhang on the south deck or balcony of each apartment will shade residents from the sun during warmer months and conduct the heat stored through this period indoors during winter.

Proposed rent for the undergraduate clusters is \$400 per month for a two-bedroom suite, or \$100 per person, in addition to food and utilities. Undergraduate units

will be leased for the academic year only, and will rent on a nine-month basis.

A two-bedroom unit in the graduate cluster, leased for twelve months, will rent for \$370 per month. According to Kirkelie, it has been tentatively suggested that rather than the two-bedroom, four-person arrangement in the undergraduate units, only two

people will occupy these apartments. Kirkelie said that this is "to give the graduate students more privacy."

Completion of the as yet unnamed project is scheduled for Oct. 1, 1980. Yet Kirkelie said that there have been problems both in construction itself, due to adverse weather conditions, and in ob-

(Please turn to p.12A, col.3)

Seaside Slum?

A History of Poor I.V. Housing Quality

By KARLIN J. LILLINGTON

Isla Vista has always been known for its ability to accommodate change.

In the '60s it welcomed the bearded and long-haired students who played frisbee in Perfect Park, smoked marijuana, and irritated older citizens who were used to their crewcut, beer-drinking counterparts of past years.

In the '70s it accepted repeated rioting and the burning of a bank, and later still the soft rumble of roller skates in its streets and the sounds of Fleetwood Mac.

But in the '80s a form of change is coming to the small town which is not of the type most people wish to see: Isla Vista is rapidly becoming an urban slum, and according to most people there is not much that anyone can do about

ment in the area was the lack of water. Residents either hauled water from storage tanks or dug their own shallow wells from which they drew brackish water. "Land values were extremely low; you could buy a standard lot for a few hundred dollars," Marvin said. "It wasn't until they finished the Cachuma project in the mid-'50s that things suddenly changed." The Cachuma project involved the creation of Lake Cachuma Reservoir in the Santa Ynez Mountains, which brought fresh water to Goleta, Santa Barbara, and Isla Vista.

The new location of the university and the sudden availability of water invited speculation in Isla Vista. Enrollment also increased rapidly at the new university, rising from 1700 in 1953 to 3000 by 1960. Isla

designated an urban renewal area.

"In the beginning, it really was an urban renewal area. If you had seen the area, you would have agreed it was ready for urban renewal. There were dirt streets and chuckholes and dilapidated structures," recalled Charles King, chief of the current planning division for Santa Barbara county.

"The needs of the university was the dictating force in I.V.'s development," King said. "They floated improvement bonds in the following years to pave the streets and so on." Maximum enrollment was predicted to eventually reach 10,000 students at UCSB. But enrollment was rising rapidly, jumping from 3000 to 4800 students in the two year period from 1960 to 1962. Developers pushed to have the BAR regulation rescinded, and in 1962 it was. In 1963, low cost housing construction increased 250 percent.

Such rapid growth soon brought a revision of the maximum enrollment figure, which was raised to 15,000, feeding the incentive to develop.

Isla Vista's sewer lines overflowed in 1964, and soon afterward the Board of Supervisors approved high density zoning for I.V. A large portion of R-2, or duplex lots were changed to R-4, multiple unit lots, although the Planning Commission and the university complained.

In response, the Commission declared, "It is the opinion of the staff, the present R-4 standards encourage second rate construction with too little space around the buildings and totally inadequate parking space. Many of the apartment buildings which are only a few years old are deteriorating...we believe the area is headed for a crisis..."

Nonetheless, nearly all of I.V. housing was erected in the years from 1960 to 1969, with 1,678 units built in 1960-1964 and 1,079 built in 1965-1969. In contrast, 45 structures existed previous to 1939, 544 between 1940-1959, and 137 between 1970 and 1976.

A water moratorium was passed in December, 1972 and has virtually halted all housing construction in Isla Vista, Goleta,

Montecito and Summerland by denying connections to a water supply.

In 1973 architect John Robert Henderson wrote in *Recommendations for Isla Vista Planning* (Please turn to p.12A, col.1)

24 HOURS A DAY
for your midnight snacks

Hollister in Ellwood
& 7390 Calle Real

AVIATION INTELLIGENCE MANAGEMENT

The Navy has openings for Aviation Intelligence Officers. No experience necessary. Extensive 8 month training includes photo interpretation, analysis of foreign capabilities, analysis plots, and tactical briefings.

College grads to age 27, U.S. Citizens, able to obtain Top Secret clearance.

Competitive starting salary, excellent benefits package, extensive paid travel, 30 days paid vacation.

For more information, contact: LT Chuck Butler, P.O. Box 38806, L.A., CA 90036, or call (213) 468-3321.

TICKETS ON SALE
MONDAY, FEB. 4

SPECIAL 1980
RETURN APPEARANCE!

STEPHEN CLOUD in association with
RONALD A. WILFORD ASSOCIATES
presents
AN EVENING WITH

Marcel Marceau
the world's greatest mime

assisted by PIERRE VERRY

ONE PERFORMANCE ONLY!

APRIL 2 - 8:30 P.M.
ARLINGTON CENTER

RESERVED SEATS: \$12.50 - \$10.00 - \$8.50 - \$6.50
AVAILABLE AT: TICKET BUREAU/ARLINGTON BOX OFFICE 1317 State St., S.B., 93101
965-5181; VENTURA - Travis Music, Jailhouse Records, OXNARD - Grampa Pobbies,
SANTA MARIA - Sousa Music, Cheap Thrills, GOLETA AND CARPINTERIA - Chameleon,
CHARGE LINE 965-5181
OPERA GLASSES FOR RENT AT PERFORMANCE

it. Poor quality housing and badly zoned land have combined to produce one of the most densely populated areas in the country, an area which threatens to turn into a ghetto right under its residents' feet.

Isla Vista's problems can be traced back nearly 20 years to actions taken by now-forgotten Santa Barbara officials, and some would contend even further, to the day when the University of California decided to move its Santa Barbara campus from its location on the Riviera to its present seaside home adjacent to Isla Vista in 1955.

Before then, Isla Vista was very sparsely settled, according to Assistant Assessor for Santa Barbara County K.L. Marvin. In the '50s Marvin was a field appraiser and did evaluations in I.V. "There were a few shacks and some nice homes along the bluff," he said.

A major deterrent to develop-

Vista's population jumped from 600 to 1800 during the same period, and demand for housing rose in accordance.

A design regulation was added in 1957 to the zoning regulations already in effect in I.V. which allowed no building to be erected without the approval of the Architectural Review Board (called BAR). It was hoped that this regulation would maintain a high level of esthetic quality in apartment construction. However, the BAR had no say in zoning regulations which affected the density of the area. Zoning regulations were dependent on Planning Commission public hearings and a final decision by the board of supervisors.

Then in 1958 the Regents of the University of California hired a Los Angeles planning firm to analyze Isla Vista housing. It recommended that I.V. be subject to a comprehensive and balanced master plan and that it be

Alternative Housing?

The Plane Man

By SCOTT TIMMONS

Next time you go by the European Autohaus (across Trigo Road from the Magic Lantern Theatre) take a look at the place. There's an airplane fuselage parked behind the shop.

I went by the Autohaus the other day and asked about the airplane. I was directed to the mechanic named Jason. He stood about 5'5", had sun-bleached blond hair and his lambchop sideburns merged into his mustache. I guessed his age at middle thirties. His blue mechanics smock was smudged with grease.

"Do you live in that?" I asked him, indicating the fuselage.

"No, it's too cold and unequipped to live in at the moment. But I will someday. I'm converting it into a motor home."

Jason told me that the fuselage used to be a Convair 240, a twin turboprop airliner built in 1957. It used to fly for Alaska Airlines and was retired in 1974.

Of his own history, Jason told me that he was from around Bloomfield, Michigan and was a "mad scientist type" when he was young. (He declined, however, to discuss his experiments with me.) He used to work for Motorola, doing vacuum deposition, the processing of growing of silicon wafers. As much as he loved electronics, he found sitting behind a desk very dull.

In early 1978 he arrived in California. Hanging out with friends who lived near the Mission, he had planned to go to Oregon, but instead hired on at the Autohaus that spring. He lives in a converted bus he calls "Anachron" which he

acquired in 1968 and has driven all over the continent. His full name is Jason Von Strassenburg (with a name like that you might expect the Red Baron).

Jason told me that he bought the Convair three months ago from Aviation Warehouse in Hawthorne. He made a deal with the owners, paying them an undisclosed sum of cash. Since then he's put five thousand dollars into it.

I asked him to tell me his plans for the Convair, and he invited me aboard; I followed him up a ramp leading up into the rear of the fuselage. The inside of the airplane was empty; all the seats, floor panels, and wall panels had been taken out. I followed him forward to the pilot's cabin.

"I'm gonna fix up the cockpit so that it'll have dual controls just like it did when it flew." The cabin was also stripped bare; only the two steering wheels remained, and the wiring hung from the walls in great profusion, as if a caldron of spaghetti had exploded in the cabin, leaving the noodles stuck dangling on all sides.

We stepped back into the passenger compartment.

"This is where the living room is gonna be," he said. "Between the leading edge of the wing and the pilot's cabin. And under the floor panel I'm gonna put in a jacuzzi; I've already got all the equipment for it except for the tub. But the jacuzzi's a luxury item so the priority things come first."

"Like the engine. I'm gonna put in a 400-plus cubic inch Olds engine." When I expressed surprise that he wasn't going to use a more powerful engine, like a truck



Alternative housing? This plane is on its way to becoming a unique variety of mobile home.

engine or a diesel, he explained that "the Olds'll be plenty powerful. Besides, it'll be geared way down to a truck rear end, and I'll put in a GM turbo-hydraulic transmission. But the airplane isn't even that heavy. It's only 7,000 lbs., less than two Cadillacs."

"Back of the living room there'll be the bathroom, an electronic workshop, a mechanical workshop, and back there, (he pointed to the platform above the entry ramp in the rear), "here I'm gonna put the bedroom. It'll have a bay window facing aft."

I asked him what he was going to use for wheels.

"In front I'll keep the original landing gear — just those wheels.

In the back there'll be two dual axles, to make for stability."

"Oh, there's bound to be a small fight with the DMV," he replied when I asked him if he knew of any laws pertaining to the conversion of airplanes to motor homes. "They'll probably tell me that the thing's eighteen inches too wide and three feet too long or something. But if you just pay 'em enough money they'll register you."

Jason showed me how the rear ramp is lowered and raised by a winch and explained that the winch will be operated by punching a clearance code on a small keyboard outside, rather than

using locks and keys.

"Yeah, it's gonna be pretty Star-Trekky — a lotta electronics, gadgets, tricks, — like solar collectors on the roof, and running the exhaust pipe through a heat exchanger, and stuff like that."

Jason estimates that the conversion will take him another year or two and cost him another ten to twelve thousand dollars. Then, with a small crew, he'll take off for four or five years and travel.

I wished him luck on his project and thanked him for sharing it with me. As I was leaving, he grinned and said, "Oh yeah, I'm taking applications for large-breasted stewardesses."

Associated Students Program Board,
KTYD & Santa Barbara Blue Society
present

Jon Hendricks

of
"Evolution of the Blues"
fame.

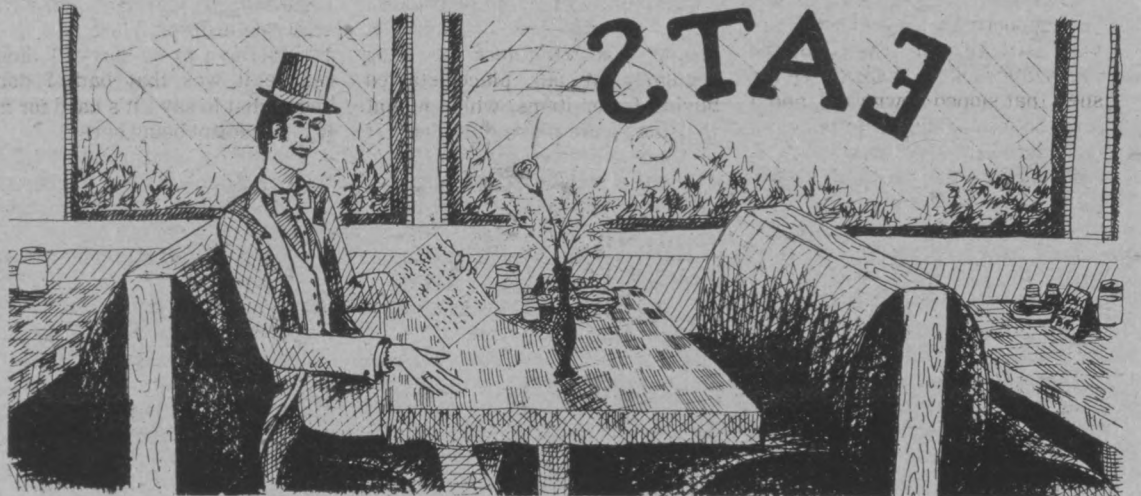
In His Stage Presentation of
"Reminiscing
in Tempo"

which includes
skits from "Evolution"



Friday, February 1st
Campbell Hall at 8 pm

Tickets available at
A.S. Box Office, Morninglory Music, Ticket Express & Turning Point
\$7.00 Students • \$7.50 General



Suishin Features Japanese Food at Its Tasty Finest

By MICHELLE TOGUT

My knowledge of Japanese food had always been limited to chicken teriyaki a la Shake 'n Bake and the recollection that the Japanese ate raw fish. Therefore, venturing into Suishins Restaurant on lower State Street was an adventure in education for my very American taste buds and a delightful one at that.

Suishin's simple yet attractive interior belies its Oriental orientation. The restaurant serves authentic Japanese dishes, many of which can be cooked at your table while you watch. Tatami rooms can be reserved by larger groups who wish to enjoy a true Japanese-style banquet. These rooms have sliding doors to ensure privacy, and members of the dining party are required to remove their shoes before entering.

Sitting at a low table, legs crossed, while the waitress prepares sukiaki at the table, makes the meal all the more enjoyable and unique. I first went to the restaurant with a group of friends and roommates, and eating dinner in one of the tatami rooms made us feel much more a part of the meal and of the restaurant's atmosphere.

Suishins provides the diner with

tea, soup and pickled salad before each dinner. They're delicious. So are the genuine Japanese beverages which you can order to compliment your meal; beverages like plum wine, sake (rice wine) or Sapporo beer. One warning about plum wine and sake though: they can catapult you into an altered state of consciousness very quickly if you aren't careful.

A variety of dinners are also available. The sukiaki features fresh vegetables, noodles, mushrooms and either beef or chicken fried to perfection so that the dish is succulent and tender.

Tempura is another dish worth sampling. A small portion of shrimp and vegetable tempura comes with each dinner, but for those who really like this dish, a full dinner can be ordered. Tempura is a batter into which vegetables or shrimp are dipped and then deep-fried. The batter is crisp and helps maintain the distinct flavor of the vegetables or shrimp. Dipped in soy sauce, it is quite tasty.

For those who can overcome the thought of eating raw fish, sashimi is a delicacy. Raw tuna, which can be dipped into a greenish horseradish sauce, has a delicate flavor and an interesting texture. Sushi, which is rice and raw fish

wrapped in seaweed, is also another unique treat. It has a light flavor and can also be dipped in horseradish sauce. Unless you really like these creations, however, it is advisable to order them as a side dish and not as a meal, because they require an acquired taste.

Service at Suishins is friendly but rather slow. The meals are also expensive, especially the raw fish dishes, because the price of fish fluctuates with the season. Be prepared to spend at least \$10 per person on a dinner with beverage. A la carte meals can be ordered for somewhat less, perhaps \$7.50 per person.

Yet don't let the prices scare you away from a unique and exotic dining experience. Suishins is well worth the cost. Attempting to eat an entire meal with chopsticks is entertainment in itself, especially if you, like me, are among those to whom manual dexterity does not come naturally.

Especially enjoyable is dinner in a tatami room. With a group of friends, a great party can be had. So, if you feel like eating something out of the ordinary, try Suishins. The food is good, the atmosphere is relaxed and comfortable and the culinary education is an adventure.

Fiction

The Grocery Store

By MADELEINE WING

My great-grandfather first opened the family grocery store in 1882. Originally, it was barely large enough to hold two rows of shelves, but later, his son expanded and remodeled, enlarging the grocery section and adding on a small butcher shop and a little variety store. Eventually, the grocery store was handed down to my father.

Dad worked mainly in the butcher shop, where there was sawdust covering the floor to prevent slipping, and I would make rows in it with my foot, or push it into piles while I watched him work. Whenever he used the slicing machine he always made sure that I was standing at least three feet away.

It seemed that my father knew every one of the customers. They would point to something in the glass case, and Dad would chat with them while he carefully weighed their meat and then wrapped it quickly and neatly in white butcher paper, and sealed it with a piece of tape.

Besides watching my dad work, I also spent a lot of time running through the grocery aisles, playing tag or hide-and-seek with my little sister. But after I learned to read, the variety section became my favorite part of the store because that's where the comic books were. Mom would take me with her to work, and while she did the books or ran the grocery store cash register, I headed straight for the comic books and read for hours.

The best thing about reading comic books in the variety store was sitting in the wooden magazine rack. It had a tiered top shelf that sloped downward, and a level bottom shelf that jutted out a foot more than the top, and if you were about eight years old, there was just enough room for you to sit on the bottom shelf, duck under the edge of the top shelf, and then straighten up with your head inside the hollow part. The real world suddenly disappeared, and you were alone with your comic book.

There, I would excitedly turn page after page, always knowing that Batman would save Gotham City, and that Superman would foil arch criminal Lux Luthor's sinister plot, though never quite figuring out how until the last page.

The comic book rack was directly across from the magazine shelves, so when I finished a comic book, all I had to do was poke my head out from under the top shelf, peruse the rack in front of me for my heroes, and return to my refuge.

"In the thriving city of Metropolis, the newsroom of the Daily Planet is suddenly swept with commotion. A breathless cub reporter rushed up to a senior reporter's desk."

"Mr. Kent! Mr. Kent! You've got to come quick!"

"Calm down, Jimmy. What is it?"

"There's an escaped mental patient out on the ledge, and he's got Miss Lane!"

"All right. Stay here and call the police. I'll see what I can do."

"But Kent does not go to the window. Instead, he slips into the storeroom and... moments later... the door flies open and out leaps Superman!"

"Linny?...Linny?"

"Huh?" I raised my eyes and saw a hand waving a Hershey bar.

"Would you like a piece of candy?" It was Adelle, the woman who worked in the variety section. She was always offering me candy. I used to accept all the time too, but somehow I never got all the chocolate off my face, and Mom always caught me.

"No thank you, Adelle."

"Oh." She seemed disappointed. "Well, I brought a ham sandwich for lunch. Would you like some of that? It's real good!"

"OK."

It was always worth being interrupted for food. Usually it was Adelle, but other times, my father would bring me a cold wiener to eat. Sometimes though, he made

a lot more trouble than I used to for far worse offenses. I attributed their crankiness to lack of sleep, because sometimes I would wake up late at night and hear Mom and Dad still talking in the kitchen. I remember one night especially clearly:

"Martin, summer's almost over," my mother said. "The girls

softly, surprising me.

"I still remember the day I got up enough nerve to come in here and ask your daddy for a job, Martin. Scared as a kitten. And you were just a skinny little boy."

And then she started to cry again. Dad took her hand and waited until she stopped.

"You'll be able to find other

I watched all the activity from the front door of our store wanting to walk over and maybe go to one of the rides, but at the same time, I sensed that I'd be disloyal somehow if I went.

me move so people could look at the magazines I was sitting on.

One day, a supermarket opened on the corner, just down the street from us. They decorated their parking lot with a lot of colored flags, and put on a carnival for the grand opening. A clown in the parking lot passed out plastic pens and balloons with "Food King" printed on them. I watched all the activity from the front door of our store wanting to walk over and take a closer look, and maybe go on one of the rides, but at the same time, I sensed that I'd be disloyal somehow, if I went. So I pretended to lose interest and went to read in the magazine rack.

For a long time, all the old customers still shopped at our store, even though it would have been cheaper for them to go to the supermarket. Dad put things on special more often, but he couldn't do it all the time. Gradually, people who continued to shop regularly at our place started buying fewer items, which meant that they were picking up the rest of their groceries at Food King, and little by little, we stopped seeing certain customers altogether.

Dad started keeping the store open later, hoping to pick up a different clientele. Most nights he wouldn't get home until after 11, and Mom worried all the time that he would get held up.

They both became increasingly edgy, and it seemed that I got into

are going to need school clothes and new shoes, and the baby's almost outgrown all of his things."

"OK, we'll take some more out of the savings."

"There's not much more in the savings."

"Don't you think I know that? What else can I do? Look, if we just wait it out, I think business will pick up. I still sell the best meat in town, you know. Have you seen the quality of the stuff Food King's selling? It's shit! My cuts are ten times better."

"Yours cost more, too. That's what people are more concerned about these days. And I can't say I blame them."

One day, my father let Al, his assistant butcher, go, and later, broke the news to Adelle that he had to close down the variety section. I saw the tears come to her eyes and got scared. I had never seen Adelle upset before.

"Martin, I'm so sorry. I didn't realize it was that bad...I don't know what to say...it's hard for me to imagine not being here."

Dad put his arm around Adelle's shoulders and gave her a squeeze.

"I'm sorry too. You know I don't want to do this."

"Yes...yes. I'm sure you haven't got much choice."

"Been a long time, hasn't it."

"Oh Lord, yes." She reached under the counter for her big black purse, pulled out a handful of Kleenexes, and blew her nose and wiped her eyes. Then she chuckled

night he was very quiet.

"Sam Holston made me a pretty good offer the other day. It ought to hold us for awhile — till I get another job."

"What are you going to do, Marty?"

"Don't know yet. All I know is the grocery business."

"Maybe you could open up another one somewhere else — Fresno, maybe."

"No, no. These Mom and Pop stores — they're a thing of the past. What you got to do is open up a branch of a chain of stores, see? Then you can kill all the competition with lower prices, and bam, the town's yours. But first you have to have the money."

"Well, look buddy, if you ever need anything..."

"Yeah, thanks."

"And you're still a damn good butcher. I know somebody can use you."

Letting go of the store was hard for us all. At first, my father had trouble finding a job opening. Then, he worked as a butcher at Food King, and my mother got a waitressing job on Saturday nights.

Going grocery shopping with her stopped being fun. The supermarket was too noisy and crowded, and I couldn't watch my father work anymore because all the butchers were in a separate room behind the meat case. Dad warned me that I would get in the way if I went back there. And I couldn't even read the comic books. They hung from a wire stand in bunches, wrapped in plastic, so people would have to buy three at a time.

AN ENDING

**She didn't understand just why
He had to go, he had to die.
This word called death was just so strange;
Her mother cried; it made her change.
His misery was so profound
They kept him still, he made no sound.
His death was for the best they said,
At least it was from what they'd read.
She thought so hard, she tried and tried
To see how death could override
A day of sun and painted skies.
It wasn't true, it must be lies.
Where had he gone? She didn't know,
She wished he'd wake so they could go
To see the things he'd promised her.
He said they would, he'd said for sure.**

Dana Denniston

**There's a lot
more of these
around
than you
might think.**

And you don't have to just rely on your local newspaper to find them. Because this spring, Ford's *Insider* magazine will feature an entire issue on how and where to find summer employment.

There will be information on government jobs, including tips on taking the Civil Service exam. Articles on overseas jobs, too. Intern and co-op programs in private business. Jobs workin' on the railroad and other outdoor money-makers. Jobs at resorts. Even jobs at Disneyland. And for the individualist, job profiles of a clam digger and a magician.

Help Wanted

**Employer seeking
college student for
well-paying summer
job.**

Please call

Insider will help you find the summer job you need. And to find *Insider*, all you have to do is pick up a copy of your college paper and look inside. It's free from Ford.

**Look for Summer Job
issue of *Insider*
Ford's continuing
series of college
newspaper supplements.**

FORD DIVISION



untitled

mama rose
an old friend
got married the other day
in a church
across the country
i couldn't go to the wedding
picked up a high school annual
looked through it
and found her picture
back when we were all
virgin and bright
two years ago

mama rose
what becomes of old friends
you meet them
in small cafes
and smile
but time has grown
around them
without your being there
you can feel
a heavy sadness
as you try to relive
the past

mama rose
they're drinking wine
at high mass
while i'm drinking beer
with the boys
in a dusty apartment
by the beach
and trying to find a place
to hide
my diaphragm

should i tell them
mama rose
when they look at me
i'm just a mirror reflection
of the girl-child
i once was
when they knew me

mama rose
i sent my friend
wine glasses for her wedding
thin-stemmed, crystal
wine glasses
will she think of me
when she sees them
and know who i am

mama rose
you know
she won't

mikki

History

(Continued from p.9A)

that "the materials and workmanship put into Isla Vista apartments built during the 1960s were relatively standard for Southern California at that time. Unfortunately, those standards were rather minimum. They were barely adequate to bear 'normal' usage."

Overcrowding intensifies the wear inflicted on the apartments, according to the GRC study, and overcrowding is very much a part of life for many Isla Vista residents. The study revealed that UCSB students have always lived in more crowded units for the price they pay than students at any other U.C. campus. One mark of the crowded conditions is a survey done in 1977 which revealed that 300 persons lived in non-bedroom areas such as a livingroom or garage.

Bud Guthrie, a building inspector for the county, described I.V. housing as "pretty poor." He comes into I.V. fairly frequently to respond to tenant complaints that roofs are leaking or that other problems have arisen involving building construction.

He believes that the condition of I.V. housing is more a result of tenant misuse than of poor construction. "People move in and tear them up; they often don't really care about their apartment when they're only going to be in it for a few months," he said.

Associated Students President Marty Cusack felt differently,

however. "It's cheap housing. And when you set up a situation where there are five people in a house and couple it with poor housing, things get dilapidated pretty quickly," he said. He feels that overall, most students take good care of their housing because they live there and take some pride in how it looks.

The 1977 housing study noted, "The reciprocal side of (apartment) usage is maintenance. As managers complain about the tenants' mistreatment of apartments, so tenants complain of the management's unwillingness to make repairs. Since the majority of units in Isla Vista are held as investments, it might seem logical to expect owners would try to protect their investment by keeping the building in good shape. While the Isla Vista housing market was depressed (immediately after the 1970 riots), the rental return may not have been sufficient to encourage repair. The present state of the housing market ensures that almost any apartment, regardless of its physical condition, can be rented, and, in an inflationary market, be sold at a profit. While most owners cannot totally neglect their buildings, there are incentives not to commit funds to building repairs."

Majority opinion seems to be that those incentives, along with poor housing quality and more than average wear on apartments, are turning Isla Vista steadily into a slum area. "Isla Vista is turning into another Eastside Santa Barbara. Low income people are

trend will continue," moving in and the welfare department is placing people out here," said Cusack. "If the university doesn't take some steps, like providing funding and supporting co-op programs, then that

Recently the university has begun to make moves towards expanding co-ops. On Jan. 21 a \$14,000 grant was given to UCSB's only housing co-op, Rochdale, to aid in its expansion and development.

But at present Cusack sees only trouble ahead. "Depending on population pressures, I think it will turn into more and more of a slum," he said. "Ten years from now I don't think most housing will be habitable."



2-BEDROOM UNITS FOR WHEELCHAIR STUDENTS

2-BEDROOM UNITS

1-BEDROOM UNIT

UNIVERSITY OF CALIFORNIA, SANTA BARBARA
RESIDENTIAL APARTMENT COMPLEX
JOB NO. 32928LIFT CLUSTER
SOUTH ELEVATION

SCHEMATIC

A. QUINCY JONES, FAIA, AND ASSOCIATES, ARCHITECTS
© 1978

When completed, these new student apartments, though university-operated, will be treated more like private residences than dorms according to university officials.

New University Apartments

(Continued from p.9A)

taining funds to get the project off the ground. Consequently, when the apartments will be ready for occupancy is uncertain.

Although Kirkelie feels, "You can never be 100 percent confident on any project that it's going to be done on schedule," he added that there is a "real good chance that 50 percent of them (the apartments) will be done ahead of schedule," and ready for occupancy by the fall quarter of 1980.

The buying of furniture for the new apartments, however, is well underway. If it arrives before building is completed, storage space for the 150 stoves, couches and kitchen tables will have to be found.

Something will also have to be done for students who have already signed contracts and return to school in the fall, only to be greeted by an uncompleted apartment. In this event, said Kirkelie, "If students sign up for the first of October they'll have to find some kind of housing when they get here, or we'll have to find housing for them."

Kirkelie feels that the question of knowing when to award contracts to students for apartments, which may or may not be ready by the fall, is a difficult one at best. At this point, however, the date set for

accepting applications is March 1980, with official notices to be sent out in early April.

Initially, says Kirkelie, the selection of residents will probably be on a lottery basis; rather than first come, first served, names will be drawn at random. This way, all interested registered students will have an equal chance at the new apartments.

It seems that these new student

apartments will greatly help to alleviate UCSB's housing problem. They present a practical, attractive alternative to both on-campus housing and private apartments.

Further information on the new apartments can be obtained at the Office of Housing and Residential Contracts, located on the ground floor of De La Guerra Commons, or by calling 961-4371.

A Rainy Day

On a lonely Sunday he poured a drink and sat at the typewriter to wait for the rain. Loneliness was an acquired skill. It was an empty wanting that echoed from the bare walls of his soul. He was good at being lonely.

Filling the emptiness with loneliness was good, it kept him from thinking about the bad things. There were always good things and bad things but only the bad things mattered.

He sipped the whiskey and waited for the warmth to settle inside but it only stung the empty parts. Outside the wind began to blow with a bitter silence.

He enjoyed being lonely, it was the one thing he did comfortable. He like the way he could feel sorry for himself without having to think about the bad things. He wouldn't write about the bad things yet. Some day he would be able to write about them.

He turned and looked out the window but the rain never came when he wanted it.

— Steve Barth

© 1978 C.P.C.S., INC.

NEW EARLY PREGNANCY TESTING

- NEW TEST CONFIRMS PREGNANCY WITHIN A FEW DAYS OF CONCEPTION (RESULTS WHILE YOU WAIT, NO APPOINTMENT NECESSARY)
- FREE UCG PREGNANCY TESTING

FOR INFORMATION OR APPOINTMENT

Santa Barbara 966-1585
Ventura 659-0040

ABORTION

- GENERAL ANESTHESIA (ASLEEP) OR LOCAL ANESTHESIA
- 1 LOW FEE — INCLUDES LAB TESTS, COUNSELING, SURGERY, MEDICATIONS, & POST-OPERATIVE EXAM
- CONFIDENTIAL & PERSONAL CARE
- MEDI-CAL & STUDENT HEALTH INSURANCE ACCEPTED

California Pregnancy Counseling Service, Inc.

14 W. Micheltorena St. • Santa Barbara
3160 E. Telegraph Rd. • Ventura

FINANCIAL AID APPLICATIONS

Now Available in Office of Financial Aid, South Hall 3607

PRIORITY FILING DATE IS FEB. 11, 1980

Application workshops to discuss deadlines, availability of aid, independence, helpful hints, etc. will be held as shown below. All workshops have the same content. Attend any one of your choice.

Monday, January 14	3:15 - 4:15 pm	South Hall 1432
Friday, January 18	3:15 - 4:15	South Hall 1432
Friday, January 25	3:15 - 4:15	South Hall 1432
Thursday, January 31	11:00 am - 12:00 pm	South Hall 1432
Monday, February 4	3:15 - 4:15 pm	South Hall 1432
Thursday, February 7	3:15 - 4:15 pm	UCen 2284