### Area Description

#### Terrain:
- Level to rolling and hilly. Many construction hazards. Land improved 5% as a whole, 30% in unwhatched portion. Deed restrictions are nebulous and inconclusive. Conveniences are not readily available. This area was subdivided and placed upon the market some 15 years ago and development has not been in keeping with the natural advantages of the location. Construction and maintenance are heterogeneous with but little attention to architectural design. Many of improvements are of the summer seaside variety and population is to some extent of seasonal character and could hardly be classified as homogeneous. Unfavorable influences include distance from conveniences and lack of public transportation, inadequate street improvements and sewer system, and incompetent development guidance. The very low percent of development gives rise to the thought that many of those deterring factors may yet be overcome and it is upon this basis that this area is accorded a provisional “hatched blue” grade.

#### Security Map of Los Angeles County

#### Population:
- **a. Increasing**
- **Decreasing**
- **Static**
- **Yes**

#### Class and Occupation:
- White collar workers, skilled labor, tradesmen
- Income: $1500-
- $3000

#### Foreign Families
- 0 %
- Nationalities
- None apparent

#### Buildings:
- **Predominating**
  - *5-6 rm bungalow:*
  - *Stucco:*
  - *8 years:*
  - *Fair:*
  - *92% (seasonal):*
  - *75%:*
  - *5 & 6 rms.:

#### Other Type
- Heterogeneous collection of 2 story, a few duplexes and large bungalows

#### 1935 Price Bracket
- $3000 - $5000
- % change

#### 1937 Price Bracket
- $3500 - $5000
- % change

#### 1939 Price Bracket
- $3500 - $5000
- % change

#### Sales Demand
- Poor

#### Predicted Price Trend
- Static

#### 1935 Rent Bracket
- $30 - $40
- % change

#### 1937 Rent Bracket
- $35 - $45
- % change

#### 1939 Rent Bracket
- $35 - $45
- % change

#### Rental Demand
- Poor (distance & lack of transportation)

#### Predicted Rent Trend
- Static

#### New Construction (Past yr.)
- No

#### Type & Price
- $40,000 - $500,000

#### How Selling
- Moderately

#### Overhang of Home Properties:
- a. HOLC
- b. Institutions

#### Sale of Home Properties
- a. HOLC
- b. Institutions

#### Mortgage Funds
- Limited

#### Total Tax Rate Per $1000 (1937) $52.70

#### Description and Characteristics of Area:

#### Location:
- West Pacific

#### Security Grade:
- Hatched

#### Area No.
- 34-16

#### Date
- 2-6-33

#### Area
- Palisades

#### Caution:
- This area is currently affected in whole or in part by an Ad valorem Tax District. Individual properties should be checked for this hazard.