AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:
   - a. Increasing
   - b. Class and Occupation: Small business men, minor executives, skilled artisans & white collar workers. Income $1800 to $2600
   - c. Foreign Families: 0%
   - d. Negro: 0%
   - e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   - Predominating
   - Other Type
   - a. Type and Size: 5-6 room
   - b. Construction: Stucco
   - c. Average Age: 12 years
   - d. Repair: Fair to good
   - e. Occupancy: 92% (seasonal)
   - f. Owner-occupied: 66%
   - g. 1935 Price Bracket: $3500-$4000
   - h. 1937 Price Bracket: $4000-$4500
   - i. 1939 Price Bracket: $4500-$5000
   - j. Sales Demand: Fair
   - k. Predicted Price Trend (next 6-12 months): Static
   - l. 1935 Rent Bracket: $27,50-$35
   - m. 1937 Rent Bracket: $30-$40
   - n. 1939 Rent Bracket: $35-$45
   - o. Rental Demand: Fair (seasonal)
   - p. Predicted Rent Trend (next 6-12 months): Seasonal

3. NEW CONSTRUCTION (past yr.): 35. Type & Price: $4500-$6000. Sale: Moderately

4. OVERHANG OF HOME PROPERTIES:
   - a. HOLC: 0
   - b. Institutions: Few

5. SALE OF HOME PROPERTIES (past yr.):
   - a. HOLC: 0
   - b. Institutions: Few

6. MORTGAGE FUNDS: Ample

7. TOTAL TAX RATE PER $1000:
   - 1931: $2.84
   - 1939: $2.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: High level with favorable grades. No construction hazards. Land improved 15%. Deed restrictions exist but are nebulous owing to change in provisions. Zoning is single-family residential. Conveniences are not readily available - a small neighborhood trading center is nearby but transportation, which is important to a district of this type, is lacking. This isolated area was subdivided some 15 years ago and was formerly restricted for religious purposes and sold on 99 year lease basis. This, together with other provisions, has now been changed and the area has shown increased activity in the past few years, largely under stimulus of FHA financing. Construction is generally of standard quality and maintenance indicates pride of ownership. Improvements, owing to age differentials, give the area a somewhat heterogeneous aspect, and population is inclined to be heterogeneous on account of seasonal character of occupancy. Uniform "set backs" and marine and mountain views are favorable factors. Lack of sewers and paving is being remedied but at a cost of about $250 per lot. This being a moderate income neighborhood it is not thought that any great progress will be made until better and more direct highway facilities and transportation are provided. The area is accorded a "low blue" grade.

9. LOCATION: Pacific Palisades

SECURITY GRADE: 2nd

AREA NO.: B-17

DATE: 3-8-39

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.