AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: Professional and business men and retired people  
   c. Foreign Families: 0 %  
   d. Negro: 0 %  

2. BUILDINGS:  
   a. Type and Size: 5-6 room bungalows  
   b. Construction: Stucco & frame  
   c. Average Age: 5 years  
   d. Repair: Good  
   e. Occupancy: 95%  
   f. Owner-occupied: 95%  
   g. 1935 Price Bracket: $4500-5500  
   h. 1937 Price Bracket: $5500-6000  
   i. 1939 Price Bracket: $6000-7000  
   j. Sales Demand: Fair  
   k. Predicted Price Trend: Static  
   l. 1935 Rent Bracket: $200, $250-300  
   m. 1937 Rent Bracket: $300, $350-400  
   n. 1939 Rent Bracket: $400, $450-500  
   o. Rental Demand: Area  
   p. Predicted Rent Trend: 5-6 rm stucco  

3. NEW CONSTRUCTION (past yr.):  
   Type & Price: $5000-6500  
   How Selling: Owner built  

4. OVERHANG OF HOME PROPERTIES:  
   a. HOLC  
   b. Institutions  

5. SALE OF HOME PROPERTIES (last 3 yr.):  
   a. HOLC  
   b. Institutions  

6. MORTGAGE FUNDS: Ample  

7. TOTAL TAX RATE PER $1000 (1937): $52.70  

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Hillside sloping down to level seaside. No particular construction hazards. Land improved 15%. Deed restrictions are reasonably protective. Zoning is single-family residential. Conveniences are all moderately available. This is a new area which has been developed within the past 10 years. Growth was retarded during the depression but during past 5 years there has been fair activity. The location, while somewhat isolated at present, is favorable and affords a magnificent ocean view. Construction and maintenance are of good quality. Architectural designs are of a high order and population is homogeneous. Proximity to a U.S. Military reservation, with its well kept grounds, is a favorable influence. If development continues along present pattern the area may warrant a "low green" grade but, at present, it is thought that a "hatched blue" designation best reflects the situation.

Pasco Del Mar  
Hatched  

9. LOCATION: Section of San Pedro  
   SECURITY GRADE: 2nd  
   AREA NO.: B-121  
   DATE: 3-21-39  
   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.