### AREA DESCRIPTION

**Security Map of Los Angeles County**

#### 1. POPULATION:
- **a. Increasing**: Slowly
- **b. Class and Occupation**: Business & professional men, capitalists, and retired people
- **c. Foreign Families**: 0%
- **d. Nationalities**: None apparent
- **e. Shifting or Infiltration**: None apparent

#### 2. BUILDINGS:

<table>
<thead>
<tr>
<th>Type and Size</th>
<th>Predominating</th>
<th>Other Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Predominating 80% rooms</td>
<td>6 &amp; 7 rooms 15%</td>
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</tbody>
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#### 3. NEW CONSTRUCTION (past yr.):

- **Type & Price**: $4000-$10,000
- **Selling**: Owner built

#### 4. OVERHANG OF HOME PROPERTIES:
- **a. HOLC**: 2
- **b. Institutions**: Few

#### 5. SALE OF HOME PROPERTIES (3 yr.):
- **a. HOLC**: 1
- **b. Institutions**: Few

#### 6. MORTGAGE FUNDS:
- **Ample**

#### 7. TOTAL TAX RATE PER $1000
- **1937**: $50.96
- **1938**: $55.36

#### 8. DESCRIPTION AND CHARACTERISTICS OF AREA:

- **Terrain**: Level to rolling. No construction hazards. Land improved 90%. Dead restrictions have expired with exception of racial restrictions in parts. Zoning is very largely single-family residential, with sections permitting multiple family structures. Apartment houses and hotels. Conveniences are all readily available. This area is part of the old aristocratic residential district of Pasadena, which at one time had a nation-wide reputation. The northwestern part occupies a palisade overlooking the Arroyo Seco. Many structures are 50 years old, construction is of highest quality and maintenance, while spotted, is generally of a character that minimizes the effect of age and obsolescence. Many original owners still occupy their residences. The Vista del Arroyo Hotel, an all year round resort, occupies the block on the west side of Grand Ave, from Colorado to Ellis St. A number of apartment houses and bungalows are operated in connection with this hotel. The area has been definitely declining for a number of years and is slowly trending to residential income structures. However, the transition will be a long drawn out process and the area will retain its desirability as a single-family residential district for many years to come and is therefore accorded a "high yellow" grade.

#### 9. LOCATION: Pasadena
- **Security Grade**: 3rd +
- **Area No.**: S-30
- **Date**: 1-10-39
- **Grand Avenue**