AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Decreasing
   c. Static


c. Foreign Families: Few

Security map:

2. BUILDINGS:

a. Type and Size
   PREDOMINATING:
   5 room bungalows

   OTHER TYPE:
   Heterogeneous mixture of
   beach shacks, 2 story
dwellings, 6 & 7 room
   bungalows, multi-family
dwellings of various
   types, etc.

b. Construction
   Stucco & frame

C. Average Age
   11 years

d. Repair
   Fair

E. Occupancy
   100% during summer
   75% during winter

f. Owner-occupied
   60%

3. NEW CONSTRUCTION

   (Past yr.)
   No

   Type & Price
   $4500-5000

   How Selling
   Owner built

4. OVERHANG OF HOME PROPERTIES:

   a. HOLC
   b. Institutions

   (3 yr.)
   No

   a. HOLC
   b. Institutions

5. SALE OF HOME PROPERTIES

   (3 yr.)

   a. HOLC
   b. Institutions

6. MORTGAGE FUNDS

   Limited

7. TOTAL TAX RATE PER $1000 (1939-47 $ 56.50)

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

   Terrain: Hillside to level canyon bottom. Some construction hazards. Slight
   flood and brush fire hazards in spots. Land improved 50% out of a possible 80%.
   Zoning is quite inclusive and there are no deed restrictions. Transportation is
   dependent upon private conveyances. Other conveniences are fairly available.

   This area, which is composed of Rustic and Santa Monica Canyons, began to develop
   between 17 and 25 years ago. It has grown like "Topsy" with but little, if any,
   directional supervision. During past few years a better type of improvement has
   been noted. Improvements and construction are highly heterogeneous. Maintenance,
   however, is generally of better quality than might be expected and indicates a
   pride of occupancy. Population is of mixed character. The average front foot
   value of lots is around $30.

   There is evidence of an upward trend in the area, which might be termed
   the renaissance of a beach resort or summer colony neighborhood. It is upon this
   basis that the area is accorded a "Low yellow" grade.

9. LOCATION: Santa Monica and Rustic Canyons

   SECURITY GRADE: Low

   AREA NO: C-61

   DATE: 8/6/39

   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.

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