AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

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

   Class and Occupation
   - Skilled mechanics & technicians - Douglas Aircraft Co.
   - Tradesmen & movie employees
   - Income $1800-$3000

   Foreign Families
   - None
   - Subversive

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.

3. NEW CONSTRUCTION (past yr.)
   - Type & Price: Owner built
   - How Selling: $4500-6000

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

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

6. MORTGAGE FUNDS
   - Limited

7. TOTAL TAX RATE PER $1000 (1939) $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: 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: Mixed character. The average front foot value of lots is around $30.
   - There is a certain charm in the location of this area and the combination of mountain and seashore atmosphere is attractive to many people. 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: 3rd
   - Area No.: 0-61
   - 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.