AREA DESCRIPTION

Security Map of Los Angeles County

1. POPULATION:  
   a. Increasing  
   b. Class and Occupation: Employees, from workers to superintendents. Income $1200-$3000  
   c. Foreign Families:  
   d. Negro:  
   e. Shifting or infiltration: None apparent

2. BUILDINGS:  
   a. Type and Size: 4 to 6 rm. dwellings  
   b. Construction: Frame and stucco  
   c. Average Age: 15 years  
   d. Repair: Fair to good  
   e. Occupancy: 99%  
   f. Owner-occupied: 50%  
   g. 1935 Price Bracket: $2500-$4000  
   h. 1937 Price Bracket: $2750-$3500  
   i. 1939 Price Bracket: $3000-$5000  
   j. Sales Demand: Fair  
   k. Predicted Price Trend: Static (next 6-12 months)  
   l. 1935 Rent Bracket: $30.00-$30.00  
   m. 1937 Rent Bracket: $32.50-$40.00  
   n. 1939 Rent Bracket: $35.00-$40.00  
   o. Rental Demand: Good  
   p. Predicted Rent Trend: Static (next 6-12 months)  

3. NEW CONSTRUCTION (past yr.):  
   a. HOLC: 2  
   b. Institutions: Few

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

5. SALE OF HOME PROPERTIES (past yr.):  
   a. HOLC: 4  
   b. Institutions: Few

6. MORTGAGE FUNDS: Ample (FHA)  

7. TOTAL TAX RATE PER $1000 (1937-) $42.40  
   1938

8. DESCRIPTION AND CHARACTERISTICS OF AREA:  
   Terrain: Level to rolling; no construction hazards. Land improved 65%. Deed restrictions are said to exist and to govern improvements and "setbacks", and to provide protection against racial hazards. Zoning conforms to deed restrictions. Conveniences are all readily available and schools are outstanding. Public improvements are of good character. This is a typical "company" community, largely owned and controlled by the Standard Oil Co. of California, which is noted for its employee relation policies. The town's development was coincident with the building of the modern refinery plant about 25 years ago. Originally, dwellings were largely built and owned by the company but, consistent with the policy of encouraging employees to live near its industrial activities, home ownership has gradually increased. The community suffered but little from "depression ills", nor has it been greatly influenced by past depression building activity, although it is approved territory for FHA financing. The business district, which contains many establishments owned by nationally known concerns, is a model for neatness and upkeep. Improvements are very generally 4 to 6 room dwellings of good standard construction with high quality maintenance. Architectural designs are pleasing and population is homogeneous. Derogatory influences are adjacency to oil wells, refinery and tank farms. The beach is defiled by a large outfall sewer and oil tanker docks and loading facilities. Owing to detrimental factors named and poor prospects for future growth the area is accorded a "high yellow" grade.