AREA DESCRIPTION
Security Map of

LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing: Slowly  Decreasing: Static
   b. Class and Occupation: Professional & business men, white collar workers, oil well employees, etc. Income $1200 to $3000
   c. Foreign Families: 0% Nationalities: 
   d. Negro: 0%  
e. Shifting or Infiltration: None apparent

2. BUILDINGS:
   a. Type and Size: Predominating 80%  Other Type 15%
      - 5 and 6 room bungalows
      - 7 to 10 room dwellings
   b. Construction: Frame and stucco
   c. Average Age: 14 years
   d. Repair: Fair to good
   e. Occupancy: 95%
   f. Owner-occupied: 65%
   g. 1935 Price Bracket: $2750-3500  % change
   h. 1937 Price Bracket: $3250-4000  % change
   i. 1939 Price Bracket: $3250-4000  % change
   j. Sales Demand: Fair
   k. Predicted Price Trend (next 6-12 months): Static
   l. 1935 Rent Bracket: $30 - 40  % change
   m. 1937 Rent Bracket: $35-45  % change
   n. 1939 Rent Bracket: $35-45  % change
   o. Rental Demand: Seasonal - Good at present
   p. Predicted Rent Trend (next 6-12 months): Static

3. NEW CONSTRUCTION (past yr.):
   No
   Type & Price: $4000-$6000
   How Selling: Owner built

4. OVERHANG OF HOME PROPERTIES:
   a. HOLC: None
   b. Institutions: Few

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC: None
   b. Institutions: Few

6. MORTGAGE FUNDS:
   Ample

7. TOTAL TAX RATE PER $1000 (1937): $24.40

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain: Level with favorable grades to semi-hillside in eastern part. No construction hazards. Land improved 70%. Deed restrictions, which expire in about 15 years, provide for minimum improvement of $3500 and racial protection. Zoning conforms to deed restrictions. Conveniences are all readily available, including interurban transportation. This area is approximately 40 years old and was developed as a beach home district. It is the best residential section of Redondo Beach. The wide spread in age of improvements gives the area a heterogeneous aspect. Construction is of standard quality and maintenance generally indicates pride of occupancy. Location permits wide view of the Pacific Ocean and proximity to the beach is also a favorable factor. The area does not affect area A 59 to the south as the latter is situated at the point of junction on the rolling foot hills of the San Pedro Hills. The area is accorded a "medium yellow" grade.

9. LOCATION: Redondo Beach  SECURITY GRADE: 3rd  AREA NO.: C-161  DATE: 5/11/39

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