AREA DESCRIPTION

Security Map of LOS ANGELES COUNTY

1. POPULATION:
   a. Increasing
   b. Class and Occupation: Skilled artisans, white collar workers, retired Naval personnel, and fishermen. Income $1200-$2000
   c. Foreign Families: 20% Nationalities: Serbs & Italians
   d. Negro: 0%
   e. Shifting or Infiltration: Serbs and Italians of better class.

2. BUILDINGS:
   a. Type and Size
      PREDOMINATING 90%
      OTHER TYPE 10%
   b. Construction
      Frame and Stucco
   c. Average Age
      15 years
   d. Repair
      Fair to good
   e. Occupancy
      95%
   f. Owner-occupied
      55%
   g. 1935 Price Bracket
      $3250-$4250
   h. 1937 Price Bracket
      $3500-$4500
   i. 1939 Price Bracket
      $3500-$4500
   j. Sales Demand
      Fair
   k. Predicted Price Trend
      (next 6-12 months)
      Static
   l. 1935 Rent Bracket
      $30-$40
   m. 1937 Rent Bracket
      $35-$45
   n. 1939 Rent Bracket
      $35-$45
   o. Rental Demand
      Strong
   p. Predicted Rent Trend
      (next 6-12 months)
      Static

3. NEW CONSTRUCTION (past yr.)
   Type: 5 - 6 room stucco
   Price: $5000-$6000
   How Selling: Owner built

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

5. SALE OF HOME PROPERTIES (past yr.)
   a. HOLC
      6
   b. Institutions
      Few

6. MORTGAGE FUNDS
   Ample

7. TOTAL TAX RATE PER $1000
   1939: 52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:

Terrain: Rolling to hillside with some fills along 16th, 17th and 18th streets, which offer slight construction hazards. Land improved 85%. Zoning is largely single family residential with limited multi-family. Conveniences are all reasonably available. This is one of the older residential districts of San Pedro, having been platted some 25 years ago. It is a favorably located section and affords a view of the Pacific Ocean and beaches. Construction is of standard quality and maintenance indicates pride of occupancy. Improvements differ widely as to types and present a somewhat heterogeneous appearance. Native born American residents show some resentment to the infiltration of Southern Europeans, most of whom are fishing boat owners. This, to some extent, clouds the future desirability of the area and it is therefore accorded a "medial yellow" grade.

9. LOCATION: San Pedro
   SECURITY GRADE: 3rd
   AREA NO.: C-164
   DATE: 3/31/39
   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.