AREA DESCRIPTION
Security Map of  LOS ANGELES COUNTY

   b. Class and Occupation:  Studio workers, artisans and laborers. Income $1,000-$1,800
 c. Foreign Families:  Few %
   d. Nationalities:  None subversive
   e. Shifting or Infiltration:  None apparent

2. BUILDINGS:
   a. Type and Size:  Predominating 90%
      PREDOMINATING OTHER TYPE
      4 and 5 rooms
   b. Construction:  Frame and Stucco
   c. Average Age:  2 years
   d. Repair:  Poor to fair
   e. Occupancy:  97%
   f. Owner-occupied:  90%
   g. 1935 Price Bracket: $Acresage %change
      $  
   h. 1937 Price Bracket: $2000-3000 %
      $  
   i. 1939 Price Bracket: $2000-3000 %
      $  
   j. Sales Demand:  Poor to fair
   k. Predicted Price Trend:  Static
      (next 6-12 months)
   l. 1935 Rent Bracket: $Acresage %change
      $  
   m. 1937 Rent Bracket: $20-30 %
      $  
   n. 1939 Rent Bracket: $20-30 %
      $  
   o. Rental Demand:  Poor to fair
   p. Predicted Rent Trend:  Static
      (next 6-12 months)
   q. 4-5 rooms

3. NEW CONSTRUCTION (past yr.):  No
   a. Type & Price:  82500-83000
   b. Selling:  Slowly

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

5. SALE OF HOME PROPERTIES (past yr.):
   a. HOLC:  None
   b. Institutions:  Not known

6. MORTGAGE FUNDS:  Limited

7. TOTAL TAX RATE PER $1000 (1939):  $52.70

8. DESCRIPTION AND CHARACTERISTICS OF AREA:
   Terrain:  Flat meadow land, consisting of heavy adobe soil. La Ballona Creek, which bisects the area from east to west, is the main storm drain of the entire west side of the City of Los Angeles. Soggy, adobe soil constitutes construction hazard. Land improved 20%. Single family residential. Conveniences all available. Development of area began some years ago when several old frame dwellings were moved into the area. In the past 18 months, a number of dwellings, financed through FHA Title I and Title II loans, have been erected. Many streets unimproved and impossible in wet weather. Construction is cheap and some improvements are Jerry-built. Maintenance generally poor. Population and improvements heterogeneous. La Ballona storm drain is said to constitute a slight flood hazard. While this area constitutes an ill conceived development which should never have been subdivided, the great preponderance of new construction and lack of racial hazard would seem to warrant assignment of a "high red" grade.

9. LOCATION:  La Ballona Creek  SECURITY GRADE:  4th  AREA NO.:  D-49  DATE:  3-10-39
   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.