CONCLUSION

City of Beverly Hills

Assets:

1. Eight areas out of nine have good deed restrictions.
2. Eight areas out of nine have excellent zoning ordinances.
3. Eight areas out of nine have all conveniences readily available. (Area A is the exception)
4. No area has any construction hazards—except slight flood hazard in Area A. Rolling hills offer slight hazard in Areas A, B, and C.
5. All areas subdivided within 10 to 20 years ago. No new and old subdivisions mixed together.
6. Improvements uniform except in Areas H and I.
7. Architectural design is homogeneous and of high character in every area.
8. Maintenance is uniformly good in all areas.
9. Population is homogeneous. (all of white race)

Therefore: Beverly Hills should maintain its charm and popularity for many years to come.

Liabilities:

1. Industrial district acts as an adverse condition to its two adjacent residential areas.
2. Several areas have no more room for expansion.
3. Slight infiltration of Jewish people in one area and the possibility of more infiltration in the future from West Hollywood.
4. Transportation facilities not so good in Areas H, A, and B.
5. Fast and heavy traffic on Olympic, Wilshire, Santa Monica and Sunset Boulevards creates a traffic hazard.
6. Municipal improvement district bonds outstanding.