This is one of the oldest sections in La Jolla, and is comparatively level, lying some twenty or thirty feet above sea level. It borders the business district and a "colored" area, (C-1) on the north and northeast, while on the east and southeast it is adjacent to the La Jolla Country Club. It might be termed the tradesman section, as many of the local merchants and their clerks live in this area.

It is extremely spotted, some of the houses of very ordinary frame construction, while others are well-built and of good design. For two or three blocks near the Country Club the houses are of good type and are well maintained, showing a high degree of pride of ownership. The cost range is from $1000 to $7500. The homes are largely one-story frame cottages and frame-stucco, and range in age up to fifteen years.

There is no racial concentration and it is conveniently located as to schools. Streets are all paved and lighted and it is close to transportation, markets and other city conveniences. From some parts of the area there is a good view of the ocean. This is in Acquisition Improvement District No. 1, City of San Diego, Causeway (Mattoon Bond District).

C-2.

Topography is level, slope toward foothills on the east and north. Residents - business men, skilled laborers and few retired people. There is a slight infiltration of Mexicans, balance of population white. There is no threat of any excessive infiltration of Mexican element. Homes show fair pride of ownership. Cost range of construction from $1000 to $5000, predominately one-story frame and frame stucco, with few two-story houses. In this area is located the San Diego Army & Navy Academy, and elementary schools. The area is known as Pacific Beach and while it enjoys good soil and climatic conditions and fairly desirable marine view, it has been in a more or less static condition for years and has never been highly regarded as a residential area by local residents of San Diego. Transportation facilities only fair. Recreational and other conveniences are in the area, but in some cases more or less isolated. There is no uniformity of architectural design or size of construction and it is approximately 25% developed, 65% home-owned, 25% rented and 10% vacant. Area is in Acquisition & Improvement District No. 1 City of San Diego, Causeway, (Mattoon Bond District).