C-3. This area is known as Mission Beach. It is a strip of sand lots, 2½ miles of peninsula, running north and south between Pacific Ocean, with beach the entire length and Mission Bay State park on the east. This area has average approximate width of four blocks. It is a typical Southern California beach community with no uniformity of buildings or restrictions. Construction costs range from $1000 to an extreme in a few instances of $15,000. Lots are small and houses are crowded. Rents during the summer are high and fairly low during winter months. Percentage of owner-occupied is probably 40%. It is probably 80% developed. The San Diego Electric Railway runs through the center of this area, along Mission Boulevard. Along this boulevard there are houses and business buildings of all descriptions. At the south end of the area the homes are more uniform and of better quality than the balance of the area. Just north of this part is the amusement center, which was constructed at a cost of approximately $3,500,000. The area is restricted to the Caucasian race. The present price of lots ranges from $350 to $2000. The winter population during the past year averaged 2500; summer 5000 and more. Various clubs, community club house for women, Parent Teacher Ass'ns, etc. are located in the area. As a recreational center and bathing beach it is considered excellent by local residents. However, it is not so highly desirable from a home standpoint. All paving and sewer assessments are paid for and there remains a two-year balance on sea-wall assessments, which averages approximately $12.50 per lot per year. Residents consist of all classes of lower salaried white-collar workers, some business and professional men. Probable range of income of residents from $1000 to $1800 per year, with a few in higher brackets.

C-4. This area comprises the main part of Ocean Beach and part of its western section borders the Pacific Ocean and it rises to considerable height in its eastern part. The area is transversed by several canyons. Residents largely of the laboring class with a sprinkling of business men and white-collar workers. The income range is from $1000 to $3000. Cost of construction runs from $1000 to $5000 and the houses are largely one and two-story frame and stucco. In some parts of the area buildings are restricted by ordinances. Average development approximately 35%, being 85% in that portion adjacent to the business section, with very little habitation in the southwest and central portions. Many of the Streets are paved and lighted, with little or no improve-