C-4. Merits in the sparsely settled sections. There is a beautiful view of the sea from many points in this area. There is no tax problem. Schools and other conveniences are within or close to the populous sections.

C-5. This area adjoins A-5 on the north and west and in topography, etc. is comparable to A-5. It is only about 5% developed and is in a static condition at this time with no prospect of any rapid development in the near future. The homes in the district are of a fairly desirable character being two-story stucco.

C-6. Hillside slopes. Lots command nice view of San Diego Bay. Area is an attractive subdivision. Homes for the most part stucco, one and two-story. Average cost range of construction approximately $2500 to $4000. Area is sparsely settled and only fairly attractive from the home standpoint at this time. Average age of buildings - 10 years. Part of the residents are Portuguese fishermen. Interspersed in this area are some small houses of a cheap construction class which lower the desirability of the area from the home standpoint. Property generally well maintained, showing reasonable pride of ownership. Approximately 60% owner-occupied, 40% rented. Streets for the most part, paved. No flood hazard, average fog condition for Southern California coast.

C-7. This area is comparable in every respect to C-6.

C-8. Topography generally level, but cut with two or three large canyons north and west, steep slope on rim. White-collar classes, business men and high salaried clerical, income range from $1200 to $5000. Probably average about $2500. No racial concentration. A slight threat of foreign infiltration. Homes generally well maintained and show fair pride of ownership. Typical homes are frame bungalows, with some older two-story homes and some stucco. Cost range $2500 to $7500. Generally restricted by ordinance to residential houses, except on business streets. Some encroachment of business and apartment houses, on these thoroughfares. Grade and Junior High Schools in the area, good transportation facilities. This area lies north and northwest of Balboa Park. Most streets paved and paid for, adequate lighting facilities. This area is known as the Hillcrest and western University Heights area. It is one of the best of the older districts but definitely declining. It is good close-in property in the path of the growth of the city. As a residential area it is being replaced by new and more highly restricted districts. No flood or other hazards. Fog condition average. Most of this area might be classed as "high yellow".