C-9. Topography level and sloping, some canyons. Residents white-collar classes, professional, retired and business men, with income range from $1000 to probably $6000. No immediate threat of foreign infiltration. Pride of ownership in this area as well as maintenance of homes is spotted. The average type of construction is two-story frame, older style. Average age is 20 to 25 years. Area has various zones with practically no building restrictions. Portion of this area is desirable while other portions less desirable. Area as a whole is spotted. There is a scattering of shops, apartments in the area and a definite trend toward multiple dwellings. High school and grade schools approximately one mile. Good transportation facilities within the area. Balboa Park adjoins on the east. No flood or other hazards. This area was one of the first residential districts in San Diego. Within 10 or 15 years after commencement of the district, the hill section was one of the high-class districts in the city. Due to lack of restrictions and ordinances, cheaper improvements and infiltration of apartments, rooming houses, etc. lowered the class of the property. Some of the best apartment houses in the city in the area but there are many of the medium or lower grade. The district definitely declining from a residential standpoint.

C-10. This area lies along the Bay and is a desirable district. However in this area is located the servants quarters or the colored population of Coronado. There is considerable building going on at this time and were it not for the colored population and a dump at the northeast portion of the area, same would be classified as a blue area and comparable to C-13. It is absolutely desirable with exception of the facts as set out above and it is necessary for this exclusive city to have such an area. In all other respects it compares favorably with B-13.

C-11. Topography practically level. Inhabited for the most part by lower salaried white-collar classes, mechanics, laborers, etc. Probable range of income $1000 to $2000 per year. Residents mostly white with some Mexican families, although no racial concentration of any of this latter element. Property fairly well maintained. Area is spotted. Some blocks are very attractive with more or less uniform homes of four to six rooms; others poorly integrated. Typical improvements of the area — one-story three to six rooms. Range of construction cost from $1400 to $3500. Average age approximately 15 years. Accessible to transportation, schools, markets. No tax situation adversely affects the area. The area compares to C-15.