

the reactor

By Paul Azevedo



Ever wondered why they built that funny-looking real estate office on Manor drive? Carr Realty is the present operator, but the office goes back many years before there was a Pacifica.

The odd shape is a residue of the Ocean Shore Railway, which left its track in the area—in the form of property titles—long after the rails had been melted down for scrap.

IN SAN FRANCISCO they build flat-iron buildings for the same reason. Lines on paper and surveyor's plats create land shapes which in turn create oddly shaped buildings.

Old railway rights-of-way and other papers out of the past tell us, directly or indirectly, where we can build houses or drive cars.

Every time some young mother with a car full of screaming kids and no brakes descends Manor drive, it's the result of a thoughtless putting of lines to paper.

In San Francisco many of the ridiculously steep streets are a memorial to Jasper O'Farrell, an early surveyor who liked to draw straight lines. After doing all the damage he could to San Francisco, he retired to Sebastopol.

THE SURVEYOR responsible for Manor drive is unknown to me.

The fossil remains of a much larger Laguna Salada School district of the early 1950's are still on record in Redwood City. Taxes are still being paid on bond issues which were floated in the days when Pacifica was little more than a gleam in Julian Cohn's eye.

This older, king-sized version of Laguna Salada is worth about half again as much as the present district. The old district included lands now in the town of Colma. The area is now in the South San Francisco school district, but it's still paying off Laguna

Salada obligations incurred long ago.

Another paper ghost from the past lies on Pacifica's southern boundary, near Perez drive. It's called Tobin Park. It consists of paper lots on paper streets, straight lines running up steep hills. Happily, these streets stayed on paper.

BUYERS IN THE early 1900's paid a good price. They thought they were buying fertile, flat California coast lands. And it was close to the railroad. Today these lots are taxed as being worth about \$40 each. Some are held by owners in Palo Alto, Stockton and San Jose. Other owners live in southern California.

With low market values, the taxes are low. However, the very fact that Tobin Park is subdivided probably means that it will never be developed. One person or one organization would have to buy it all, "unsubdivide" it and resubdivide it in a manner compatible with its hillside character. It seems unlikely that an owner who has held on to property all this time would part with it cheaply, just to make it available for another person to make a profit.

One or two owners with an exaggerated idea of value would be able to kill the whole

project. And the taxes are cheap. Lorenzo Banducci of Bakersfield owns a lot assessed only \$10. His taxes on the property are only 94 cents, which sounds like a bargain.

TRANSAMERICA Title in San Jose has several blocks of lots. One group, fronting on paper streets called Lincoln avenue, Washington avenue and Yosemite avenue, consists of 32 lots with a total assessed value of \$320. The price is right when even vertical

land come out with a market value of about \$700 an acre. That's cheap land.

With entire blocks of subdivided land being taxed at less than \$34 a year, it's no big deal to hold on to the property.

If you've held on to a paper lot on a paper street in a paper town for 70 years, why give up now? The south may rise again. Meanwhile, the poison oak crop is in great shape.

Ocean Shore
RP

ROCKAWAY BEACH

ON
OCEAN
SHORE
RAILROAD

THE PLAYGROUND
FOR SAN FRANCISCO



WHERE in the wide world, except in San Francisco, can be found a great metropolis with absolutely no suburb of its own? That is the condition of San Francisco with its population packed tight on the point of the peninsula much as if a wad of paper were shoved into the finger of a glove. It is self-evident that this condition cannot last. The natural growth of population must spread out from the center. With water barriers on three sides growth must be along the Peninsula, where there is plenty of good land for suburbs.

Where is Rockaway?

Down the Coast, on the OCEAN SHORE RAILWAY (new electric line), 25 minutes from Eleventh and Market streets.

The OCEAN SHORE RAILWAY rapid transit train service runs directly through ROCKAWAY with a station now on the property.

From ROCKAWAY can be seen miles of ocean, the Farallone Islands, the surf breaking on Point San Pedro, West Point and on the Cliff House beach.

CALERA VALLEY LAND CO.
(OWNERS)
CLINE BROS.
GENERAL AGENTS
6 Fifth Street San Francisco

Western World October 5, 1907