

**APPLICATION FOR REPORT OF RESIDENTIAL BUILDING RECORDS**

Applicant  Owner  Agent Sandra Spallino Telephone 310-802-1888  
Applicant's Email: Lynnei Seto <LynneiSeto@e-escrows.com> Date 2/9/2023  
Real Estate Agency: Vista Sotheby's International Realty City Manhattan Beach  
Property for which report is requested: 518 N Irena Ave. Unit A

**FEE: \$130 (MUST BE PAID WHEN APPLYING)**

**ACCELERATED REPORT: \$335 (READY WITHIN 24 HOURS)**

Completed reports are usually ready in four business days.

Report will be held for pick-up unless a stamped, self-addressed envelope is provided.

Paid Online

**PLEASE NOTE:**

- A) The information on this report pertains only to those matters contained in the official records of the Building Department, and does not necessarily reveal all restrictions.
- B) Errors or omissions in this report shall not bind or prohibit the City from enforcing any and all building and zoning code requirements. This report does not guarantee the condition of any existing structures nor does it relieve the owner, agent, buyer or seller from complying with all code requirements and regulations.
- C) This report must be delivered by the owner or his agent to the buyer prior to consummation of the sale, or exchange. One copy shall be returned to the City of Redondo Beach, Building Department, with the signature of the buyer, as evidence of compliance with Chapter 10, Title 9, of the Redondo Beach Municipal Code.

**Buyers Acknowledgement**

I, \_\_\_\_\_, as buyer of the above stated property, have read and examined this report and understand that any existing violations not corrected by the seller will be deemed my responsibility and I shall correct all violations as called out in the Report of Residential Building Records.

\_\_\_\_\_  
BUYER  
\_\_\_\_\_  
STREET  
\_\_\_\_\_  
CITY

Authorized by:  
*Lorena Soules / L.M.*  
\_\_\_\_\_  
**City of Redondo Beach**  
Lorena Soules  
Chief Building Official

**ADDITIONAL INFORMATION ON BACK OF THIS FORM**

DO NOT WRITE BELOW THIS LINE

**REPORT OF RESIDENTIAL BUILDING RECORDS**

Street Address 518 N Irena Ave. Unit A M.B. 7503 Pages 023 Parcel 074  
Lot 10 Block 46 Tract 10019 Current Zoning, Ordinance No. 1846  
Authorized Use Low-Density Multiple Family Residential Occupancy One unit of a 2 unit condominium

**PERMITS ISSUED AS FOLLOWS**

| PERMIT NO. | DATE OF ISSUANCE | PURPOSE   |
|------------|------------------|---|
| G993112    | 10/5/1999        | Grading<br>S/F Condo 2,400SQFT, attached Garage 620SQFT, Balcony 292SQFT, Roof Deck |
| B992666    | 10/5/1999        | 250SQFT   |
| B998701    | 12/21/1999       | Fire Sprinklers   |
| 20201963   | 11/16/2020       | REPLACE FAU (90K BTUs) - CLOSET IN S/F CONDO  |

STATE LAW REQUIRES SMOKE AND CARBON MONOXIDE DETECTORS BE PROVIDED AND WATER HEATERS BE STRAPPED ON SALE OF RESIDENTIAL UNIT (S).

Variances, Conditional Use Permits, Exceptions of Record \_\_\_\_\_

This report shall be valid for a period not to exceed (6) months from date of issuance.

Return **Pink Copy** to Building Division with **Buyer's Signature not less than 15 days prior to the consummation of sale.**

REV 7/5/22

Date issued: \_\_\_\_\_

L.A. COUNTY CODE: 80  
REDONDO BEACH CODE: 59

**Redondo Beach Municipal Code**  
**CHAPTER 7. REAL PROPERTY TRANSFER TAX**

**Section 8-7.02. Tax imposed.**

There is hereby imposed on each deed, instrument, or writing by which any lands, tenements, or other realty sold within the City shall be granted, assigned, transferred, or otherwise conveyed to, or vested in, the purchaser or purchasers, or any other person or persons, by his or their direction, when the consideration or value of the interest or property conveyed (exclusive of the value of any lien or encumbrances remaining thereon at the time of sale) exceeds One Hundred and no/100ths (\$100.00) Dollars a tax at the rate of One and 10/100ths (\$1.10) Dollars for each Five Hundred and no/100ths (\$500.00) Dollars of fractional part thereof.

**Section 8-7.03. Persons required to pay tax.**

Any person who makes a transfer which is subject to the tax imposed by Section 8-7.02 of this chapter and any person to whom such a transfer is made shall be jointly and severally liable for the payment of the tax imposed by said Section 8-7.02.

**Section 8-7.10. Due dates, delinquencies penalties, and interest.**

The tax imposed under this chapter shall be due and payable at the time the deed, instrument, or writing effecting a transfer subject to the tax is delivered and shall be delinquent if unpaid at the time of the recordation thereof. In the event the tax is not paid prior to becoming delinquent, a delinquency penalty of ten (10%) percent of the amount of tax due shall accrue. In the event a portion of the tax is unpaid prior to becoming delinquent, the penalty shall only accrue as to the portion remaining unpaid. An additional penalty of ten (10%) percent shall accrue if the tax remains unpaid on the ninetieth (90th) day following the date of the original delinquency. Interest shall accrue at the rate of one-half (%) of one percent a month, or fraction thereof, on the amount of tax, exclusive of penalties, from the date the tax becomes delinquent to the date of payment. The interest and penalties accrued shall become part of the tax.

**Section 8-7.19. Tax a debt to City.**

The amount of any tax, penalty, and interest imposed under the provisions of this chapter shall be deemed a debt to the City. Any person owing money to the City under the provisions of this chapter shall be liable to an action brought in the name of the City for the recovery of such amount.

(S 3, Ord. 2206 c.s., eff. June 30, 1977)