



**BUILDING DEPARTMENT
City of Redondo Beach**

415 Diamond St
Redondo Beach, CA 92077
Phone: (310) 697-3166* Fax:

REPORT OF BUILDING RECORDS

Applicant: Agent Applicant Name: Peninsula Escrow Telephone: (310) 376-0477
Applicant's Email: teamlaurie@penescrow.com Application Date: 3/3/2025
Real Estate Agency: Peninsula Escrow City: Hermosa Beach
Property for which report is requested: 524 N PAULINA AVE REDONDO BEACH, CA 90277 APN: 7502021003

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 Acknowledgment

I, _____, as buyer of the above stated property, have read and examined mine this report and understand that any existing violations not corrected by the seller will be deemed my responsibility and I shall correct all

Authorized by:

BUYER

STREET

CITY

**City of Redondo Beach
Lorena Soules, Chief Building Official
Chief Building Official**

DO NOT WRITE BELOW THIS LINE

REPORT OF BUILDING RECORDS

Street Address 524 N PAULINA AVE REDONDO BEACH, CA **M.B.** _____ **Pages** _____ **APN** 7502021003

Lot 003 **Block** 021 **Tract** 7502 **Current Zoning, Ordinance No.** 1846 R-1

Authorized Use Single Family Residential **Occupancy** One single family dwelling

PERMIT NO.	DATE ISSUED	STATUS	PURPOSE
LG-5118514	10/10/1951	Finaled	5 1/2 RM RES 25X44
LG-5118522	10/10/1951	Finaled	GARAGE 18X20
LG-7243264	4/21/1972	Finaled	FMLY RM ADDED TO GAR (NO FINAL) 18X20
LG-8451695	2/27/1984	Finaled	ENCL PORCH & ADD FIREPL IN LVG RM 4.6X7.6
20111746-M	8/19/2011	Finaled	REROOF RES TEAR OFF EXISTING ROOF MATERIAL APPLY NEW 1/2INCH SOLAR BARR IER PLYWOOD, APPLY NEW 30YR COMP SHINGLES CLASS A

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.**



**BUILDING DEPARTMENT
City of Redondo Beach**

415 Diamond St
Redondo Beach, CA 92077
Phone: (310) 697-3166* Fax:

REPORT OF BUILDING RECORDS

20111747-M

8/19/2011

Finaled

REROOF RES TEAR OFF AND REOOF GAR W/30 YR
COMP SHINGLES CLASS A

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 _____

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Redondo Beach Municipal Code
CHAPETR 7. REAL PROPERTY TRANSFER TAX

8-7.02 Tax imposed.

There is hereby imposed on each deed, instrument, or writing by which any lands, tenements, or other realty sold with 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 or fractional part thereof.

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](#)

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 the 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 (1/2) 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.

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.



City of Redondo Beach

Community Development Inspection Job Card

Inspections can be scheduled up till 3 p.m. the business day before the inspection.
<http://redondo.cts.city>

Permit #: 2025-0569			Issue Date: 3/25/2025				
Permittee: N/A			Permit Use: RESIDENTIAL - SFR				
Location: 524 N PAULINA AVE			Project: BUILDING RECORDS REPORT				
INSPECTION INFORMATION: Post job card at job site in a safe, conspicuous place. Have a printed set of the city stamped approved plans on job at times of inspection. No work shall be concealed without prior approval. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 12 months after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. All permits expire 2 years after the date of issuance.							
INSPECTION		DATE	INSPECTOR	INSPECTION		DATE	INSPECTOR
1. Temporary electrical service or pole				POOL AND SPA INSPECTIONS			
2. Soil pipe - Ground plumbing				34. Pool and equipment location			
3. Water pipe - Underground / Underslab				35. Steel reinforcement			
4. Property sewer / House connection				36. Electrical bonding			
5. Electrical underground / Conduit				37. Rough plumbing and pressure test			
6. Gas line test - Underground (10 lbs)				38. Approval to cover steel			
7. Footings and steel Ufer ☐				39. Electrical conduit - Underground			
8. Foundation - Slab on grade				40. Gas pipe - Underground Test ☐			
9. PregROUT ☐ Drainage ☐				41. Backwash lines, p-trap - Underground			
10. Rough plumbing / Top out / Shower pan				42. Pre-deck			
11. Rough electrical				43. Fencing and access approval			
12. Rough heating and Air-conditioning				44. Approval for plastering			
13. Rough factory fireplace				45. Mechanical final			
14. Ducts / Ventilating / Fire dampers				46. Plumbing system final			
15. Floor sheathing / Floor insulation				47. Electrical final			
16. Rough framing / Interior shear walls				48. Energy final / Solar cover			
17. Roof framing / Roof sheathing				49. POOL & SPA SYSTEM FINAL			
18. Interior moisture control				FINAL INSPECTIONS			
19. Exterior shear				50. Final Electrical			
20. Insulation				51. Final Mechanical			
21. Interior lath				52. Final Plumbing			
22. Exterior lath				53. Electric Meter Release			
23. Drywall nailing				54. Gas Meter Release			
T-BAR INSPECTIONS				55. HVAC Final			
24. T-Bar electrical				56. Final Water Heater			
25. T-Bar mechanical				57. Re-Roof Final			
26. T-Bar plumbing				58. Photovoltaic / Solar Final			
27. T-Bar ceiling				59. Retaining Wall Final			
FIRE DEPARTMENT INSPECTIONS				60. Business License Final			
28. Underground hydro				61. Engineering Final			
29. Mechanical hood fire system				62. Planning / Zoning Final			
30. Underground flush				63. Fire Department Final			
31. Fire sprinkler rough / Hydro				64. Health Department Final			
32. Fire sprinkler final				65. Certificate of Use and Occupancy			
33. Fire alarm / Monitoring final				66. BUILDING & STRUCTURE FINAL			
Notes:							
524 N PAULINA AVE Project #: 2025-0569							



City of Redondo Beach
Community Development
Permit

Project Number: **2025-0569**

view online at: <https://redondo.cts.city>

Job Address: 524 N PAULINA AVE		Application Date 3/3/2025	Issued Date 3/25/2025	Expired Date 3/25/2026	524 N PAULINA AVE
Tract: Lot: APN: 7502-021-003		Permit Status: Finalaed		Created By: Mercedes Amely	
Owner: LORRAINE Y CATALANO 524 N PAULINA AVE REDONDO BEACH, CA 90277 Phone: (310) 376-0477		Building Use: RESIDENTIAL - SFR Type of Project: BUILDING RECORDS REPORT Improvements: NONE			
Applicant: PENINSULA ESCROW 1311 HERMOSA AVENUE, 3RD FLOOR HERMOSA BEACH, CA 90254 Phone: (310) 376-0477		Work Authorized Other			
LICENSED CONTRACTORS DECLARATION I HEREBY CLAIM, UNDER PENALTY OF PERJURY, THE FOLLOWING STATEMENT: THAT I AM LICENSED UNDER PROVISIONS OF CHAPTER 9 COMMENCING WITH SECTION 7000 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE, AND AT THIS TIME MY CONTRACTORS LICENSE IS CURRENT, ACTIVE AND IN FULL FORCE.		Valuation Construction Type Occupancy Group			
Contractor: N/A 1311 HERMOSA AVENUE, 3RD FLOOR HERMOSA BEACH, CA 90277 Phone: (310) 376-0477		OWNER BUILDER DECLARATION I AM EXEMPT FROM THE CONTRACTORS LICENSE LAW FOR THE FOLLOWING REASON: ☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED FOR, OR OFFERED FOR SALE (SECTION 7044, OF THE BUSINESS AND PROFESSIONS CODE) ☐ I, AS OWNER OF THE PROPERTY AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO COMPLETE THE PERMITTED PROJECT UNDER THE PROVISIONS OF SECTION 7044, OF THE BUSINESS & PROFESSIONS CODE.			
CONTRACTOR TO PROVIDE ACCESS TO ROOF & ATTIC		Comments/Conditions/Project Description: PLEASE EMAIL BUILDING REPORT TO: TEAMLAURIE@PENESCROW.COM			
WORKERS' COMPENSATION DECLARATION I HEREBY CLAIM, UNDER PENALTY OF PERJURY, ONE OF THE FOLLOWING STATEMENT: ☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OF CONSENT TO SELF INSURE FOR WORKERS' COMPENSATION, AS PROVIDED FOR BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED. ☐ I HAVE AND WILL MAINTAIN COMPENSATION INSURANCE AS REQUIRED BY SECTION 3700 OF THE LABOR CODE FOR THE PERFORMANCE OF THE WORK WHICH THIS PERMIT IS ISSUED.					
Workers' Compensation Carrier Policy # Exp. Date					
CERTIFICATE OF WORKERS' COMPENSATION EXEMPTION (THIS SECTION NEED NOT BE COMPLETED IF WORK IS \$500 OR LESS) ☐ I CERTIFY UNDER PENALTY OF PERJURY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, THAT I SHALL NOT EMPLOY ANY PERSON IN A MANNER SO AS TO BECOME SUBJECT TO THE WORKERS' COMPENSATION LAWS OF CALIFORNIA, AND AGREE THAT IF I SHOULD BECOME SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF SECTION 3700 OF THE LABOR CODE THAT I SHALL FORTHWITH COMPLY WITH THOSE PROVISIONS.					
☐ CERTIFICATE OF AUTHORIZATION: I, the undersigned, hereby affirm and swear that I am the Applicant or a duly authorized agent of the Applicant.					
CERTIFICATE OF COMPLIANCE AND AUTHORIZING OF ENTRY: I certify I have read this application and state that the above information is correct. I agree to comply with all federal and state laws, city ordinances, and state laws relating to building construction, and authorize a representative of the City of Redondo Beach to enter upon the property for which I have applied for this permit for the purpose of making inspections.					
Signature of Applicant or Agent		Print Name of Applicant or Agent		Date 524 N PAULINA AVE Project #: 2025-0569	