DEPARTMENT of COMMUNITY DEVELOPMENT
1700 WEST 162nd STREET / GARDENA, CALIFORNIA 90247-3732 / WWW.CITYOFGARDENA.ORG / PHONE (310) 217-9530

PROPERTY INFORMATION REPORT

PROPERTY ADDRESS: 13229 ARCTURUS AVE FILE #: 10026-0184

LEGAL DESCRIPTION: TRACT # 20419 LOT 95 DATE: 6/3/2026

OCCUPANCY USE: SINGLE FAMILY DWELLING LAND USE ZONE: R-1

PERMIT NO	DATE ISSUED	CONSTRUCTION	FINAL APPROVAL DATE
13138-4	2/7/1956	BUILDING – DWELLING & ATTACHED GARAGE	10/3/1956
10993-18	3/15/1956	PLUMBING – NEW DWELLING	
5797	4/4/1956	SEWER	
8473-11	4/26/56	ELECTRICAL – DWELLING (55) OUTLETS, (17) FIXTURE, (2) HEATERS, (1) DSP, (1) DRYER, (2) FANS	10/3/1956
P137	8/8/1956	PLUMBING – (1) FURNACE – WARM AIR	EXPIRED
B1426	11/15/1956	BUILDING – NEW GARDEN WALL	12/4/1956
P7567	12/3/1962	PLUMBING – (1) WATER SOFTENER	12/27/1962
16581	2/25/1976	PLUMBING – (1) BAR SINK, (1) WATER SYSTEM	4/13/1976
15336	2/25/1976	ELECTRICAL – (13) LIGHTS, (4) SWITCHES, (10) RECEPTACLES, (13) FIXTURES	4/13/1976
M-1500	2/25/1976	MECHANICAL – (1) HEATER 0 WALL TYPE (RECESSED)	4/13/1976
B020326	2/25/1976	BUILDING – ADD 368SF DEN & FAMILY ROOM	4/13/1976
18939	5/7/1979	PLUMBING – (1) WATER HEATER	5/9/1979
24616	5/23/1989	ELECTRICAL – 100A 120/240V 103W RES RE-CONNECT	5/29/1989
50018-1051	10/12/2018	BUILDING – KITCHEN/BATH REMODEL STOP WORK ORDER ISSUED CODE CASE C18-1205	1/24/2019
70018-0597	10/12/2018	ELECTRICAL - (6) LIGHTS (7) RECEPT/OUTLETS (7) SWITCHES SUB-PERMIT FOR 50018-1051	1/24/2019
60018-0439	10/12/2018	PLUMBING – (1) BATHTUB (1) DISHWASHER (1) DISPOSAL (1) GAS APPLIANCE (1) KITCHEN/BAR SINK (2) LAVATORY (2) SHOWER STOP WORK ORDER ISSUED CODE CASE C18-1205	1/24/2019
80018-0343	10/12/2018	MECHANICAL – (1) APPLIANCE VENT (2) VENT FANS - BATH SUB-PERMIT FOR 50018-1051	1/24/2019

Errors or omission in said report shall not bind or prohibit the City from enforcing any and all building and zoning code requirements. Said 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.

TASHA CERDA, Mayor / PAULETTE C. FRANCIS, Mayor Pro Tem
MARK E. HENDERSON, Councilmember / RODNEY G. TANAKA, Councilmember / WANDA LOVE, Councilmember
MINA SEMENZA, City Clerk / GUY MATO, City Treasurer / CLINT OSORIO, City Manager / CARMEN VASQUEZ, City Attorney

50019-0031	1/9/2019	BUILDING – REPLACE 15 WINDOWS WITH NEW RETROFIT WINDOWS.	1/24/2019
70019-0141	3/21/2019	ELECTRICAL – (1) 200AMP SERVICE UPGRADE	6/20/2019
50023-0908	9/20/2023	BUILDING – T/O EXISTING ROOF REPAIR ON EXISTING SHEATHING INSTALL OWENS CORNING ASHPHALT SHINGLE. TORCH ON FLAT SECTION. FOR HOUSE AND ATTACHED GARAGE.	10/16/2023

SPECIAL CONDITIONS (Variance, Lot Split, C.U.P., Covenants/Agreements, Easements, Non-conforming Uses)

ENGINEERING: The planned right-of-way for **13229 ARCTURUS AVE** is FIFTY FEET (**50**'), therefore, NO street easement will be required as a condition of any special permit or application, any division of land, or any construction pursuant to Title 13 of the Gardena Municipal Code. Unpaid sewer fee due upon "substantial alteration." (MA 7/6/2026)

PLANNING: All future development shall comply with R-1 standards. (DN 6/24/2026)

This report is informational only. The violation(s) do/does not constitute an immediate safety concern or prevent the occupancy of the property. Those conditions noted in ITALICS and BOLDED must be brought into compliance within 365 calendar days of this report. Within 365 calendar days the current legal owner of the property shall provide proof of correcting the violation(s) or provide proof that they are working with City of Gardena Officials to remedy the violations. *This notice is not intended to place any restriction on the sale or transfer of this property and is only intended to guarantee the violations are adequately corrected.*

THIS REPORT EXPIRES SIX (6) MONTHS FROM DATE OF ISSUANCE.

EXTERIOR INSPECTION REPORT

Date: 6/24/2026

PROPERTY ADDRESS: 13229 ARCTURUS AVE

INSPECTOR: A. GOMEZ

1. USE: RESIDENTIAL BUILDING

GARAGE	2-CAR
NUMBER OF ELECTRICAL METERS:	1
NUMBER OF GAS METERS:	1
NUMBER OF MAILBOXES:	1

2. FOUNDATION: VENTILATED, FAMILY ROOM – SLAB ON GRADE
REMARKS: FOUNDATION VENT SCREENS INSTALLED THROUGHOUT. FAMILY ROOM SLAB ON GRADE (ONLY).

3. WALLS: STUCCO, WOOD
REMARKS: STUCCO WALLS AND WOOD-SIDING IN FAIR

4. LANDING / STAIRS: ILLUMINATED
REMARKS: STAIRS LOCATED AT FRONT AND NORTHSIDE ENTRANCES. ALL ENTRANCES ILLUMINATED.

5. ROOF: COMPOSITION, TORCH DOWN
REMARKS: COMPOSITION – SHINGLES IN FAIR CONDITION. FAMILY ROOM TORCH DOWN IN FAIR CONDITION.

6. GENERAL CONDITIONS:

MAINTENANCE:	PASS
HEALTH/FIRE HAZARD:	PASS
SUBSTANDARD:	

7. AS PART OF THIS TRUTH AND LENDING REPORT, AN INSPECTION OF THE PROPERTY REVEALED THE FOLLOWING POTENTIAL BUILDING SAFETY AND/OR PLANNING VIOLATIONS:

1. ***WATER HEATER – NO PERMIT ON FILE***
2. ***GAS HOUSE FURNACE – NO PERMIT ON FILE***
3. ***MINI-SPLIT IN FAMILY ROOM – NO PERMIT ON FILE***

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INTERIOR INSPECTION REPORT

Date: 6/24/2026

PROPERTY ADDRESS: 13229 ARCTURUS AVE

INSPECTOR: A. GOMEZ

Bedrooms (No. and Comments) – 3
BEDROOMS IN GOOD CONDITION

Bathrooms (No. and Comments) – 2
BEDROOMS IN GOOD CONDITION

Kitchen – 1
GOOD CONDITION

Family/Living Room – 1 LIVING ROOM, 1 FAMILY ROOM
OVERALL GOOD CONDITION

Other – N/A

The smoke detectors are in all required locations ☒ yes ☐ no (explain)
SMOKE AND C.O. DETECTORS ARE INSTALLED IN ALL REQUIRED LOCATIONS.

The GFI outlets are in all required locations ☐ yes ☒ no (explain)
SOME OUTLETS IN KITCHEN MISSING

The furnace/air conditioner is installed properly ☒ yes ☐ no (explain)
FURNACE PROPERTY INSTALLED (NO PERMIT ON FILE. MINI-SPLIT INSTALLED (NO PERMIT ON FILE)

The water heater is installed properly ☐ yes ☒ no (explain)
NO SEDIMENT TRAP INSTALLED, VENT HOOD NOT FASTENED (NO PERMIT ON FILE)

All rooms have the required light and ventilation ☒ yes ☐ no (explain)

The garage is able to accommodate vehicles ☒ yes ☐ no (explain)
2-CAR GARAGE – ATTACHED

The electrical wiring is installed to code ☐ yes ☐ no (explain)
COULD NOT VERIFY

The windows meet egress/tempered requirements ☒ yes ☐ no (explain)
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