REPORT OF RESIDENTIAL BUILDING RECORDS

City of Manhattan Beach

Community Development Department

1400 Highland Ave, Manhattan Beach, CA 90266; (310) 802-5500

Email completed documents to cdadmin@manhattanbeach.gov

PROPERTY ADDRESS: 123 28TH ST | **REPORT NO.: R-26-03344**
AKA: 124 28TH PL | **DATE ISSUED: 10/26/2026**
125 28TH ST
2801 MANHATTAN AVE
2803 MANHATTAN AVE
2805 MANHATTAN AVE
ZONE: MNRH | **TO EXPIRE: 04/26/2027**
OWNER: 28TH STREET APARTMENT LLC
PARCEL: 4176029016 **LOT: 14** **BLOCK: 7**
TRACT: PECK'S MANHATTAN BEACH TRACT
APPLICANT: eXp Realty of California, Inc. (310) 435-6633

UNLESS OTHERWISE NOTED, ALL PERMITS LISTED BELOW ISSUED WITHIN THE LAST 25 YEARS HAVE RECEIVED FINAL INSPECTION APPROVAL BY THE CITY.

PERMIT NO.	ISSUE DATE	CONSTRUCTED	NO. OF UNITS
1570	05/04/1924	SINGLE FAMILY DWELLING	1
1423	03/16/1937	FIVE UNIT APARMENT BUILDING	5
**RECORD ILLEGIBLE		ADDITION	
		^^PERMIT REFLECTING ADDITIONAL UNIT UNAVAILABLE IN CITY RECORDS	1
98-00095*	10/09/1998	REMOVE EXISTING ROOF / REROOF HOUSE & GARAGE WITH CLASS A FIBERGLASS SHINGLE & 15# FELT	
11-04635	08/24/2011	REPAIR OUTSIDE STAIRCASE & RAILINGS	
13-02235	09/16/2013	REMOVE EXISTING STAIRWAY SERVING REAR TWO UNITS. REPLACE DOORS TO STAIRWAY WITH WINDOWS.	
15-02200	08/06/2015	REPLACE EXISTING WOODEN HANDRAIL WITH A NEW METAL HANDRAIL. REPLACE & REPLACE EXISTING COATING ON STAIR.	
		.	
		NO OTHER BLD/REM PERMITS OF RECORD	

UNITS CONSTRUCTED/AUTHORIZED BY PERMIT: 7

SPECIAL CONDITIONS:

CMPP ZONE; SAND/GRADING AREA; COASTAL ZONE--APPEALABLE
RESOLUTION NO. 192 APPLIES TO THIS PROPERTY
***NO FINAL OF RECORD**

Items checked below are applicable to this property only. If the item is checked, go to the links provided for permits, forms and/or information.

_____ City records indicate an abandoned cesspool/septic tank is on the property.

_____ New owner may apply for an Alarm System Permit.

_____ New owner must apply for an Encroachment transfer for improvements made in the City Right of Way. Apply online at Citizen Self Service (CSS). Refer to Construction and Landscaping on Public Property regarding Encroachments.

_____ Tree Preservation and Restoration. The subject property is within Area District I or II. As such, permits may be required to trim or remove trees. Information can be found in Section 10.52.120 of the Manhattan Beach Municipal Code, and permits may be applied for through Citizen Self Service (CSS).

X California Law SB407 requires all properties for sale constructed prior to 01/01/2011 to disclose and/or retrofit internal water fixtures. Depending on the situation of this property, either one or both of the following Water Conservation Retrofit forms are required: Declaration (for compliant fixtures); Transfer of Responsibility (for non-compliant fixtures).

NOTE:

1. **The information contained in this report is a summary of City building records. The use of the property is limited to the development and improvements made under the permits. Additional construction/improvements existing on the property may be unlawful and may require submittal of plans and permit applications for an after-the-fact building permit.**
2. **It is the buyer's responsibility to compare the above building permits and conformance to City codes with the present condition of the subject property. Any omission in the report regarding code violation or permit requirements does not relieve the property owner from compliance with City Codes. All required garages built under permit must be permanently maintained for parking purposes. An inspection of the property was not performed in conjunction with the preparation of this report.**
3. **This report expires six (6) months from date of issue. Each transfer requires a separate report.**
4. **State Law requires smoke and carbon monoxide detectors to be provided and water heaters to be strapped on the sale of a residential unit (s). Smoke detectors shall be mounted on the ceiling/wall (per smoke detector installation requirements) in the bedrooms, and on the ceiling/wall at a point centrally located in the corridor or area giving access to the bedrooms. Where bedrooms are on an upper level, the smoke detector shall be placed at the center of the ceiling directly above the stairway. Smoke detectors may be battery operated when installed in existing buildings.**

REPORT PREPARED BY: R Neyssani **DATE: 10/26/2026**

I HAVE READ AND UNDERSTAND THE ABOVE REPORT. I am aware the City has not inspected the property.

DATE_____NAME OF BUYER(S) (print)_____

SIGNATURE OF BUYER(S)_____PHONE_____

ADDRESS OF BUYER(S) AFTER CLOSE OF ESCROW_____

Electronic signatures are acceptable. INCOMPLETE &/or ILLEGIBLE FORMS WILL BE RETURNED.

Email completed documents to cdadmin@manhattanbeach.gov (Rev 07/20)

WATER CONSERVATION RETROFIT DECLARATION

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT
1400 Highland Avenue, Manhattan Beach, CA 90266
www.manhattanbeach.gov • cdadmin@manhattanbeach.gov • (310) 802-5544

NOTICE: All residential buildings within the City of Manhattan Beach are required to be retrofitted with high efficiency water fixtures when a property is sold. This Water Conservation Retrofit Declaration is to certify that all water fixtures at the property meet the low water consumption requirements as per the current US EPA Water Sense label maximums. Compliance is a condition that must be met before close of escrow or by an Exception as described on Page 2 of this form.

1. **Property Information:** *Address:*_____

   *Parcel Number:*_____ *# of Units:*_____

Property Type – Check One: ☐SFR ☐Duplex ☐Triplex ☐Condominium/Townhome

☐Apartment: # of units ____ ☐Mixed Use Other:_____

2. **Type of Fixture(s):** *(Note: gpf= gallons per flush; gpm = gallons per minute)*

Type of Fixture (Compliant gpf/gpm)	Total Quantity of each fixture at the property	=	Quantity of NON-Compliant Fixtures	+	Quantity of Compliant Fixtures	If *Compliant*, date inspected by licensed professional identified in Item 4*
Toilets (1.28 gpf or less)		=		+		mm/dd/yy
Faucets (1.2 gpm or less)		=		+		mm/dd/yy
Showerheads (1.8 gpm or less)		=		+		mm/dd/yy
Urinals (Wall: 0.125 gpf or less) (Other: 0.5 gpf or less)		=		+		mm/dd/yy

EXCEPTION applies? (Criteria on Page 2 of this form.) [ ] YES [ ] NO, Continue to Item 3

3. **Signatures** - All required signatures are to be on one (1) form:

   By signing below, I, the Seller of the above mentioned property, certify under penalty of perjury, that all water fixtures at the above mentioned property are in compliance with SB 407 and CALGreen as indicated.

   Seller(s) signature(s):_____

   Print name(s):_____ Date:_____

   Mailing address after escrow:_____

   Email address:_____ Phone:_____

4. *** REQUIRED for Compliant fixtures indicated in Item 2:** Signature & info of Licensed Plumber, General Contractor, Professional Home Inspector (such as CREIA or ASHI), or Licensed Architect:

   Signature:_____ Date:_____

   Print name:_____ License#_____

   Company name:_____ Phone:_____

Water Conservation Certification: Effective January 1, 2017, the City of Manhattan Beach will enforce SB 407, requiring that prior to transfer of ownership, dwellings meet specific water conserving standards for water fixtures. A plumbing permit is not required for this program, however, the owner may elect to obtain a permit and inspection for the retrofit.

Applicability: The provisions of the Ordinance apply to all residential buildings at the time of property sale, unless an exception is listed below.

Retrofit Measures: As a condition of escrow, each non-compliant fixture shall be replaced with fixtures in compliance with the California Green Building Code (CALGreen) or certify exceptions as listed below. ***If replacing fixtures to comply with SB 407, fixtures must adhere to CALGreen standards.***

From Item 2 on Page 1: Check applicable Exception(s) and provide supporting documentation:

1. ☐ Toilets with prior valid Toilet Retrofit Declaration Certificate of 1.28 gpf.
2. ☐ New Construction plans submitted on or after January 1, 2011.
3. ☐ Foreclosure or Trustee sale, or transfer to co-owner.
4. ☐ Buyer to retrofit fixtures within 180 calendar days from title transfer date. Buyer to submit Letter of Intent at close of escrow, and sign and return ***Water Conservation Retrofit Transfer of Responsibility*** form.
5. ☐ Proposed demolition. Shall be applied for within 180 calendar days from title transfer date. Buyer to submit Letter of Intent at close of escrow, and sign and return ***Water Conservation Retrofit Transfer of Responsibility*** form.
6. ☐ Director of Community Development Department exception for:

_____

_____

Director's Signature:_____Date:_____

Responsibilities:

1. The seller's and buyer's real estate agent, real estate broker or real estate sales person involved in the transfer of property title subject to this Ordinance shall give written notice to the seller and buyer of the requirements of this Ordinance prior to the close of escrow and transfer of property title.

2. The seller and buyer shall each certify compliance with the Ordinance by signatures on the Certificate, as well as either a licensed plumber or licensed general contractor or professional home inspector (such as CREIA or ASHI) or licensed architect. A signed copy of the Water Conservation Retrofit Certificate shall be included in the transfer documentation and to the City.

Keep a copy for your files. Send completed form and supporting documentation to:

CITY OF MANHATTAN BEACH
BUILDING & SAFETY DIVISION
1400 HIGHLAND AVE
MANHATTAN BEACH, CA 90266
Or Email to CDADMIN@MANHATTANBEACH.GOV

Contact: Building Division (310) 802-5505

WATER CONSERVATION RETROFIT TRANSFER OF RESPONSIBILITY

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT
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The purpose of this form is to signify mutual agreement between the Seller and the Buyer of a property to transfer to the Buyer the responsibility of retrofitting the water fixtures pursuant to requirement of SB 407 and as documented on the previously submitted ***Water Conservation Retrofit Declaration***.

1. **Property Information:** *Address:*_____

*Parcel Number:*_____ *# of Units:*_____

Property Type – Check One: ☐SFR ☐Duplex ☐Triplex ☐Condominium/Townhome

☐Apartment: # of units _____ ☐Mixed Use Other:_____

2. **Type of Fixture(s):** *(Note: gpf= gallons per flush; gpm = gallons per minute)*

Type of Fixture (Compliant gpf/gpm)	Total Quantity of each fixture at the property	=	Quantity of NON-Compliant Fixtures	+	Quantity of Compliant Fixtures	If *Compliant*, date inspected by licensed professional identified in Item 4*
Toilets (1.28 gpf or less)		=		+		mm/dd/yy
Faucets (1.2 gpm or less)		=		+		mm/dd/yy
Showerheads (1.8 gpm or less)		=		+		mm/dd/yy
Urinals (Wall: 0.125 gpf or less) (Other: 0.5 gpf or less)		=		+		mm/dd/yy
EXCEPTION applies? (Criteria on Page 2 of this form.) [ ] YES [ ] NO, Continue to Item 3						

3. **Seller Certification - REQUIRED:**

By signing below, I, the Seller of the above mentioned property, certify under penalty of perjury, that the property's Buyer has agreed to assume responsibility for retrofitting the water fixtures of said property, in compliance with SB 407 and CALGreen.

Seller(s) signature(s):_____

Print name(s):_____ Date:_____

Mailing address after escrow:_____

Email address:_____ Phone:_____

4. **Buyer Acceptance – REQUIRED:**

By signing below, I, the Buyer of the above mentioned property, submit a letter of intent and accept the responsibility of retrofitting the property as provided for in SB 407. I understand that I will be required to retrofit the water fixtures on the property or apply for a Demolition permit within 180 days following the change of ownership, and submit a separate ***Water Conservation Retrofit Declaration*** to the City of Manhattan Beach Community Development Department.

Buyer(s) signature(s):_____

Print name(s):_____ Date:_____

Mailing address after escrow:_____

Email address:_____ Phone:_____

Water Conservation Certification: Effective January 1, 2017, the City of Manhattan Beach will enforce SB 407, requiring that prior to transfer of ownership, dwellings meet specific water conserving standards for water fixtures. A plumbing permit is not required for this program, however, the owner may elect to obtain a permit and inspection for the retrofit.

The Toilet Retrofit Declaration requires inspection by and signature of a Licensed Plumber, or a Licensed General Contractor, or Licensed Professional Architect, or a Professional Home Inspector.

Applicability: The provisions of the Ordinance apply to all residential buildings at the time of property sale, unless an exception is listed below.

Retrofit Measures: As a condition of escrow, each non-compliant fixture shall be replaced with fixtures in compliance with the California Green Building Code (CALGreen) or certify exceptions as listed below. ***If replacing fixtures to comply with SB 407, fixtures must adhere to CALGreen standards.***

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