DETACHED ADU — PERMIT & SQUARE FOOTAGE DOCUMENTATION

16883 Saint Andrews Drive, Poway, CA 92064

City of Poway Building Permit Record — Permit on File

Permit Record Summary

Structure	Detached Accessory Dwelling Unit (Guest House)
Habitable Square Footage	885 sqft
Additional Permitted Structures	160 sqft covered patio; 34 sqft laundry addition
Permit Number	94P-701 (per City of Poway records)
Permit Application Date	June 28, 1994
Permit Approved / Issued	August 3, 1994
Final Inspections Completed	Foundation 8/16/1994; Lath and Drywall 9/23/1994; balance of finals through November 1994
Original Contractor	Diversified Builders Service (California Contractor License #422708)
Construction Valuation at Time	$75,275 (1994 dollars)
Permitting Authority	City of Poway, Department of Planning and Building Services

ADU Features

The detached ADU is a fully independent living quarters with its own kitchen, living area, bedroom, full bathroom, and private laundry. Covered patio is attached. Single-story construction. Separate entrance from the main residence.

Why Permitted Status Matters

A permitted ADU is materially different from an unpermitted casita, guest house, or bonus structure. Key implications for a buyer:

- Buyer's lender and appraiser include a permitted ADU in appraised value. Unpermitted additions are typically excluded, which reduces appraised value and complicates financing.
- A permitted detached dwelling unit is legally rentable in California. Supports a rental-income or multigenerational-use case without exposure to unpermitted-structure liability.
- No unpermitted-addition disclosure language required on the TDS. Cleaner transaction, fewer buyer-agent questions.
- Permit documentation remains on file with the City of Poway Building Department and is retrievable on request at any time.

Documentation on File

The following records are available and have been verified with the City of Poway Building Services Department:

- Original 1994 Building Inspection Application and Permit (City of Poway)
- Inspection Record card showing completed inspections through November 1994
- Written confirmation from Sergio J. Oaxaca, Building Division Permit Technician, City of Poway (email dated April 22, 2026)

Buyer and buyer's agent encouraged to verify all information directly with the City of Poway Building Services Department (858-668-4644) during the standard due diligence period.