



CITY OF SIMI VALLEY

Department of Environmental Services Planning Division ZONING CLEARANCE

Permit Number: Z2023- [REDACTED]

Fee: \$114.88

Building Permit Required: YES

Issued: 12/14/2023

Expires: 6/11/2024

Project Location: [REDACTED] LOU DR

Located in Flood Zone? No

Assessor's Parcel Number: [REDACTED]

Business Name:

Zoning: RM, RM

Business Center Name:

Case #:

Applicant:

[REDACTED]
[REDACTED]
[REDACTED]

District: N/A

Exhibits Attached: No

Property Owner:

[REDACTED]

Project Description: Construct new 749 sq. ft. detached Accessory Dwelling Unit to consist of two bedrooms, two bathrooms, kitchen, living area, and separate laundry room. Convert existing 405 sq. ft. ADU garage conversion to JADU (to be under separate permit). ADU is setback 10'-6" from rear (north) PL, 5'-6" from side (west) PL, 19'-6" from side (east) PL, and 16'-1" separation from SFR. ADU max height is 13'-1". Colors and materials to match existing SFR.

NOTICES:

Before foundation inspection, indications of lot lines and any easements shall be established by the property owner. Building and Safety Division requires specific setbacks from slopes for structures and pools.

This building or improvement described above, if completed to conform to this application, will comply with the provisions of the Simi Valley Municipal Code with no significant environmental effect.

CC&R, DEED AND EASEMENT RESTRICTION NOTICE:

Prior to operation or construction, please review the Covenants, Conditions and Restrictions and, if applicable, check with your property owners association, homeowners association (or other management company) to ensure your proposal is in compliance with their regulations. In addition, your property title will disclose any deed restrictions or easements, including but not limited to gas, water, sewer, electric or access easements that have been recorded by the County Clerk and Recorder. The issuance of permits and/or approvals by the City does not relieve the permittee of any responsibilities for complying with the above requirements.

STATEMENT:

I hereby certify under penalty of perjury that I have read and understand the information contained in this application, that it is true and correct, and that this application is being submitted with the consent of the subject property owner. In addition, the property owner authorizes City staff to enter the property for the purposes of verifying compliance with this permit. Any violation of this Zoning Clearance shall be a violation of Simi Valley Municipal Code Section 9-78.040.

Applicant's Signature: _____ Date: _____

[REDACTED]

Approved By: _____ Date: 12/14/2023