

NOTICE OF EXEMPTION

From: Kern County Planning and Natural Resources Department
2700 "M" Street, Suite 100
Bakersfield, CA 93301

Project Title: Zone Variance Case No. 96, Map 101-32

Project Location -- Specific: 18140 Tiata Avenue (APN: 408-430-13)

Project Location -- City: Bakersfield

Project Location -- County: Kern

Description of Project: A Zone Variance to allow an accessory dwelling unit exceeding 1,200 square feet (Section 19.90.040) on an approximate 2.5-acre parcel in an E(2 1/2) RS PE (Estate - 2 1/2 acres - Residential Suburban Combining - Petroleum Extraction Combining) District

Name of Public Agency Approving Project: KERN COUNTY PLANNING AND NATURAL RESOURCES DEPARTMENT

Name of Person or Agency Carrying Out Project: Ana Laura Magaña by Paul Dhanens Architect, Inc. (PP27110)

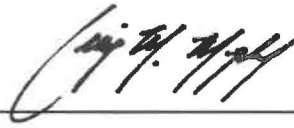
Exempt Status: Categorically Exempt 15303(a) of the State CEQA Guidelines

Reasons Why Project Is Exempt: This project has been found to be Categorically Exempt from the requirement for preparation of environmental documents pursuant Section 15303(a) of the State CEQA Guidelines. The Kern County Planning and Natural Resources Department has reviewed the subject project and has found that there is no possibility that the activity in question may have a significant effect on the environment.

Contact Person: Asha Chandy, Supervising Planner, at (661) 862-8621 or by email at ChandyAs@kerncounty.com

Receipt: #299483

Date Received for Filing:
September 17, 2026



Craig M. Murphy, Director
Planning and Natural Resources Department
County of Kern, State of California

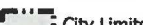
Date of Hearing: September 17, 2026

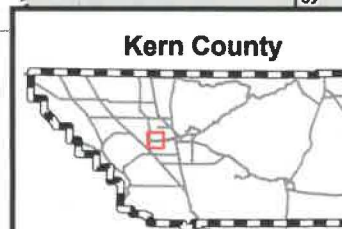
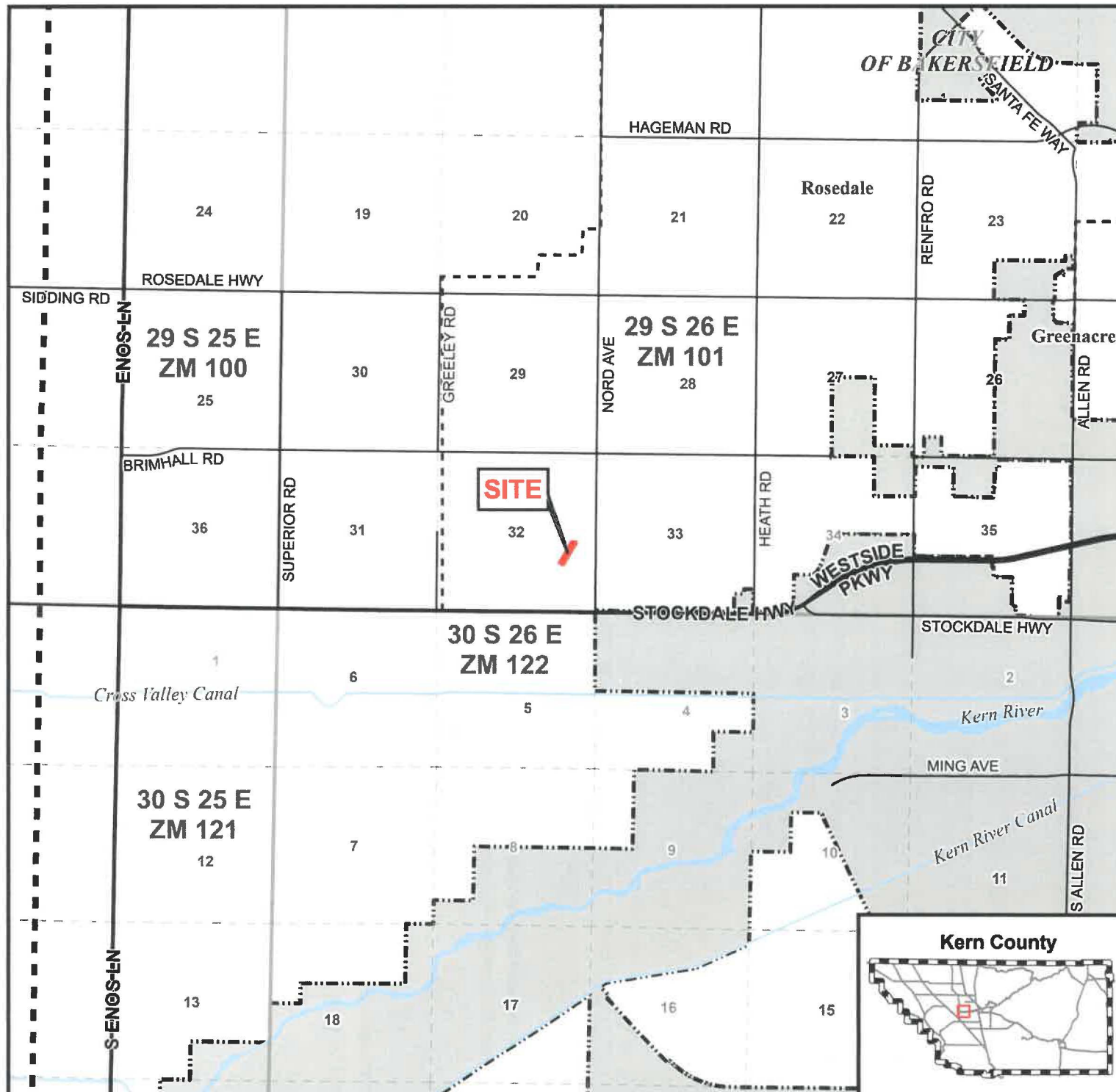
bl

ZV 96 Map 101-32

Vicinity Map

Ana Laura Magaña
by Paul Dhanens Architect, Inc

-  Site
-  Freeway
-  Named Road
-  Arterials
-  Metro Bakersfield GP Boundary
-  Township/Range
-  Sections
-  City Limits
-  Unincorporated Cities



APN: 408-430-13
Sec. 32 - T29S/R26E
Created on: 8/7/2026

0 4,300 8,600 ft



Kern County
Planning & Natural
Resources Department



JOHNSON RD RR

ROMANCE CT

RR

RR

Western Rosedale SP

TIATA AVE

RR

ZV 96 Map 101-32

Existing Specific Plan Map

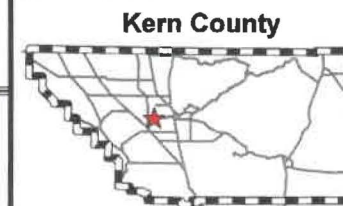
Ana Laura Magaña
by Paul Dhanens Architect, Inc

-  Site
-  Collectors
-  Metro Bakersfield GP Boundary
- Specific Plans**
 -  Western Rosedale
- General Plan Boundaries**
 -  4.1 - Accepted County Plan Areas
 -  RR - RURAL RESIDENTIAL,
MINIMUM 2.5 GROSS ACRES/
UNIT

APN: 408-430-13
Sec. 32 - T29S/R26E

Created on: 8/7/2026

0 180 360 ft



Kern County
Planning & Natural
Resources Department



18140 TIATA AVENUE, BAKERSFIELD, CALIFORNIA



80



ENLARGED SITE PLAN

40'



ARCHITECT



CONSULTANT

COPYRIGHT

PAAL, Divaldine, ARONTEL? expressly reserves its copyright and other property rights in these trademarks which are not to be reproduced, changed or stated in any written graphic or electronic form, nor assigned to any third party without the expressed written consent of PAAL, Divaldine, ARONTEL?.

NOTICE TO SUBSCRIBERS
If you discover any errors please let the publisher know. We will be happy to correct them. We will also be happy to accept your comments and suggestions. We will be happy to accept your comments and suggestions. We will be happy to accept your comments and suggestions.

PROJECT

**MAGANA
RESIDENCE**

**ACCESSORY
DWELLING
UNIT**

18140 TIATA AVENUE
BAKERSFIELD, CALIFORNIA

DATE	ISSUED FOR
------	------------

D-3-3	PROBABILITY 10
-------	----------------

ND.	REVISIONS
-----	-----------

全

SITE DIAGRAM

FILE NAME: 2871A1-0

SHEET

A-1.0



ARCHITECT



1329 2309 STANLEY BLVD 100
WACKERSLEIN, CALIFORNIA 90009
TEL 310 410 1100, 10001 330-8828
FAX 310 410 1101 330-8824

CONSULTANT

COPYRIGHT

ANAL. Calcd for $C_{10}H_{12}O$: C, 88.10%; H, 9.10%. Found: C, 88.1%; H, 9.1%.

PROJECT

**MAGANA
ACCESSORY
DWELLING
UNIT**

18140 VIATA AVENUE
SARASOTA, FL 34231

DATE _____ NEWB FOR _____

ON ALTERNATIVE	E-EO
----------------	------

Division	DO
----------	----

FOR THE RECORD

FILE NAME: 2071003

A-20



ALWAYS USE VIBRA

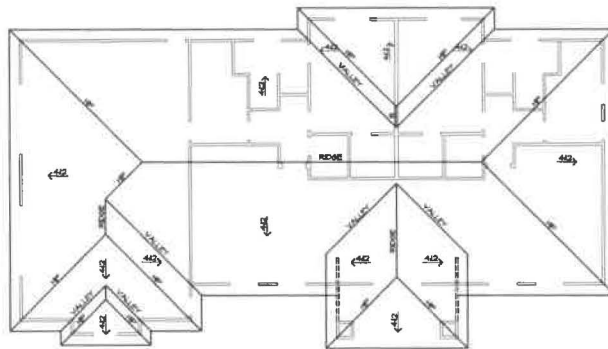
MILITARY AND AIR VETERANS

1. ALL WALLS PEPAVED WITH STOPS & W/ OC. INCL. DIMENSIONS INCL.
2. ALL ANCHOR-BOLTS TO BE PEPAVED AT 45
3. SEE T-54 SHEET FOR ILLUSTRATION SPEC'S
4. 1/2" PT BORED FOR INCLUSTATION SPEC'S
5. ALL EXTERIOR DOOR AND WINDOW HEADINGS SHALL BE SET IN A 1/2" INCL. INTERIOR HEADINGS TO BE 3/4" INCL.
6. FLOOR JOISTS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 05030
7. TANKING MATTER HEATER & A.T.T.C. - VERIFY

References

- 10 LOWER CANNERS
- 11 FORMERLY IN PLANT TO BARGAIN CORPORA
NORTH DOW, IN WYOMING
- 12 PROVIDES CATHODE AND
PLATED WITH ZINC
- 13 PROVIDES HOT & COLD WATER SUPPLY
TO PLANT
- 14 100 TONS
- 15 PROVIDES APPROVED THE APPLICANT'S
DESIGN FOR THE PLANT
- 16 EYE BOARD APPLIED TO BARGAIN CORP

 $\frac{1}{4}$



ROOF PLAN

ROOF NOTES

1. DASHED LINES INDICATE HALL BELOW.
2. TYPICAL ROOF PITCHING SHALL BE PER RAS TRIMMERS AT 24" OC - 1/2" - BY OTHERS.
3. SEE PLAN FOR TYPICAL ROOF SLOPE.
4. TYPICAL ROOFING SHALL BE CONCRETE TILES OVER 5/8" PLY.
5. ALL OVER HANGS SHALL BE 10" - 1/2" OC.
6. TYPICAL ROOF SHEATHING SHALL BE 1/2" OSB WITH RADIANT BARRIER AND 2" STAPLES.
7. ALL PLUMBING VENTS SHALL BE CORNERED INTO A TRAPSHAWT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.
8. ATTIC VENTILATION SHALL BE PROVIDED PER SECTION 1003.2 OF THE CBC (ALSO SEE CALCULATIONS ON THIS SHEET).
9. FASGA SHALL BE 240 WITH 1/4" TRH.

SOLAR ZONE MINIMUM AREA

1. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATTERNS, VENTILATION AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 11 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY LOCAL JURISDICTION.
2. THE SOLAR ZONE TOTAL AREA SHALL BE COVERED BY AREA THAT HAVE NO OVERHANGS LESS THAN FIVE FEET AND ARE NO LESS THAN 60 SF EACH.
3. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANGS OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 200 SF.

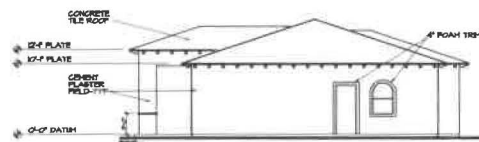
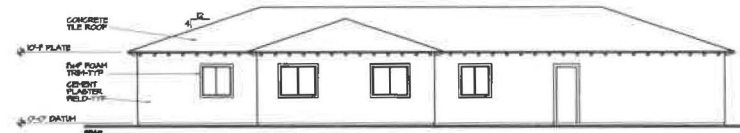
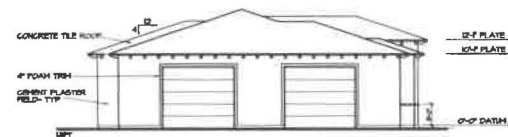
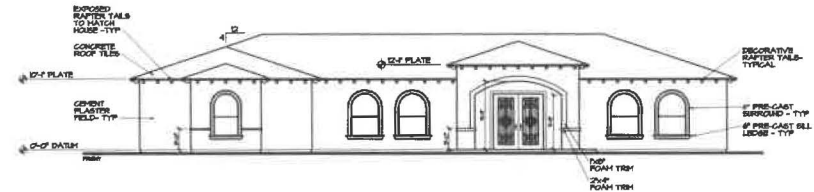
ATTIC VENT CALCULATION

PER CBC 1003.2

REQUIRED FLOOR VENT GALL.
OVERHANGS, BIG DOWN VENTS
MODEL 5 VENTS = 21 SF NFVA
EAVE VENTS = 25 SF NET VENT
VENTED ROOF AREA SUMMARY:
ROOF 284 SF

ROOF VENT GALL.

VENTILATED AREA: 254 SF
254 SF ROOF (284 SF - 10%) = 254 SF REQUIRED
112" x 22" x 1/2" x 1/2"
PROVIDE (14) DOWNER VENTS
112" x 22" x 1/2" x 1/2"
PROVIDE (22) EAVE VENTS



ELEVATIONS



PAUL DHANENS + ARCHITECT

ARCHITECT



1001 10TH STREET, SUITE 100
SACRAMENTO, CALIFORNIA 95811
TELEPHONE: (916) 441-1111
FAX: (916) 441-1112

CONSULTANT

COPYRIGHT

PAUL DHANENS ARCHITECT reserves the right to modify or alter any or all of the drawings or specifications without notice. The drawings and specifications are the property of Paul Dhanens Architect and shall remain the property of Paul Dhanens Architect.

NOTICE TO CONTRACTOR: THESE DRAWINGS AND SPECIFICATIONS are the property of Paul Dhanens Architect and shall remain the property of Paul Dhanens Architect. The contractor shall be responsible for the accuracy of the drawings and specifications.

PROJECT

MAGANA RESIDENCE ACCESSORY DWELLING UNIT

3840 TATA AVENUE
SAKERSFIELD, CALIFORNIA

DATE: 10-18
ISSUED FOR: PRELIMINARY SET

REVISIONS

NO.	REVISIONS
1	
2	
3	

ROOF PLAN/ ELEVATIONS

FILE NAME: 2871CDS

SHEET

A-3.0



KERN COUNTY PLANNING AND NATURAL RESOURCES

Date: 9/17/2026

2700 M Street
Bakersfield, CA 93301

RECEIPT

Permit Number: PLN25-00206
Permit Type: Planning Project
Description: Map No. 101, Zone Variance for ADU exceeding 1200 SF

Accela Receipt #	Payment Date	Payer	Payment Method	Amount	Accepted By
<u>299483</u>	8/12/2026	Ana Laura Magana / Miguel Angel Magana	Check	2663.00	perezrub@kernco unty.com
TOTAL PAID:				2663.00	

Invoice	Fees	Fee Amount	Paid
510642	Zone Variance 1037RC 1000FD 1022AC 1155CC	1352.00	1352.00
510642	Electronic Permit Maintenance Fee 1069RC 1000FD 1022AC 1155CC	350.00	350.00
510642	Policy and Legal Conformance Fee 1327RC 1000FD 1003AC 1012CC	192.00	192.00
510642	Legal Description Review 1372RC 1224FD 1021AC 1770CC	104.00	104.00
510642	EH Land Development 1389RC 1094FD 1013AC 1744CC	615.00	615.00
510642	County Clerk CEQA Posting 1575RC 1081FD 1009AC 3264CC	50.00	50.00
		2663.00	2663.00