

Public Hearing Notice  
City of Arvin Planning Commission

Date: July 31, 2018

Place: City of Arvin Council Chambers, 200 Campus Drive, Arvin, CA 93203

Time: 6:00 PM

Notice is hereby given that the Planning Commission of the City of Arvin, California, will conduct a public hearing, at which time the public may be present and be heard, to consider the following:

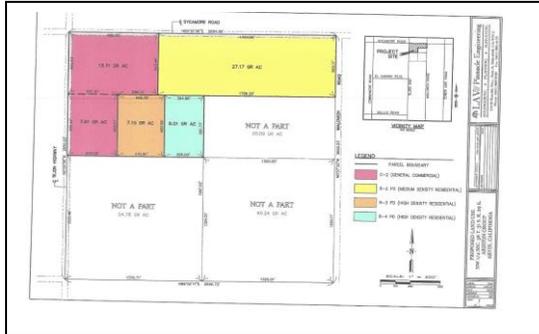
- General Plan Amendment 2013-01/Zone Change 2013-01 (Ariston)”. Proposed General Plan Amendment from Light Industrial and Heavy Industrial to Medium Density Residential – 27.17 Acres; High Density Residential – 13.6 Acres, and General Commercial – 22.32 Acres – total area of 62+/- Acres. Zone Change from A-1, Light Agricultural and A-2 General Agricultural to C-2-PD General Commercial for 21.32 Acres and R-2-PD Two Family for 27.17 Acres; R-3-PD Limited Multiple Family for 7.15 Acres; and R-4-PD for 6.01 Acres – Project consists of approximately 62 acres located south of Sycamore Road, east of Tejon Highway (Derby St.) and west of Malovich Road in the City of Arvin, County of Kern, California.
- The adoption of Mitigated Negative Declaration for the project pursuant to the California Environmental Quality Act.

**Project Location/Diagram:** Assessor Parcel Numbers 189-352-02 and -08 consists of 62 acres located south of Sycamore Road, east of Tejon Highway (Derby St.) and west of Malovich Road in the City of Arvin, County of Kern, California.

<p>Applicant: Dave Cowin, The Ariston Group 2344 Tulare St # 300, Fresno, CA 93721 (559) 264-5400 email: wdcowin@thearistongroup.com</p>	<p>Agent: Matt Vovilla LAV/Pinnacle Engineering 5401 Business Park S #204, Bakersfield, CA 93309 (661) 869-0184 email: matt@pinnacle2.com</p>	<p>Property Owner: Bisla Farms 4215 Waterfall Canyon Drive Bakersfield, CA 93313</p>
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The purpose of the public hearing is to consider a recommendation to the City Council that it adopt the proposed General Plan Amendment and Zone Change as noted above. The R-3-PD zone is a residential zone that allows only high density residential development that provides for affordable housing. The land area must be developed of not less than 20 units per acre would yield 143 units. The R-4-PD zone is a residential zone that allows only high density residential development. The land area must be developed of not less than 24 units per acre. Potential development of the 6.01 acres would yield 144 housing units that would be considered affordable housing. The R-2-PD zone is a residential zone that allows for both single family residential development as well as duplexes. The minimum lot size in this zone is 6,000 square feet, and the minimum lot area per dwelling (for duplexes) is 3,000 square feet. Potential development of 405 residential units within the R-2-PD designated lands. The C-2-PD General Commercial- Planned Development allows a variety of commercial activities that will provide needed services. The City has established an implementation program which establishes a no

net loss of affordable housing sites. Some sites identified in the 2017 Housing Element are either committed via a vesting tentative map or limitations due to location of oil and gas extraction activity. The proposed designation for R-3-PD Limited Multiple Family of 7.15 Acres; and R-4-PD for 6.01 Acres insures that the No Net Loss policy is implemented and no oil and gas wells were identified to exist in this area.



Staff has performed an environmental assessment of this project and has determined that the project qualifies for a Mitigated Negative Declaration. Mitigation Measures are identified in the Initial Study and are to be implemented upon project development.

Any person wishing to address the Commission may provide oral and/or written testimony at the meeting,

or submit written comments to the Community Development Department at the above said address.

Additional information on the proposed project, including copies in hard copy or electronic format, may be obtained from the City of Arvin, City Hall, 200 Campus Drive, Arvin, California, 93203, or the City's web site at [www.arvin.org](http://www.arvin.org). All persons interested in this topic who have questions, would like to provide feedback, or ask questions are invited to attend. Written comments may be submitted to the City Clerk's office until 4:00 p.m. on the hearing date. If you challenge the approval or denial of these matters in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk, at or prior to the public hearing (Government Code Section 65009). Address any communications or comments regarding the project to Cecilia Vela, City Clerk, at 200 Campus Drive, Arvin, CA 93203, (661) 854-3134, [cvela@arvin.org](mailto:cvela@arvin.org).

Cecilia Vela, City Clerk

Published: July 9, 2018, Bakersfield Californian