

Public Hearing Notice  
City of Arvin City Council

Date: December 4, 2018

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

Time: 6:00 PM or at such time as the agenda permits

**Notice** is hereby given that the City Council 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:

- Approval of a Resolution of the City Council of the City of Arvin for General Plan Amendment 2013-01 (Ariston). The Resolution amends the Arvin General Plan 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, for a total area of 62+/- acres for the Project.
- An Ordinance Of The City Of Arvin, California, Amending The Official Zoning Map, Heretofore Adopted By Section 17.06.020 Of The Arvin Municipal Code, Being The Zoning Ordinance Of The City Of Arvin, for Zone Change 2013-01 (Ariston). The Ordinance proposes a Zone Change from A-1, Light Agricultural and A-2 General Agricultural to C-2-PD General Commercial for 21.32 acres, 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, for the Project.
- The adoption of Mitigated Negative Declaration for the project pursuant to the California Environmental Quality Act.

Proposed General Plan Amendment 2013-01 and Zone Change 2013-01 may be modified to reduce development intensity as may be determined by the City Council, which could allow for reduction to C-1-PD, or less intense residential uses such as R-1-PD Single Family or R-2-PD, the removal of the PD designation, or a combination of similar uses identified in this Notice.

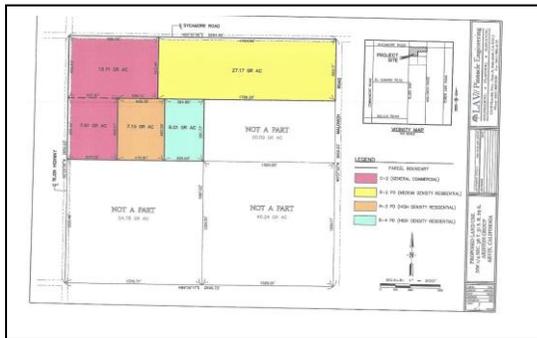
**Project Location/Diagram:** Assessor Parcel Numbers 189-352-02 and -08 consists of 62 acres located south of Sycamore Road, east of Tejon Highway (Derby St.) and west of Malovich Road in the City of Arvin, County of Kern, California. (See diagram, below, for a general depiction of the location.) The applicant, agent and property owner for the affected parcels are as follows:

Applicant: Dave Cowin, The Ariston Group 2344 Tulare St # 300, Fresno, CA 93721 (559) 264-5400 email: wdcowin@thearistongroup.com	Agent: Matt Vovilla LAV/Pinnacle Engineering 5401 Business Park S #204, Bakersfield, CA 93309 (661) 869-0184 email: matt@pinnacle2.com	Property Owner: Bisla Farms 4215 Waterfall Canyon Drive Bakersfield, CA 93313
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The purpose of the public hearing by the City Council is consider approval of the proposed General Plan Amendments and Zone Changes, which would allow for future development of the property

as a different use that currently designated. The proposed 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 of Arvin, as lead agency, has conducted an environmental analysis for the above-described project, contained in an initial study. The City of Arvin, proposes to adopt a Mitigated Negative Declaration for this project. The initial study has concluded that the proposed project will



not result in any adverse effects which fall within the “Mandatory Findings of Significance” contained in Section 15065 of the State CEQA Guidelines. With the mitigation imposed, there is no substantial evidence in the record that this project may have any direct, indirect or cumulative effects on the environment that are significant.

Any person wishing to address the City Council 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 provide comments, 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. 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  
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