



**City of Los Banos**  
Planning Department  
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## **AREA PLAN PROCESS**

### **I. What is an Area Plan?**

- a. Used to facilitate an annexation into the City.
  - Prezone property
  - describes circulation and transportation systems
  - illustrate conceptual utility designs

### **II. Review Process**

- a. A complete application is submitted to the Planning Department
- b. Planning Department determines completeness within 10 business days
- c. Application is discussed at the next available Project Review Board (PRB) meeting
- d. Applicant will receive minutes and responses regarding issues discussed at PRB
- e. Environmental Review
- f. If there are no outstanding issues, scheduled for next available Planning Commission meeting
- g. Public hearing noticed 10 days before Planning Commission meeting
  - Newspaper
  - Mailed to property owner's within 300' radius of subject property
- h. Planning Commission will make a recommendation to the City Council
- i. Public hearing noticed 10 days before City Council meeting
  - Newspaper
  - Mailed to property owners within 300' radius of subject property
- j. City Council by resolution may grant approval of an Area Plan subject to conditions of approval, or may deny the Area Plan.