



City of Los Banos
Planning Department
520 J Street
Los Banos, CA 93635
Phone: (209) 827-7000 Ext 118
Fax: (209) 827-8059

PRE-ZONE/ REZONE/ GENERAL PLAN AMENDMENT PROCESS

I. What is a Pre-zone?

- a. The process of establishing the most appropriate zoning to properties for which an Annexation to the City has been initiated by the City Council and after the appropriate environmental determination has been made.
- b. The zoning will be based on the existing adjacent City Zoning, topography, future land uses, the General Plan and City policies.
- c. An Annexation must first be initiated pursuant to State Law (Government Code Section 56000).

II. What is a Rezone?

- a. A request to change the zoning classification of property
- b. Must be consistent with the adopted General Plan

III. What is a General Plan Amendment?

- a. Any change to the General Plan.
- b. A General Plan can only be amended four (4) times a year.

IV. 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 through an ordinance may grant approval of a pre-zone/ rezone/ or General Plan Amendment, or may deny the request.