



City of Los Banos
Planning Department
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RECLASSIFICATION TO PLANNED DEVELOPMENT (PD) PROCESS

I. What is a Planned Development?

- a. A zoning district that provides a mixed neighborhood development which would otherwise not be possible under traditional “lot-by-lot” zoning.
- b. Encourages innovative and creative development by allowing flexibility in land use and design.
- c. Allows the possibility to provide amenities and conveniences while maintaining a suitable neighborhood environment.

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 the reclassification to Planned Development subject to conditions, or may deny the request for reclassification to Planned Development