City of Orange

www.cityoforange.org

(714) 744-7220
Planning Division

(714) 744-7222
Economic Development

Planning Development Review Process

UC IRVINE
DOUGLAS HOSPITAL
UNIVERSITY of CALIFORNIA - IRVINE
MEDICAL CENTER

THE OUTLETS AT ORANGE
A SIMON CENTER

Planning Development Review Process

City of Orange

1

Request Land Use/ Planning Application

Applicant discusses project and application requirements with staff, and then prepares project plan and associated documents.

Application preparation time varies

2

Submit Application

Internal application completeness review

3

Staff Review Committee (SRC)
Review by:

- Planning Staff
- Fire Prevention
- Crime Prevention
- Vice
- Traffic
- Waste Management
- Economic Development
- Engineering
- Subdivision
- Water
- Water Quality

SMART takes approximately 1-3 months

4

Design Review Committee (DRC)*
Reviews:

- Architectural Design
- Massing and Scale
- Context
- Color Palette
- Signage
- Landscaping
- Lighting

DRC takes approximately 1-2 months

Public Review
When environmental documents are required

5

Planning Commission (PC)*
Takes action on:

- Land Use Decisions
- Negative Declarations/ Mitigated Negative Declarations
- Variances
- Major Site Plan Review
- CUP's

6

City Council *
City Council Approval is required if project requires:

- EIR
- General Plan Amendment
- Zone Change
- Tract Map
- Development Agreement

Depending on entitlement

This is a simplified depiction of the development review process, and it is not comprehensive or representative of any individual project.

Time frames are estimates, and the review process duration is influenced by the quality of plans, applicant responsiveness, and project complexity.

The City of Orange does not have control over other regulatory agencies that affect the review process.