Overview of Planning Development Review Process

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. Streamlined Multi-Discipline Accelerated Review Team (SMART)
   - Review By:
     - Planning Staff
     - Fire Prevention
     - Crime Prevention
     - Vice
     - Water
     - Water Quality
     - Engineering
     - Subdivision
     - Traffic
     - Waste Management
     - Economic Development
   - SMART Approximately 1-3 Months

4. Design Review Committee (DRC)
   - Reviews:
     - Architectural Design
     - Massing and Scale
     - Context
     - Color Palette
     - Signage
     - Landscaping
     - Lighting
   - DRC Approximately 1-2 Months

5. Planning Commission (PC)
   - Planning Commission (PC) Reviews:
     - Architectural Design
     - Massing and Scale
     - Context
     - Color Palette
     - Signage
     - Landscaping
     - Lighting
   - Planning Commission (PC) Takes action on:
     - Land Use Decisions
     - Negative Declarations/Mitigated Negative Declarations
     - CUP’s
     - Variances
     - Major Site Plan Review
   - Planning Commission (PC) Approximately 1 Month

6. City Council
   - City Council Approval is required if project requires:
     - EIR
     - General Plan Amendment
     - Zone Change
     - Tract Map
     - Development Agreement
   - City Council

Notes: This is a simplified, graphical representation of the development review process for illustrative purposes only, and is not meant to be comprehensive or representation of any individual project. Durations given are estimates, and the duration of the review process for a project is influenced by the quality of plans submitted, the applicant’s responsiveness, and the complexity of the project, among other factors. The City of Orange does not have control over other regulatory agencies that affect the review process, including: Caltrans, OC Health Care Agency, California Department of Alcohol Beverage Control, etc.