



# AGENDA

## Planning Commission September 15, 2025

Hayden Beckman  
Planning Manager

Nathalie Adourian  
Senior Assistant City Attorney

Jennifer Scudellari  
Executive Assistant

### 5:30 PM Regular Session

City Council Chamber  
300 E. Chapman Avenue  
Orange, CA 92866

ALISON VEJAR  
Chair

ISAIAH LESLIE  
Vice Chair

RICK MARTINEZ  
Commissioner

DAVID VAZQUEZ  
Commissioner

RUBY MALDONADO  
Commissioner

SHANNON TUCKER  
Commissioner

TIM McCORMACK  
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

### Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

### Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at [www.cityoforange.org](http://www.cityoforange.org).

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

#### 1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

*(Continued on page 2)*

**2) Written Public Comments via eComment**

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at [www.cityoforange.org](http://www.cityoforange.org). To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

**3) Public Comments via recorded voicemail message**

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

***REMINDER: Please silence all electronic devices while Planning Commission is in session.***

### APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 business days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**1. OPENING/CALL TO ORDER****1.1 PLEDGE OF ALLEGIANCE**

Commissioner Tim McCormack

**1.2 ROLL CALL****2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

**3. CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

**3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on August 18, 2025.****Recommended Action:**

Approve minutes as presented.

**Attachments:**     [Staff Report](#)  
                              [August 18, 2025 Planning Commission Minutes](#)

**4. PUBLIC HEARINGS****4.1. Public Hearing to consider an Ordinance modifying the duties and responsibilities of the Design Review Committee and finding of CEQA exemption.****Recommended Action:**

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 10-25 recommending the City Council adopt an Ordinance amending Title 12, Title 16 and Title 17 of the Orange Municipal Code to update duties and responsibilities of the Design Review Committee.
3. Find the Ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061 (b)(3).

**Attachments:**     [Staff Report](#)  
                              [Attachment 1 Resolution No. PC 10-25 with Draft City Council Ordinance XX-25 \(Clean\)](#)  
                              [Attachment 2 Draft City Council Ordinance XX-25 \(Redlined\)](#)

## **5. ADJOURNMENT**

The next Regular Planning Commission Meeting will be held on Monday, October 6, 2025 at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website [www.cityoforange.org](http://www.cityoforange.org).

Date posted: September 11, 2025



# Agenda Item

## Planning Commission

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**Item #:** 3.1.

9/15/2025

**File #:** 25-0519

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**TO:** Chair and Members of the Planning Commission

**THRU:** Hayden Beckman, Planning Manager

**FROM:** Jennifer Scudellari, Executive Assistant

### 1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on August 18, 2025.

### 2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

### 3. RECOMMENDED ACTION

Approve minutes as presented.

### 4. ATTACHMENTS

- August 18, 2025 Regular Meeting minutes



# Agenda Item

## Planning Commission

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**Item #:** 3.1.

9/15/2025

**File #:** 25-0519

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**TO:** Chair and Members of the Planning Commission

**THRU:** Hayden Beckman, Planning Manager

**FROM:** Jennifer Scudellari, Executive Assistant

### 1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on August 18, 2025.

### 2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

### 3. RECOMMENDED ACTION

Approve minutes as presented.

### 4. ATTACHMENTS

- August 18, 2025 Regular Meeting minutes

**MINUTES - DRAFT**

**City of Orange**

**Planning Commission**

August 18, 2025

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The Planning Commission of the City of Orange, California convened on August 18, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

**1. OPENING/CALL TO ORDER**

Vice Chair Leslie called the meeting to order at 5:45 p.m.

**1.1 PLEDGE OF ALLEGIANCE**

Commissioner Tucker led the flag salute.

**1.2 ROLL CALL**

**Present:** Leslie, Maldonado, Tucker, and McCormack

**Absent:** Martinez, Vazquez, and Vejar

**2. PUBLIC COMMENTS**

None.

**3. CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

**3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on July 21, 2025.**

ACTION: Approved minutes as presented.

**3.2. Time extension of entitlements, including Conditional Use Permit, Major Site Plan Review, Design Review, and Environmental Impact Report for the Prologis truck terminal project, located at 534 W. Struck Avenue.**

ACTION: Approved a two-year time extension for Conditional Use Permit No. 3137-21, Major Site Plan Review No. 1039-21, Design Review No. 5028-21, and EIR No. 1870-20 (SCH No. 2021090399).

**Approval of the Consent Calendar**

A motion was made by Commissioner Tucker, seconded by Commissioner McCormack, to approve the Consent Calendar. The motion carried by the following vote:

**Ayes:** Leslie, Maldonado, Tucker, and McCormack

**Noes:** None

**Absent:** Martinez, Vazquez, and Vejar

**4. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:48 p.m.

The next Regular Planning Commission Meeting will be held on Thursday, September 4, 2025 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange, California 92866

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Hayden Beckman  
Planning Manager





# Agenda Item

## Planning Commission

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Item #: 4.1.

9/15/2025

File #: 25-0498

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**TO:** Chair and Members of the Planning Commission

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Hayden Beckman, Planning Manager

### 1. SUBJECT

Public Hearing to consider an Ordinance modifying the duties and responsibilities of the Design Review Committee and finding of CEQA exemption.

### 2. SUMMARY

The proposed Ordinance amends the Orange Municipal Code to focus the purview of the Design Review Committee (DRC) on projects in historic districts or involving historic structures outside of a district in order to streamline the review process and ensure timely decision-making for projects subject to design review.

### 3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 10-25 recommending the City Council adopt an Ordinance amending Title 12, Title 16 and Title 17 of the Orange Municipal Code to update duties and responsibilities of the Design Review Committee.
3. Find the Ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061 (b)(3).

### 4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 authorizes the Planning Commission to review and make advisory recommendations to the City Council on Zoning Ordinance Amendments.

### 5. PROJECT BACKGROUND

The City of Orange Design Review Committee (DRC) (formerly the Design Review Board) was established in 1974 by Ordinance No. 4-74 for the purpose of upholding community aesthetics by reviewing the architectural design of new buildings and structures. The DRC currently provides discretionary review and approval for certain development projects and acts in an advisory capacity to the Planning Commission and City Council.

### 6. PROJECT DESCRIPTION

At the August 12, 2025, City Council meeting, the Council directed staff to prepare an Ordinance that modifies the current purview of the DRC to focus its review on the projects involving historic resources. The subject Ordinance accomplishes that direction, focusing DRC review on the following

types of projects:

- Properties located within a historic district;
- Properties listed on the City's historic inventory;
- Properties over 50 years old and determined by staff to be historic; or
- Demolition of a historic resource.

Under the proposed Ordinance, all other projects subject to design review would be reviewed through the Administrative Design Review (ADR) process, actionable by the Community Development Director, including:

- All new development, including major modifications to existing structures;
- All signs for new or existing businesses; and
- Demolition of a non-contributing structure in a historic district.

To accomplish these amendments, staff is proposing changes to elements of Orange Municipal Code Title 12, Title 16, and Title 17. The draft City Council Ordinance outlining each text modification is included within Attachment 1.

## **7. ANALYSIS AND STATEMENT OF THE ISSUES**

The Ordinance is in response to direction from the City Council. The Ordinance provides key benefits including:

- Streamlined development review process to support economic development.
- Reduced time and cost burdens for the most common types of new development.
- Balances the goals of historic preservation with the need for efficient review processes.
- Efficient administration of the design review process while maintaining the integrity of historic districts and resources.

The proposed amendments are consistent with the City's General Plan and applicable state law and are intended to balance the goals of historic preservation with the need for an efficient review process.

## **8. PUBLIC NOTICE**

On August 21, 2025, a notice was published in the Orange City News newspaper for a public hearing before the Planning Commission on September 15, 2025.

## **9. ENVIRONMENTAL REVIEW**

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the State CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

## **10. ADVISORY BOARD ACTION**

No advisory board review is required for this Ordinance.

## **11. ATTACHMENTS**

- Attachment 1 Planning Commission Resolution No. PC 10-25 with Draft City Council Ordinance No. XX-25 (Clean)
- Attachment 2 Draft City Council Ordinance No. XX-25 (Redlined)



# Agenda Item

## Planning Commission

Item #: 4.1.

9/15/2025

File #: 25-0498

**TO:** Chair and Members of the Planning Commission

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Hayden Beckman, Planning Manager

### 1. SUBJECT

Public Hearing to consider an Ordinance modifying the duties and responsibilities of the Design Review Committee and finding of CEQA exemption.

### 2. SUMMARY

The proposed Ordinance amends the Orange Municipal Code to focus the purview of the Design Review Committee (DRC) on projects in historic districts or involving historic structures outside of a district in order to streamline the review process and ensure timely decision-making for projects subject to design review.

### 3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 10-25 recommending the City Council adopt an Ordinance amending Title 12, Title 16 and Title 17 of the Orange Municipal Code to update duties and responsibilities of the Design Review Committee.
3. Find the Ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061 (b)(3).

### 4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 authorizes the Planning Commission to review and make advisory recommendations to the City Council on Zoning Ordinance Amendments.

### 5. PROJECT BACKGROUND

The City of Orange Design Review Committee (DRC) (formerly the Design Review Board) was established in 1974 by Ordinance No. 4-74 for the purpose of upholding community aesthetics by reviewing the architectural design of new buildings and structures. The DRC currently provides discretionary review and approval for certain development projects and acts in an advisory capacity to the Planning Commission and City Council.

### 6. PROJECT DESCRIPTION

At the August 12, 2025, City Council meeting, the Council directed staff to prepare an Ordinance that modifies the current purview of the DRC to focus its review on the projects involving historic resources. The subject Ordinance accomplishes that direction, focusing DRC review on the following

types of projects:

- Properties located within a historic district;
- Properties listed on the City's historic inventory;
- Properties over 50 years old and determined by staff to be historic; or
- Demolition of a historic resource.

Under the proposed Ordinance, all other projects subject to design review would be reviewed through the Administrative Design Review (ADR) process, actionable by the Community Development Director, including:

- All new development, including major modifications to existing structures;
- All signs for new or existing businesses; and
- Demolition of a non-contributing structure in a historic district.

To accomplish these amendments, staff is proposing changes to elements of Orange Municipal Code Title 12, Title 16, and Title 17. The draft City Council Ordinance outlining each text modification is included within Attachment 1.

## **7. ANALYSIS AND STATEMENT OF THE ISSUES**

The Ordinance is in response to direction from the City Council. The Ordinance provides key benefits including:

- Streamlined development review process to support economic development.
- Reduced time and cost burdens for the most common types of new development.
- Balances the goals of historic preservation with the need for efficient review processes.
- Efficient administration of the design review process while maintaining the integrity of historic districts and resources.

The proposed amendments are consistent with the City's General Plan and applicable state law and are intended to balance the goals of historic preservation with the need for an efficient review process.

## **8. PUBLIC NOTICE**

On August 21, 2025, a notice was published in the Orange City News newspaper for a public hearing before the Planning Commission on September 15, 2025.

## **9. ENVIRONMENTAL REVIEW**

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b)(3) of the State CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

## **10. ADVISORY BOARD ACTION**

No advisory board review is required for this Ordinance.

## **11. ATTACHMENTS**

- Attachment 1 Planning Commission Resolution No. PC 10-25 with Draft City Council Ordinance No. XX-25 (Clean)
- Attachment 2 Draft City Council Ordinance No. XX-25 (Redlined)

**RESOLUTION NO. PC 10-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ORANGE RECOMMENDING THAT THE  
CITY COUNCIL ADOPT AN ORDINANCE AMENDING  
TITLE 12, TITLE 16, AND TITLE 17 OF THE ORANGE  
MUNICIPAL CODE TO UPDATE DUTIES AND  
RESPONSIBILITIES OF THE DESIGN REVIEW  
COMMITTEE**

**APPLICANT: CITY OF ORANGE**

**WHEREAS**, the City is streamlining the entitlement process for new development including façade changes, new and existing business signage, and demolition of existing structures; and

**WHEREAS**, the Orange Design Review Committee was established in 1974 by Ordinance No. 4-74 for the purpose of upholding community aesthetics; and

**WHEREAS**, the City seeks to encourage a vibrant economic development environment that supports the needs of residents, business and property owners, and promotes new investment; and

**WHEREAS**, streamlining the entitlement process for the most common types of new development is consistent with the General Plan in that it enhances the vitality of both historic and non-historic residential neighborhoods and commercial corridors through new investment opportunities; and

**WHEREAS**, requiring discretionary review by the Design Review Committee for standard development activities that do not impact historic resources imposes unnecessary delays and costs; and

**WHEREAS**, the proposed ordinance balances the goals of historic preservation with the need for efficient review processes; and

**WHEREAS**, the Planning Commission, having considered the proposed ordinance at a public hearing held on September 15, 2025, including review of the staff report, and having received public testimony on the item, has determined the proposed ordinance maintains the integrity of historic districts and resources while serving the City's economic development interests and recommends approval thereof; and

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends that the City Council approve the subject ordinance, attached hereto as Attachment A, based on the following:

## SECTION 1- FINDINGS

The Planning Commission finds that the above recitals are true and correct and incorporated herein. The Planning Commission recommends that the City Council adopt an Ordinance adding to and, amending Title 12, Title 16, and Title 17 of the Orange Municipal Code, to streamline the review process and ensure timely decision-making for projects subject to design review.

## SECTION 2-ENVIRONMENTAL REVIEW

The proposed project is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the state CEQA Guidelines (Common Sense Exemption) because it can be seen with certainty that there is no possibility that it would have a significant effect on the environment. For this reason, no further CEQA documentation is required.

**ADOPTED** this 15<sup>th</sup> day of September 2025.

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Alison Vejar  
Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 15<sup>th</sup> day of September, 2025, by the following vote:

AYES:

NOES:

ABSENT:

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Hayden Beckman, Planning Manager



**EXHIBIT A**

**RESOLUTION NO. PC 10-25**

**DRAFT DESIGN REVIEW COMMITTEE UPDATE ORDINANCE**

## **ORDINANCE NO. XX-25**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE AMENDING TITLE 12, TITLE 16 AND TITLE 17 OF THE ORANGE MUNICIPAL CODE TO UPDATE DUTIES AND RESPONSIBILITIES OF THE DESIGN REVIEW COMMITTEE**

**WHEREAS**, the City of Orange Design Review Committee (DRC) (formerly the Design Review Board) was established in 1974 by Ordinance No. 4-74 for the purpose of upholding community aesthetics by reviewing the architectural design of new buildings and structures; and

**WHEREAS**, the City Council recognizes the need to streamline the review process to improve efficiency, reduce redundancy, and ensure timely decision-making for projects subject to design review; and

**WHEREAS**, the proposed amendments to the Municipal Code and DRC bylaws are consistent with the City's General Plan and applicable state laws, and are intended to balance the goals of historic preservation with the need for an efficient and predictable review process; and

**WHEREAS**, the proposed amendments to the Municipal Code and DRC bylaws are consistent with the City's General Plan, and are intended to maintain the goals of quality design in new development in support of economic development and a positive community image; and

**WHEREAS**, the City has conducted duly noticed public hearings in accordance with California Government Code and other applicable laws; and

**WHEREAS**, the City finds that the proposed amendments are in the public interest and will promote the efficient administration of design review processes while maintaining the integrity of historic districts and resources.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES  
HEREBY ORDAIN AS FOLLOWS:**

#### **SECTION I:**

This Ordinance is not a project under the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061(b)(3) and 15378, because it is an administrative activity undertaken by a local government, involves general City policy and procedure, and its adoption does not have the potential to result in direct or indirect physical changes to the environment

#### **SECTION II:**

Section 12.18.080(O) of the Orange Municipal Code, "Streets, Sidewalks and Public Places - Outdoor Dining on Public Walkways - Outdoor Dining Permit Standards," is hereby amended in its entirety to read as follows:

- O. No signs are permitted in the outdoor dining area with the exception of a menu sign. Business names may be permitted on the valance of the awnings and/or umbrellas, as approved by the Community Development Director; however, commercial and product logos are not permitted on the valance of awnings and/or on umbrellas or in any other outdoor display.

### **SECTION III:**

Section 16.35.060 of the Orange Municipal Code, “Subdivisions – Vesting Tentative Maps - Filing,” is hereby amended in its entirety to read as follows:

#### **16.35.060 - Filing.**

A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports as set forth in other provisions of Title 16 for a tentative map, except as hereinafter provided:

- A. Subdivider shall obtain all necessary zone changes prior to or concurrent with filing a vesting tentative map.
- B. At the time a vesting tentative map is filed it shall have printed conspicuously on its face the words: "Vesting Tentative Map."
- C. At the time a vesting tentative map is filed, a subdivider shall also supply the following information:
  - 1. Plans and drawings;
  - 2. Sewer, water, storm drain, and road details;
  - 3. Geological studies;
  - 4. Flood control information;
  - 5. School impact analysis;
  - 6. Traffic impact analysis;
  - 7. Detailed grading plans;
  - 8. Solar access, passive or natural heating or cooling opportunities analysis;
  - 9. Signing program (advertising, locational, and safety signing systems);
  - 10. Any other material considered essential to the proper evaluation of the project (i.e.; open space maintenance responsibilities, provisions made for trails and/or parks and their maintenance responsibilities).

NOTE: All developments require compliance with the California Environmental Quality Act. Some of the above information may be included in reports prepared for that purpose. If so, the information requested above the need only be referenced to the E.I.R.

### **SECTION IV:**

The Table in Section 17.08.020, “Zoning – General Administrative Procedures – Reviewing Bodies,” is hereby amended in its entirety to read as follows:

There are five reviewing bodies established to administer the provisions of the zoning ordinance and general plan. These five reviewing bodies have authority to make decisions and/or recommendations for applications as outlined in Table 17.08.020:

<b>Table 17.08.020</b>					
<b>Type of Procedure, Permit or Hearing</b>	<b>CDD</b>	<b>DRC</b>	<b>ZA</b>	<b>PC</b>	<b>CC</b>
Administrative Design Review	X(1)				
Administrative Adjustment Permit			X		
Alcohol Production Permit			X		
Conditional Use Permit	A	A(1)	X(1)	X(1)	X(1)
Design Review - Historic		A/X(1)		X(1)	
Design Review – Non-Historic	X(1)				
Environmental Documentation	A			X(1)	X(1)
General Plan Amendment	A			A	X
Neighborhood Preservation Overlay Applications		A/X(1)	X(1)		
Director Administrative Interpretations	X				
Demolition Permit - Historic		A		X(1)	X
Demolition Permit – Non-Historic	X(1)				
Reasonable Accommodation	X(1)				
Site Plan Review—Major	A	A		X	
Site Plan Review—Minor	X				
Sober Living Permit	X				
Temporary Use (Non-Recurring) Permit	A	X(1)	X(1)		
Temporary Use (Recurring) Permit	X				
Tentative Parcel Map	X(1)			X(1)	X(1)
Tentative Tract Map	A			A	X
Variance	A	A(1)	X(1)	X	
Zone Change	A			A	X
Zoning Ordinance Amendment	A			A	X

Key:

CDD = Community Development Director

DRC = Design Review Committee

ZA = Zoning Administrator

PC = Planning Commission

CC = City Council

A = Advisory

X = Final project determination

(1) = Restricted to certain applications

**NOTES:**

- (a) All items may be finally decided by the City Council upon appeal.
- (b) When more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications.
- (c) Historic is defined as “(1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource.”

**SECTION V:**

Section 17.08.020(D)(2) of the Orange Municipal Code, “Zoning – General Administrative Procedures – Reviewing Bodies – Design Review Committee,” is hereby amended in its entirety to read as follows:

- 2. Powers and Duties. When a matter or application is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involves a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, the Design Review Committee shall have the authority to:
  - a. Make final determination on signs and sign programs in accordance with Chapter 17.36 of this code;
  - b. Make final determination on architectural and landscaping design matters for minor site plan review applications when referred by Community Development Director;
  - c. Make final determination on architectural and landscaping design matters for external remodeling of commercial, industrial, institutional and large scale multiple-family developments, when no Planning Commission review is otherwise required, or except for minor site plan review projects acted upon by the Community Development Director;
  - d. Review and make recommendations to the Planning Commission on architectural and landscaping design matters for all development projects and proposed demolitions requiring Planning Commission recommendation or approval;
  - e. Make final determination on design review of applications for additional bedrooms or bathrooms in a historic district pursuant to Section 17.28.080(D)(1)(a);

## **SECTION VI:**

Section 17.10.035(C)(6) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Temporary Use Permits – Temporary Use Permit for Uses of Limited, Specific Duration (Nonrecurring) – Design Review,” is hereby amended in its entirety to read as follows:

6. Design Review. Nonrecurring temporary uses on properties (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involving a property developed with a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, shall require the approval of the Design Review Committee prior to the establishment of the temporary use permit.

## **SECTION VII:**

Section 17.10.060(D)(2) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Site Plan Review – Minor Site Plan Review - Procedure,” is hereby amended in its entirety to read as follows:

2. Procedure. The Community Development Director, pursuant to Section 17.08.020E, shall be responsible for minor site plan review. Once an application for minor site plan review has been deemed complete, the Community Development Director shall, in conjunction with a staff review committee designated by the City Manager, consider and approve, approve with conditions, deny or refer the project to the Planning Commission. A continuance may be granted upon mutual consent of the applicant and the Community Development Director. Appeals from decisions by the Community Development Director shall be made in accordance with the City appeal procedures set forth in Section 17.08.050.

## **SECTION VIII:**

Section 17.10.060(E)(2) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Site Plan Review – Major Site Plan Review - Procedure,” is hereby amended in its entirety to read as follows:

2. Procedure. Community Development Director shall serve as the preliminary reviewing body for major site plan review. Once an application for major site plan review has been deemed complete, the Community Development Director and Design Review Committee, when project is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involves a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, shall independently consider and make a recommendation to approve, approve with conditions, or deny the project. A continuance may be granted upon mutual consent of the applicant and Community Development Director. The recommendations shall be forwarded to the Planning Commission secretary for placement on the Commission's consent calendar, and shall be noticed as provided for in Section 17.08.040. Procedures for acting on consent

calendar items shall be established by the Planning Commission and shall be adopted by resolution. The Commission, in considering a site plan review application, shall review the recommendations of the Community Development Director and Design Review Committee. The Commission shall act to approve, approve with conditions or deny the application. A continuance may be granted upon mutual consent of the applicant and Planning Commission. Planning Commission action shall be deemed final unless an appeal to the City Council is filed within 15 days of the decision in accordance with Section 17.08.050.

#### **SECTION IX:**

Section 17.10.070(B)(6) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Design Review – When Design Review is Required,” is hereby amended in its entirety to read as follows:

6. Projects subject to minor site plan review that also involve exterior remodeling of residential, commercial, industrial, and institutional development.

#### **SECTION X:**

Section 17.10.070(C) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Design Review – Initiation and Application,” is hereby amended in its entirety to read as follows:

- C. Initiation and Application. Design review applications shall be filed in accordance with application and submittal requirements. Application materials may include site, building and landscape plans, photographs, colored elevations and/or renderings and color and material boards. This information must be of sufficient detail to allow the reviewing body to determine the compatibility of the change to the existing structure, area, or district and that the project meets established design standards and criteria. In addition, to comply with provisions of the California Environmental Quality Act, most projects in historic districts will require an application for environmental review in accordance with Section 17.08.030. Submittal materials shall also include information pertaining to scale, massing, streetscape, landscaping and open space.

#### **SECTION XI:**

Section 17.10.070(D) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Design Review – Design Review Procedure and Criteria,” is hereby amended in part to read as follows:

- D. Design Review Procedure and Criteria. When a matter or application is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involves a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, the Design Review Committee shall make a recommendation or final determination as authorized by Section 17.08.020(D) to approve, approve with conditions or deny a project at a public meeting. In making such

recommendation or determination, the Committee shall consider adopted design standards and guidelines (where applicable), the Secretary of the Interior's Standards and Guidelines for Rehabilitation (where applicable) and the following general criteria in making a project determination:

The project shall have an internally consistent, integrated design theme which is reflected in the following elements:

1. Architectural Features.
  - a. The architectural features shall reflect a similar design style or period.
  - b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.
2. Landscape.
  - a. The type, size and location of landscape materials shall support the projects overall design concept.
  - b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
  - c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
3. Signage. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
4. Secondary Functional and Accessory Features. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner which is architecturally compatible with the principal building(s).

## **SECTION XII:**

Section 17.10.070(G) of the Orange Municipal Code, "Zoning – Specific Administrative Procedures – Design Review – Findings Required," is hereby amended in its entirety to read as follows:

- G. Findings Required. The reviewing body shall make findings for all projects based upon design criteria stated above. A specific finding shall be made for projects as follows:
1. When a matter or application is (1) located within City historic districts, (2) listed in the City's historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, the proposed work conforms to the prescriptive standards and



design criteria referenced and/or recommended by the Design Review Committee or other reviewing body for the project.

2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.
3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.
4. For infill residential development, as specified in the City of Orange infill residential design guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character.

### **SECTION XIII:**

Section 17.13.040(JJ)(9) of the Orange Municipal Code, "Zoning – Master Land Use Table – Special Use Regulations – Homeless Shelter – Design Review Required," is hereby amended in its entirety to read as follows:

9. Design Review Required. Design review is required if the project meets the criteria established in Section 17.10.070. The reviewing body's discretion in requiring conditions of approval and approving homeless shelters is limited to ensuring compliance with applicable design-related standards and guidelines.

### **SECTION XIV:**

Section 17.13.050(AA) of the Orange Municipal Code, "Zoning – Master Land Use Table – Conditional Use Regulations – Hot Dog Vending Carts," is hereby deleted in its entirety.

### **SECTION XV:**

Section 17.36.060(A)(1) of the Orange Municipal Code, "Zoning – Sign Regulations – Signs General – Sign Program – Multitenant Buildings," is hereby amended in part to read as follows:

1. Multitenant Buildings. A sign program for all multitenant buildings shall be required to ensure proper design of signage and adequate identification of building tenants. Such programs shall provide for consistency in the size, color and placement of signs within a property and shall be approved by the Community Development Director, or the Design Review Committee when sign is (1) located within City historic districts, (2) listed in the City's historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource.

## **SECTION XVI:**

Section 17.36.060(A)(3) of the Orange Municipal Code, “Zoning – Sign Regulations – Signs General – Sign Program – Mixed Use Zones and Major Commercial Centers,” is hereby amended to read as follows:

3. Mixed Use Zones and Major Commercial Centers. Sign programs for major commercial centers on sites which are located in the C-TR, C-R, C-2 or C-3 zones and are larger than twenty-five (25) acres, and for mixed use, multi-family residential, or multi-tenant commercial uses in the OTMU, NMU and UMU zones, regardless of the size of the site may include criteria that differ from the limitations contained in this chapter. Sign programs for major commercial centers are subject to the review and approval of a conditional use permit by the Planning Commission. Sign programs in mixed use zones are subject to review and approval by the Community Development Director, or the Design Review Committee when sign is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource. Sign programs shall be reviewed based on the following criteria:
  - a. The applicant will prepare and submit a detailed proposal that includes architectural plans, a site plan and building elevations. The proposal will delineate and allocate display area for each tenant.
  - b. Sign programs for such developments will specify construction and finish materials, fabrication methods, letter styles, proposed use of logos or other corporate icons, color and lighting for all signs.
  - c. Display area for wall signs shall be calculated based upon the length of building elevations according to the limits established by Section 17.36.080. In mixed use zoning districts the area of projecting signs shall be calculated based on the standards for wall sign area and counted toward the overall allowable wall sign area for a building. However, sign area may be redistributed among portions of building elevations as specified within the sign program, or permitted to increase to the following ratio:
    - i. Two square feet per lineal foot of tenant building frontage, for building elevations situated more than 200 feet from a property line or public street.
    - ii. Three square feet per lineal foot of tenant building frontage, for building elevations situated more than 300 feet from a property line or public street.
  - d. When installed on the same wall of a building which includes an entrance that is accessible to the public, blade signs, sculpted signs or three-dimensional wall signs may extend more than 12 inches from the surface of a wall without being considered a projecting sign. The depth of projection for a wall sign will not be considered when calculating display area.

- e. Signs affixed to the face of a wall may extend upward beyond the roof of a building without being considered a roof sign, provided: (i) the vertical extension beyond the roof line is limited to 25% of the overall height of that wall; or (ii) the sign does not include flat display area, but is instead constructed of three-dimensional elements.
- f. A singular roof sign may be permitted if constructed as a singular architectural element which displays only the name of a development.
- g. Any wall signs proposed on building elevations that are arranged around a central courtyard or open-air pedestrian space which are not visible from a public right-of-way are not subject to regulations of this chapter.
- h. When presented as part of a comprehensive sign program on any development with more than 200 feet of frontage on an arterial highway, the height of a freestanding sign may exceed 15 feet, but is limited to 32 feet, or the maximum height to the roof of any building that is part of the same development, whichever is less. However, any sign higher than 15 feet is subject to the setback for all structures in that same zone, and a landscaped planter must be provided around the base of the sign.
- i. The number and spacing of freestanding signs may differ from those otherwise permitted by this chapter, so long as sign proposals do not exceed limits for aggregate display area, maximum display area and structural height.
- j. Where developments have an internal circulation system of private two-way streets and more than 40 tenants, on-site directional signs may be permitted to a maximum display area of 220 square feet and maximum height of 20 feet, when located more than 100 feet from an arterial street or residential development. Directional signs are intended to assist motorists and keep traffic flowing through large parking facilities, and should therefore be limited to directional instructions and simple graphics, including section area titles, left or right turn arrows, and tenant names (if desired by the applicant) using a uniform or consistent size and style text.
- k. Any sign program, (1) located within City historic districts, (2) listed in the City's historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, is subject to DRC approval. Sign applications for individual tenants will be subject to final approval by the Community Development Director unless the sign program is specific in describing the height, width and design components of signs for each tenant space.
- l. Sign programs for sites located in the OTMU zones shall also comply with sign regulations included in the City's Historic Preservation Design Standards.

- m. The aforementioned criteria are intended as maximum limits that should not be exceeded. However, an applicant may propose sign programs with elements that exceed such limits if the applicant prepares a study justifying why deviation from the criteria is desirable from a land use perspective and will not result in aesthetic and safety impacts significantly greater than those otherwise allowed. The study must address and/or include the following as a minimum:
  - i. A discussion of the unique planning and physical features of the project site which justify deviation from the criteria set forth in subsections (A)(3)(a)—(l) of this section.
  - ii. A discussion of how the proposed signage incorporates unique architectural style and special design features such as logos, emblems, murals and pictures that are integrated with the development.
  - iii. A sight-distance analysis to demonstrate why extra height or display area is needed to promote the development.
  - iv. An analysis of the range of sign visibility and potential impacts (including impacts caused by lighting) upon surrounding properties or public streets.
  - v. Scaled and dimensioned plans that provide an adequate basis of evaluation.
  - vi. A concluding statement containing an empirical analysis evidencing that the proposed sign program, due to setbacks from arterial streets which exceed the requirements of this section, setbacks from residential areas which exceed the requirements of this section, sign orientation toward the development and other relevant factors, will not impact residential areas or public streets significantly more than otherwise allowed by this section.
  - vii. The City shall approve such a sign program if it finds that the applicant's study contains the requisite empirical analysis.
- n. Any sign which has been approved under this section may contain noncommercial copy in lieu of any commercial copy.

## **SECTION XVII:**

Section 17.36.150(I) of the Orange Municipal Code, “Zoning – Sign Regulations – Special Purpose Sign Regulations – Creative Signs,” is hereby amended to read as follows:

- I. Creative Signs. Creative signs are allowed in the UMU zone. The intention of these provisions is to encourage signs of unique design that exhibit a high degree of imagination, inventiveness, spirit and thoughtfulness. Creatively designed signs should make a positive visual contribution to the overall image of the City, while mitigating the impacts of large, obtrusive or unusually designed signs. Creative signs may be allowed in addition to other project identification signs allowed by this chapter subject to approval of a sign program.

Creative signs, either on their own or as part of a sign program in combination with other project signage, shall be reviewed by the Planning Commission subject to the following criteria:

1. Signs may include imagery or graphics that do not advertise a product, business, corporate, or organizational logo. Content may include a civic message, or other neutral subject matter such as geometric shapes, nature images, community history, geographic districts of the City, or other content determined to be similarly neutral by the Planning Commission.
2. Signs shall be architecturally integrated into a development, and be placed in a logical location in relation to the overall composition of the building facade.
3. Signs shall be located and designed not to cause light and glare impacts on surrounding uses.
4. Signs may be directly or indirectly illuminated, but shall not include flashing or animated elements in accordance with Section 17.36.040.
5. Sign area shall be proportionate to the building design and architectural feature upon which the sign is installed upon or associated with.

#### **SECTION XVIII:**

Section 17.36.150(J) of the Orange Municipal Code, “Zoning – Sign Regulations – Special Purpose Sign Regulations – Murals,” is hereby amended to read as follows:

- J. Murals. Murals are allowed in the OTMU, NMU and UMU zones. Murals should make a positive visual contribution to the overall image of the City and may be allowed in addition to other project identification signs allowed by this chapter. Murals, either on their own or as part of a sign program in combination with other project signage, shall be reviewed by the Planning Commission subject to the following criteria:
1. Murals may include imagery or graphics that do not advertise a product, business, corporate, or organizational logo. Content may include a civic message, or other neutral subject matter such as geometric shapes, nature images, community history, geographic districts of the City, or similar content as determined by the Planning Commission.
  2. The area of a mural shall be proportionate to the building design and comply with the provisions of Section 17.36.080(B). The area of a mural shall be included in the maximum allowable number and area of wall signage for a building.
  3. Murals may be directly or indirectly illuminated.

**SECTION XIX:**

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

**SECTION XX:**

The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law. This Ordinance shall take effect thirty (30) days from and after the date of its final passage.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Daniel R. Slater, Mayor, City of Orange

**ATTEST:**

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Pamela Coleman, City Clerk, City of Orange

**APPROVED AS TO FORM:**

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Wayne W. Winthers  
Interim City Attorney, City of Orange

STATE OF CALIFORNIA   )  
COUNTY OF ORANGE    )  
CITY OF ORANGE        )

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing extension of an interim Ordinance was duly passed and adopted at the regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote, to wit:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

\_\_\_\_\_  
Pamela Coleman, City Clerk, City of Orange

## **ORDINANCE NO. XX-25**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE AMENDING TITLE 12, TITLE 16 AND TITLE 17 OF THE ORANGE MUNICIPAL CODE TO UPDATE DUTIES AND RESPONSIBILITIES OF THE DESIGN REVIEW COMMITTEE**

**WHEREAS**, the City of Orange Design Review Committee (DRC) (formerly the Design Review Board) was established in 1974 by Ordinance No. 4-74 for the purpose of upholding community aesthetics by reviewing the architectural design of new buildings and structures; and

**WHEREAS**, the City Council recognizes the need to streamline the review process to improve efficiency, reduce redundancy, and ensure timely decision-making for projects subject to design review; and

**WHEREAS**, the proposed amendments to the Municipal Code and DRC bylaws are consistent with the City's General Plan and applicable state laws, and are intended to balance the goals of historic preservation with the need for an efficient and predictable review process; and

**WHEREAS**, the proposed amendments to the Municipal Code and DRC bylaws are consistent with the City's General Plan, and are intended to maintain the goals of quality design in new development in support of economic development and a positive community image; and

**WHEREAS**, the City has conducted duly noticed public hearings in accordance with California Government Code and other applicable laws; and

**WHEREAS**, the City finds that the proposed amendments are in the public interest and will promote the efficient administration of design review processes while maintaining the integrity of historic districts and resources.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES  
HEREBY ORDAIN AS FOLLOWS:**

#### **SECTION I:**

This Ordinance is not a project under the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061(b)(3) and 15378, because it is an administrative activity undertaken by a local government, involves general City policy and procedure, and its adoption does not have the potential to result in direct or indirect physical changes to the environment

#### **SECTION II:**



Section 12.18.080(O) of the Orange Municipal Code, “Streets, Sidewalks and Public Places - Outdoor Dining on Public Walkways - Outdoor Dining Permit Standards,” is hereby amended in its entirety to read as follows:

- O. No signs are permitted in the outdoor dining area with the exception of a menu sign. Business names may be permitted on the valance of the awnings and/or umbrellas, as approved by the ~~Design Review Board~~ Community Development Director; however, commercial and product logos are not permitted on the valance of awnings and/or on umbrellas or in any other outdoor display.

### **SECTION III:**

Section 16.35.060 of the Orange Municipal Code, “Subdivisions – Vesting Tentative Maps - Filing,” is hereby amended in its entirety to read as follows:

#### **16.35.060 - Filing.**

A vesting tentative map shall be filed in the same form and have the same contents, accompanying data and reports as set forth in other provisions of Title 16 for a tentative map, except as hereinafter provided:

- ~~A. Subdivider shall obtain Design Review Committee’s preliminary approval of development prior to filing a vesting tentative map. Processing and content shall be as detailed in City’s document entitled “Design Review Committee Submittal Procedure.”~~
- ~~B.~~ A. Subdivider shall obtain all necessary zone changes prior to or concurrent with filing a vesting tentative map.
- ~~C.~~ B. At the time a vesting tentative map is filed it shall have printed conspicuously on its face the words: "Vesting Tentative Map."
- ~~D.~~ C. At the time a vesting tentative map is filed, a subdivider shall also supply the following information:
  - 1. ~~Design Review Committee approved p~~ Plans and drawings;
  - 2. Sewer, water, storm drain, and road details;
  - 3. Geological studies;
  - 4. Flood control information;
  - 5. School impact analysis;
  - 6. Traffic impact analysis;
  - 7. Detailed grading plans;
  - 8. Solar access, passive or natural heating or cooling opportunities analysis;
  - 9. Signing program (advertising, locational, and safety signing systems);
  - 10. Any other material considered essential to the proper evaluation of the project (i.e.; open space maintenance responsibilities, provisions made for trails and/or parks and their maintenance responsibilities).

NOTE: All developments require compliance with the California Environmental Quality Act. Some of the above information may be included in reports prepared for that purpose. If so, the information requested above the need only be referenced to the E.I.R.

#### **SECTION IV:**

The Table in Section 17.08.020, “Zoning – General Administrative Procedures – Reviewing Bodies,” is hereby amended in its entirety to read as follows:

There are five reviewing bodies established to administer the provisions of the zoning ordinance and general plan. These five reviewing bodies have authority to make decisions and/or recommendations for applications as outlined in Table 17.08.020:

<b>Table 17.08.020</b>					
<b>Type of Procedure, Permit or Hearing</b>	<b>CDD</b>	<b>DRC</b>	<b>ZA</b>	<b>PC</b>	<b>CC</b>
Administrative Design Review	X(1)				
Administrative Adjustment Permit			X		
Alcohol Production Permit			X		
Conditional Use Permit	A	A(1)	X(1)	X(1)	X(1)
Design Review - <a href="#">Historic</a>		A/X(1)		X(1)	
<a href="#">Design Review – Non-Historic</a>	<a href="#">X(1)</a>				
Environmental Documentation	A			X(1)	X(1)
General Plan Amendment	A			A	X
Neighborhood Preservation Overlay Applications		A/X(1)	X(1)		
Director Administrative Interpretations	X				
<del>Old Towne</del> Demolition Permit - <a href="#">Historic</a>		A		X(1)	X
<a href="#">Demolition Permit – Non-Historic</a>	<a href="#">X(1)</a>				
Reasonable Accommodation	X(1)				
Site Plan Review—Major	A	A		X	
Site Plan Review—Minor	X				
Sober Living Permit	X				
Temporary Use (Non-Recurring) Permit	A	X(1)	X(1)		
Temporary Use (Recurring) Permit	X				
Tentative Parcel Map	X(1)			X(1)	X(1)
Tentative Tract Map	A			A	X
Variance	A	A(1)	X(1)	X	
Zone Change	A			A	X
Zoning Ordinance Amendment	A			A	X

Key:

CDD = Community Development Director  
DRC = Design Review Committee  
ZA = Zoning Administrator  
PC = Planning Commission  
CC = City Council  
A = Advisory  
X = Final project determination  
(1) = Restricted to certain applications

NOTES:

- (a) All items may be finally decided by the City Council upon appeal.
- (b) When more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications.
- (c) Historic is defined as “(1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource.”

**SECTION V:**

Section 17.08.020(D)(2) of the Orange Municipal Code, “Zoning – General Administrative Procedures – Reviewing Bodies – Design Review Committee,” is hereby amended in its entirety to read as follows:

- 2. Powers and Duties. When a matter or application is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involves a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, the Design Review Committee shall have the authority to:
  - a. Make final determination on signs and sign programs in accordance with Chapter 17.36 of this code;
  - b. Make final determination on architectural and landscaping design matters for minor site plan review applications when referred by Community Development Director;
  - c. Make final determination on architectural and landscaping design matters for external remodeling of commercial, industrial, institutional and large scale multiple-family developments, when no Planning Commission review is otherwise required, or except for minor site plan review projects acted upon by the Community Development Director;
  - ~~d. Make final determination on architectural and landscaping design matters for projects in the Old Towne Historic District, when no Planning Commission review is otherwise required;~~

- ~~e.d~~ Review and make recommendations to the Planning Commission on architectural and landscaping design matters for all development projects and proposed demolitions requiring Planning Commission recommendation or approval;
- ~~f.e~~ Make final determination on design review of applications for additional bedrooms or bathrooms in a historic district pursuant to Section 17.28.080(D)(1)(a);
- ~~f.~~ ~~Review and make recommendations to the Zoning Administrator on applications for additional bedrooms or bathrooms in a historic district pursuant to Section 17.28.080(D)(1)(b).~~

#### **SECTION VI:**

Section 17.10.035(C)(6) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Temporary Use Permits – Temporary Use Permit for Uses of Limited, Specific Duration (Nonrecurring) – Design Review,” is hereby amended in its entirety to read as follows:

- 6. Design Review. Nonrecurring temporary uses on properties ~~located within the Old Towne Historic District~~ (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involving a property developed with a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, shall require the approval of the Design Review Committee prior to the establishment of the temporary use permit.

#### **SECTION VII:**

Section 17.10.060(D)(2) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Site Plan Review – Minor Site Plan Review - Procedure,” is hereby amended in its entirety to read as follows:

- 2. Procedure. The Community Development Director, pursuant to Section 17.08.020E, shall be responsible for minor site plan review. Once an application for minor site plan review has been deemed complete, the Community Development Director shall, in conjunction with a staff review committee designated by the City Manager, consider and approve, approve with conditions, deny or refer the project to ~~the Design Review Committee and/or~~ the Planning Commission. A continuance may be granted upon mutual consent of the applicant and the Community Development Director. Appeals from decisions by the Community Development Director shall be made in accordance with the City appeal procedures set forth in Section 17.08.050.

#### **SECTION VIII:**

Section 17.10.060(E)(2) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Site Plan Review – Major Site Plan Review - Procedure,” is hereby amended in its entirety to read as follows:

2. Procedure. Community Development Director ~~and Design Review Committee~~ shall serve as the preliminary reviewing body~~ies~~y for major site plan review. Once an application for major site plan review has been deemed complete, ~~both~~ the Community Development Director and Design Review Committee, when project is (1) located within City historic districts, (2) listed in the City's historic resource inventory, or (3) involves a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, shall independently consider and make a recommendation to approve, approve with conditions, or deny the project. A continuance may be granted upon mutual consent of the applicant and Community Development Director. The recommendations shall be forwarded to the Planning Commission secretary for placement on the Commission's consent calendar, and shall be noticed as provided for in Section 17.08.040. Procedures for acting on consent calendar items shall be established by the Planning Commission and shall be adopted by resolution. The Commission, in considering a site plan review application, shall review the recommendations of the Community Development Director and Design Review Committee. The Commission shall act to approve, approve with conditions or deny the application. A continuance may be granted upon mutual consent of the applicant and Planning Commission. Planning Commission action shall be deemed final unless an appeal to the City Council is filed within 15 days of the decision in accordance with Section 17.08.050.

#### **SECTION IX:**

Section 17.10.070(B)(6) of the Orange Municipal Code, "Zoning – Specific Administrative Procedures – Design Review – When Design Review is Required," is hereby amended in its entirety to read as follows:

6. Projects subject to minor site plan review that also involve exterior remodeling of residential, commercial, industrial, and institutional development. ~~that is visible from the public right-of-way.~~

#### **SECTION X:**

Section 17.10.070(C) of the Orange Municipal Code, "Zoning – Specific Administrative Procedures – Design Review – Initiation and Application," is hereby amended in its entirety to read as follows:

- C. Initiation and Application. Design review applications shall be filed in accordance with application and submittal requirements. ~~as determined by the Design Review Committee.~~ Application materials may include site, building and landscape plans, photographs, colored elevations and/or renderings and color and material boards. This information must be of sufficient detail to allow the reviewing body to determine the compatibility of the change to the existing structure, area, or district and that the project meets established design standards and criteria. In addition, to comply with provisions of the California Environmental Quality Act, most projects in historic districts will require an application for environmental review in accordance with Section 17.08.030. Submittal materials shall

also include information pertaining to scale, massing, streetscape, landscaping and open space.

## **SECTION XI:**

Section 17.10.070(D) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Design Review – Design Review Procedure and Criteria,” is hereby amended in part to read as follows:

- D. Design Review Procedure and Criteria. When a matter or application is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involves a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, the Design Review Committee shall make a recommendation or final determination as authorized by Section 17.08.020(D) to approve, approve with conditions or deny a project at a public meeting. In making such recommendation or determination, the Committee shall consider adopted design standards and guidelines (where applicable), the Secretary of the Interior's Standards and Guidelines for Rehabilitation (where applicable) and the following general criteria in making a project determination:

The project shall have an internally consistent, integrated design theme which is reflected in the following elements:

1. Architectural Features.
  - a. The architectural features shall reflect a similar design style or period.
  - b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.
2. Landscape.
  - a. The type, size and location of landscape materials shall support the projects overall design concept.
  - b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
  - c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
3. Signage. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
4. Secondary Functional and Accessory Features. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner which is architecturally compatible with the principal building(s).

## **SECTION XII:**

Section 17.10.070(G) of the Orange Municipal Code, “Zoning – Specific Administrative Procedures – Design Review – Findings Required,” is hereby amended in its entirety to read as follows:

G. Findings Required. The reviewing body shall make findings for all projects based upon design criteria stated above. A specific finding shall be made for projects as follows:

1. ~~In the Old Towne Historic District~~ When a matter or application is (1) located within City historic districts, (2) listed in the City’s historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the Design Review Committee or other reviewing body for the project.
2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.
3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards and their required findings.
4. For infill residential development, as specified in the City of Orange infill residential design guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character.

## **SECTION XIII:**

Section 17.13.040(JJ)(9) of the Orange Municipal Code, “Zoning – Master Land Use Table – Special Use Regulations – Homeless Shelter – Design Review Required,” is hereby amended in its entirety to read as follows:

9. Design Review Required. Design review is required if the project meets the criteria established in Section 17.10.070. ~~DRC's~~ The reviewing body's discretion in requiring conditions of approval and approving homeless shelters is limited to ensuring compliance with applicable design-related standards and guidelines.

## **SECTION XIV:**

Section 17.13.050(AA) of the Orange Municipal Code, “Zoning – Master Land Use Table – Conditional Use Regulations – Hot Dog Vending Carts,” is hereby deleted in its entirety.

## **SECTION XV:**



Section 17.36.060(A)(1) of the Orange Municipal Code, “Zoning – Sign Regulations – Signs General – Sign Program – Multitenant Buildings,” is hereby amended in part to read as follows:

1. Multitenant Buildings. A sign program for all multitenant buildings shall be required to ensure proper design of signage and adequate identification of building tenants. Such programs shall provide for consistency in the size, color and placement of signs within a property and shall be approved by the [Community Development Director](#), or the Design Review Committee [when sign is \(1\) located within City historic districts, \(2\) listed in the City’s historic resource inventory, or \(3\) involving a structure greater than fifty \(50\) years old determined by the Community Development Director to qualify as a historic resource.](#)

#### **SECTION XVI:**

Section 17.36.060(A)(3) of the Orange Municipal Code, “Zoning – Sign Regulations – Signs General – Sign Program – Mixed Use Zones and Major Commercial Centers,” is hereby amended to read as follows:

3. Mixed Use Zones and Major Commercial Centers. Sign programs for major commercial centers on sites which are located in the C-TR, C-R, C-2 or C-3 zones and are larger than twenty-five (25) acres, and for mixed use, multi-family residential, or multi-tenant commercial uses in the OTMU, NMU and UMU zones, regardless of the size of the site may include criteria that differ from the limitations contained in this chapter. Sign programs for major commercial centers are subject to the review and approval of a conditional use permit by the Planning Commission. Sign programs in mixed use zones are subject to review and approval by the [Community Development Director](#), or the Design Review Committee when [sign is \(1\) located within City historic districts, \(2\) listed in the City’s historic resource inventory, or \(3\) involving a structure greater than fifty \(50\) years old determined by the Community Development Director to qualify as a historic resource.](#) Sign programs shall be reviewed based on the following criteria:
  - a. The applicant will prepare and submit a detailed proposal that includes architectural plans, a site plan and building elevations. The proposal will delineate and allocate display area for each tenant.
  - b. Sign programs for such developments will specify construction and finish materials, fabrication methods, letter styles, proposed use of logos or other corporate icons, color and lighting for all signs.
  - c. Display area for wall signs shall be calculated based upon the length of building elevations according to the limits established by Section 17.36.080. In mixed use zoning districts the area of projecting signs shall be calculated based on the standards for wall sign area and counted toward the overall allowable wall sign area for a building. However, sign area may be redistributed among portions of



building elevations as specified within the sign program, or permitted to increase to the following ratio:

- i. Two square feet per lineal foot of tenant building frontage, for building elevations situated more than 200 feet from a property line or public street.
  - ii. Three square feet per lineal foot of tenant building frontage, for building elevations situated more than 300 feet from a property line or public street.
- d. When installed on the same wall of a building which includes an entrance that is accessible to the public, blade signs, sculpted signs or three-dimensional wall signs may extend more than 12 inches from the surface of a wall without being considered a projecting sign. The depth of projection for a wall sign will not be considered when calculating display area.
- e. Signs affixed to the face of a wall may extend upward beyond the roof of a building without being considered a roof sign, provided: (i) the vertical extension beyond the roof line is limited to 25% of the overall height of that wall; or (ii) the sign does not include flat display area, but is instead constructed of three-dimensional elements.
- f. A singular roof sign may be permitted if constructed as a singular architectural element which displays only the name of a development.
- g. Any wall signs proposed on building elevations that are arranged around a central courtyard or open-air pedestrian space which are not visible from a public right-of-way are not subject to regulations of this chapter.
- h. When presented as part of a comprehensive sign program on any development with more than 200 feet of frontage on an arterial highway, the height of a freestanding sign may exceed 15 feet, but is limited to 32 feet, or the maximum height to the roof of any building that is part of the same development, whichever is less. However, any sign higher than 15 feet is subject to the setback for all structures in that same zone, and a landscaped planter must be provided around the base of the sign.
- i. The number and spacing of freestanding signs may differ from those otherwise permitted by this chapter, so long as sign proposals do not exceed limits for aggregate display area, maximum display area and structural height.
- j. Where developments have an internal circulation system of private two-way streets and more than 40 tenants, on-site directional signs may be permitted to a maximum display area of 220 square feet and maximum height of 20 feet, when located more than 100 feet from an arterial street or residential development. Directional signs are intended to assist motorists and keep traffic flowing through large parking facilities, and should therefore be limited to directional instructions and simple graphics, including section area titles, left or right turn arrows, and

tenant names (if desired by the applicant) using a uniform or consistent size and style text.

- k. Any sign program, (1) located within City historic districts, (2) listed in the City's historic resource inventory, or (3) involving a structure greater than fifty (50) years old determined by the Community Development Director to qualify as a historic resource, is subject to ~~initial review and recommendation by Design Review Committee (DRC)~~approval. Sign applications for individual tenants will be subject to final approval by ~~DRC~~ the Community Development Director unless the sign program is specific in describing the height, width and design components of signs for each tenant space.
- l. Sign programs for sites located in the OTMU zones shall also comply with sign regulations included in the City's Historic Preservation Design Standards.
- m. The aforementioned criteria are intended as maximum limits that should not be exceeded. However, an applicant may propose sign programs with elements that exceed such limits if the applicant prepares a study justifying why deviation from the criteria is desirable from a land use perspective and will not result in aesthetic and safety impacts significantly greater than those otherwise allowed. The study must address and/or include the following as a minimum:
  - i. A discussion of the unique planning and physical features of the project site which justify deviation from the criteria set forth in subsections (A)(3)(a)—(l) of this section.
  - ii. A discussion of how the proposed signage incorporates unique architectural style and special design features such as logos, emblems, murals and pictures that are integrated with the development.
  - iii. A sight-distance analysis to demonstrate why extra height or display area is needed to promote the development.
  - iv. An analysis of the range of sign visibility and potential impacts (including impacts caused by lighting) upon surrounding properties or public streets.
  - v. Scaled and dimensioned plans that provide an adequate basis of evaluation.
  - vi. A concluding statement containing an empirical analysis evidencing that the proposed sign program, due to setbacks from arterial streets which exceed the requirements of this section, setbacks from residential areas which exceed the requirements of this section, sign orientation toward the development and other relevant factors, will not impact residential areas or public streets significantly more than otherwise allowed by this section.
  - vii. The City shall approve such a sign program if it finds that the applicant's study contains the requisite empirical analysis.

- n. Any sign which has been approved under this section may contain noncommercial copy in lieu of any commercial copy.

## **SECTION XVII:**

Section 17.36.150(I) of the Orange Municipal Code, “Zoning – Sign Regulations – Special Purpose Sign Regulations – Creative Signs,” is hereby amended to read as follows:

- I. Creative Signs. Creative signs are allowed in the UMU zone. The intention of these provisions is to encourage signs of unique design that exhibit a high degree of imagination, inventiveness, spirit and thoughtfulness. Creatively designed signs should make a positive visual contribution to the overall image of the City, while mitigating the impacts of large, obtrusive or unusually designed signs. Creative signs may be allowed in addition to other project identification signs allowed by this chapter subject to approval of a sign program. Creative signs, either on their own or as part of a sign program in combination with other project signage, shall be reviewed ~~by the Design Review Committee and approved~~ by the Planning Commission subject to the following criteria:
1. Signs may include imagery or graphics that do not advertise a product, business, corporate, or organizational logo. Content may include a civic message, or other neutral subject matter such as geometric shapes, nature images, community history, geographic districts of the City, or other content determined to be similarly neutral by the ~~Community Development Director~~ [Planning Commission](#).
  2. Signs shall be architecturally integrated into a development, and be placed in a logical location in relation to the overall composition of the building facade.
  3. Signs shall be located and designed not to cause light and glare impacts on surrounding uses.
  4. Signs may be directly or indirectly illuminated, but shall not include flashing or animated elements in accordance with Section 17.36.040.
  5. Sign area shall be proportionate to the building design and architectural feature upon which the sign is installed upon or associated with.

## **SECTION XVIII:**

Section 17.36.150(J) of the Orange Municipal Code, “Zoning – Sign Regulations – Special Purpose Sign Regulations – Murals,” is hereby amended to read as follows:

- J. Murals. Murals are allowed in the OTMU, NMU and UMU zones. Murals should make a positive visual contribution to the overall image of the City and may be allowed in addition to other project identification signs allowed by this chapter. Murals, either on their own or as part of a sign program in combination with other project signage, shall be reviewed ~~by~~

~~the Design Review Committee and approved~~ by the Planning Commission subject to the following criteria:

1. Murals may include imagery or graphics that do not advertise a product, business, corporate, or organizational logo. Content may include a civic message, or other neutral subject matter such as geometric shapes, nature images, community history, geographic districts of the City, or similar content as determined by the ~~Community Development Director~~ Planning Commission.
2. The area of a mural shall be proportionate to the building design and comply with the provisions of Section 17.36.080(B). The area of a mural shall be included in the maximum allowable number and area of wall signage for a building.
3. Murals may be directly or indirectly illuminated.

#### **SECTION XIX:**

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

#### **SECTION XX:**

The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law. This Ordinance shall take effect thirty (30) days from and after the date of its final passage.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

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Daniel R. Slater, Mayor, City of Orange

**ATTEST:**

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Pamela Coleman, City Clerk, City of Orange

**APPROVED AS TO FORM:**

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Wayne W. Winthers  
Interim City Attorney, City of Orange

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE     )  
CITY OF ORANGE         )

I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing extension of an interim Ordinance was duly passed and adopted at the regular meeting of the City Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote, to wit:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

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Pamela Coleman, City Clerk, City of Orange