



**ZONING ADMINISTRATOR AGENDA
FEBRUARY 19, 2026
COUNTY ADMINISTRATION SOUTH
First Floor, Multipurpose Room 103/105
601 N. Ross Street
Santa Ana, California 92701
1:30 PM**

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

Except as otherwise provided by law, no action shall be taken on any items not appearing in the following agenda. However, items may be taken up in a different sequence.

Members of the public may address the Zoning Administrator on items of interest to the public that are not on the agenda and are within the jurisdiction of the Zoning Administrator.

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting
should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

I. CALL TO ORDER

II. MINUTES OF JANUARY 15, 2026

III. DISCUSSION ITEM(S)

ITEM #1: COASTAL DEVELOPMENT PERMIT PA25-0026 - APPLICANT: GABE VON WELLSHEIM, APPLICANT - LOCATION: 23000 NEWPORT COAST DR, NEWPORT COAST, CALIFORNIA 92657 (APN: 477-241-52) FIFTH SUPERVISORAL DISTRICT

The applicant is requesting approval of a Coastal Development Permit for the installation of a 165.00 KW ground-mounted photovoltaic solar energy system consisting of 300 modules and three (3) inverters at Marriott's Newport Coast Villas.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony.
2. Adopt Zoning Administrator Resolution No. 2026-06 (Attachment 1) to:
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 11 (Accessory Structures) pursuant to CEQA Guidelines section 15311.
 - b. Approve Planning Application PA25-0026 for a Coastal Development Permit, for the installation of a 165.00 KW ground-mounted solar energy system consisting of 300 modules and three (3) inverters subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM #2: COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE PA24-0160 - APPLICANT: BRIAN FLORNES, APPLICANT - LOCATION: 1100 EMERALD BAY, LAGUNA BEACH CA 92651 (APN 053-320-11 FIFTH (5TH) SUPERVISORIAL DISTRICT)

The applicant is requesting approval of a Coastal Development Permit to demolish the existing residence and construct a new 6,856 square feet, two-story single-family residence with a 6-car garage subterranean and 1-car lattice carport; a Use Permit to allow retaining walls ranging between 5 feet to 19 feet 6 inches in height within the front and side yard setback areas; and a Variance to allow a reduced front yard setback of 5 feet.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony; and
2. Adopt Zoning Administrator Resolution No. 2026-XX (Attachment 1)
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 2 (Replacement or Reconstruction) pursuant to CEQA Guidelines section 15302.
 - b. Approve Planning Application PA24-0160 for a Coastal Development Permit, Use Permit, and Variance to demolish the existing house and construct a new 6,856 square feet, two-story residence with a 6-car garage subterranean and 1-car lattice carport subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM # 3 COASTAL DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE PA25-0106- APPLICANT: ANDREW HEERMANN, APPLICANT - LOCATION: 936 EMERALD BAY, LAGUNA BEACH CA 92651 (APN 053-021-24 FIFTH (5TH) SUPERVISORIAL DISTRICT)

The applicant is requesting approval of a Coastal Development Permit to demolish the existing residence and construct a new 4,606 square feet, two-story single-family residence with an attached two-car garage; a Use Permit to allow site walls ranging between 5 feet to 10 feet in height within the front and side yard setback areas; and a Variance to allow a reduced front yard setback of 8 feet 4 inches and a rear yard setback of 7 feet 5 inches.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony; and
2. Adopt Zoning Administrator Resolution No. 2026-02 (Attachment 1)
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 2 (Replacement or Reconstruction) pursuant to CEQA Guidelines section 15302.
 - b. Adopt Planning Application PA25-0106 for a Coastal Development Permit, Use Permit and Variance to demolish the existing house and construct a new 4,606 square feet, two-story residence with attached 2-car garage subject to the Findings and Conditions of Approval contained within the Resolution.

ITEM #4 VARIANCE PA25-0146 - APPLICANT: NICOLAE ANCA, APPLICANT - LOCATION: 12911 BROWNING AVENUE, SANTA ANA CA 92705 (APN 103-383-09) THIRD (3RD) SUPERVISORIAL DISTRICT

The applicant is requesting approval of a variance to reduce the required front yard setback to 21 feet 6 inches and to increase the required maximum building site coverage to 41% for a proposed 562 sq. ft. addition to an existing single-family residence.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony; and
2. Adopt Zoning Administrator Resolution No. 2026-04 (Attachment 1):
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to CEQA Guidelines Section 15301.
 - b. Approve Planning Application PA25-0146 for a Variance to reduce the required front yard setback from 30 feet to 21 feet 6 inches and increase the maximum building site coverage from the required 35% to 41% for the construction of 562 sq. ft. addition to an existing residence subject to the Finding and Conditions of Approval contained within the Resolution.

IV. PUBLIC COMMENTS:

At this time, members of the public may address the Zoning Administrator regarding any items within the jurisdiction of the Zoning Administrator; however, NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to five (5) minutes per person and twenty (20) minutes for all comments unless different time limits are set by the Zoning Administrator.

V. ADJOURNMENT - The next regular Zoning Administrator Meeting is scheduled for March 5, 2026.