



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

APPLICATION NUMBER: PA25-0087

APPLICANT: Ronald Ritner, Applicant

PROJECT LOCATION: 44 Emerald Bay, Laguna Beach, CA 92651 (APN 053-060-51) within the Fifth (5th) Supervisorial District

PROPOSED PROJECT: The applicant is requesting approval of a Coastal Development Permit to demolish the existing residence and construct a new 4,264-square foot, three-story, single-family residence with a 4-car subterranean garage; a Site Development Permit to allow retaining walls ranging between 5 feet to 8 feet in height within the front, side and rear yard setback areas; and a Variance to allow a reduced front and rear yard setback to 5 feet.

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 2) from the provisions of CEQA pursuant to CEQA Guidelines Section 15302, because the exemption provides for the replacement or reconstruction of existing structures where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

HEARING DATE: March 5, 2026

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 105
[601 N. Ross Street](#)
[Santa Ana, CA 92701](#)

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Planning via email to Ilene.Lundfelt@ocpw.ocgov.com or delivered to 601 N. Ross Street, Santa Ana, CA 92701 prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Planning. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

For further information, contact Ilene Lundfelt at (714) 667-9697 or Ilene.Lundfelt@ocpw.ocgov.com, or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Zoning Administrator staff report, project plans and other supporting materials are available at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.