



**ZONING ADMINISTRATOR AGENDA
MARCH 5, 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 FEBRUARY 19, 2026

III. DISCUSSION ITEM(S)

ITEM #1: VARIANCE PA25-0087 - APPLICANT: RONALD RITNER, APPLICANT - LOCATION: 44 EMERALD BAY, LAGUNA BEACH CA 92651 (APN 053-060-51) FIFTH (5TH) SUPERVISORIAL DISTRICT

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.

RECOMMENDED ACTIONS:

1. OC Development Services/Planning recommends the Zoning Administrator:
Receive staff report and public testimony; and
2. Adopt Zoning Administrator Resolution No. 2026-05 (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 PA25-0087 for a Coastal Development Permit, Site Development Permit, and Variance to demolish the existing house and construct a new 4,264-square foot, three-story single-family residence with a 4-car subterranean garage, retaining walls ranging between 5 feet to 8 feet in height within the front, side, and rear setback areas, and to reduce the front and rear setbacks to 5 feet subject to the Findings 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 19, 2026.