

September 15, 2022

County of Orange, OC Public Works, OC Planning
601 North Ross Street
Santa Ana, CA 92701

RE: Letter of Project Proposal and Scope of Work
Shelly Residence, CDP, Variance, and Use Permit
117 Emerald Bay Drive, Laguna Beach, CA 92651
APN: 053-040-53

Owner: AFS Realty Investments LLC (Andrea Shelly)
906 Emerald Bay Drive
Laguna Beach, CA 92651

To Whom it May Concern,

We are proposing a major remodel and addition to an existing 2131 SF dwelling, adding 990 SF with a new second floor floor addition for a total of 3121 SF at the above referenced property. The new proposed remodel will maintain a two car enclosed garage and add a new third car off-street parking space as per Emerald Bay Community Association requirements.

The existing and new addition has received Emerald Bay Community Association's approval for front, rear, and side yard setbacks of 5'-0" and meets the height limit of 30'-0". Additional new site walls and shortened driveway do not meet County of Orange standards, but have also been approved by Emerald Bay Community Association to meet with their standards.

A CDP, variance, and Use Permit is requested because Emerald Bay Community Association's guidelines differ from the County of Orange. We kindly request the review of our submitted plans by OC Public Works Planning Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Yaw". The signature is fluid and cursive, written over a white background.

Jason Yaw (Agent for Owner)
MYD studio, Inc