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**From:** Richard Watts [REDACTED]  
**Sent:** Friday, January 31, 2025 3:27 PM  
**To:** Burgos, Cynthia <[Cynthia.Burgos@ocpw.ocgov.com](mailto:Cynthia.Burgos@ocpw.ocgov.com)>  
**Cc:** Anne Justus [REDACTED]  
**Subject:** Project Located at 325 Emerald Bay, Laguna Beach, CA (APN 053-072-01)

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

Cynthia:

I am emailing you regarding the attached Notice of Public Hearing that we received for the proposed project at 325 Emerald Bay, Laguna Beach, California 92651 (APN 053-072-01). Emerald Bay has very strict guidelines and setback requirements that everyone has been required to adhere to for decades. Eighteen years ago, my wife and I built our home at [REDACTED] and were required to redesign the home to comply with the setbacks. We do not think it is appropriate to begin to deviate from long standing standards. Additionally, it may continue to set a precedent for others to over-build the footprint of their home onto a property.

Please feel free to call me to discuss. My cell phone number is [REDACTED]

Regards,

**Richard Watts,** [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



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**From:** Pam Boyd [REDACTED]  
**Sent:** Thursday, February 6, 2025 2:00 PM  
**To:** Burgos, Cynthia <[Cynthia.Burgos@ocpw.ocgov.com](mailto:Cynthia.Burgos@ocpw.ocgov.com)>  
**Subject:** Application PA24-0149 - 325 Emerald Bay

**Attention:** This email originated from outside the County of Orange. Use caution when opening attachments or links.

February 6, 2025

**Cynthia Burgos**  
**Orange County Zoning Administrator**  
Orange County Planning Department  
601 N. Ross  
Santa Ana, CA 92701  
[Cynthia.burgos@ocpw.ocgov.com](mailto:Cynthia.burgos@ocpw.ocgov.com)

Dear Ms. Burgos / Zoning Administrator:

I am writing to express my support for the site development permit application for the proposed single-family residence at 325 Emerald Bay. As a neighbor in close proximity to the property, I have reviewed the plans and believe this development will be an asset to our community.

The proposed residence is in line with the aesthetic and character of the surrounding neighborhood, and I am confident it will contribute positively to the area's overall appeal. The design respects the natural beauty of Emerald Bay while providing updates that align with modern residential standards.

Additionally, I appreciate the owners' commitment to following the necessary guidelines and regulations to ensure the project is carried out in an environmentally responsible and sustainable manner. Their attention to detail and consideration of the community's needs have been evident throughout this process.

As a neighbor, I believe the addition of this single-family home will enhance the neighborhood's value and contribute to a thriving, well-maintained environment. I fully support granting the site development permit.

Thank you for your time and consideration.

Sincerely,

Pam Boyd  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

-----Original Message-----

From: Susan Drake <[REDACTED]>  
Sent: Friday, February 7, 2025 3:03 PM  
To: Burgos, Cynthia <[Cynthia.Burgos@ocpw.ocgov.com](mailto:Cynthia.Burgos@ocpw.ocgov.com)>  
Subject: 325 Emerald Bay project

Attention: This email originated from outside the County of Orange. Use caution when opening attachments or links.

Hello Cynthia

We live across the street from 325 Emerald Bay, and are concerned about the requested variances. It now says the home will become a two story home. The pink strings that had been in place last Summer did not show an elevation change, which would block our view. Can you advise me how I may find out if this is the case? If it is we will surely protest.

Thank you,

Sincerely,  
Susan and Howard Drake