



**eric trabert & associates**

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November 8, 2021

COUNTY OF ORANGE  
601 N. Ross Street  
Santa Ana, Ca. 92703

SUBJECT: 135 Emerald Bay Dr., Laguna Beach (Koury Residence)  
RE: Cover Letter to Planning Dept. for Coastal Commission Review

To Whom It May Concern,

The scope of work for this proposed project is as follows. Removal of existing house to build a proposed new 6,758 square foot, 2-story single family dwelling, with finished basement & 761.5 square foot garage.

Please see the accompanying site plan, floor plans & elevations.

Sincerely,

Eric Trabert & Associates