

Richard Krantz Architecture, Inc.

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October 17, 2023

County of Orange
Resources and Development Management Dept.
300 N. Flower St.
Santa Ana, CA 92703

To Whom It May Concern:

Re: Remodel at 1209 Emerald Bay, Laguna Beach, CA – Planning Application PA23-0081

The scope of work for this project consists of the remodel of the existing 2-story, single family residence at 1209 Emerald Bay, adding approximately 711 square feet of new conditioned space to the existing 3,615 square feet, for a total of 4,326 square feet. On the Main Level, this includes adding a new guest room and bathroom, expanding the entry/foyer, relocating the interior stair, and reconfiguring the kitchen, living and master bedroom/bath/closet. At the Lower Level, this includes adding a bedroom, bathroom and laundry room, and reconfiguring the existing bedrooms and bathroom. Also, repairing and replacing existing cantilevered decks, and adding 451 s.f. of rear deck area, cutting back the exterior roof overhangs, and replacing all windows (with some revised openings and head heights). The existing roof framing will remain, with new roof tiles.

The design is compatible with all neighboring residences in size and design, has received Emerald Bay Community Association approval, and will not create any conditions or situations not compatible to any permitted residences in the area.

We are requesting an exception for “over-height” walls for the front retaining walls surrounding the Front Courtyard. Because of the nature of the slope on the lot, with a downhill slope from left to right along the front street / front yard area – the result at the interior of the Front Courtyard is a higher wall (7.41’ max height from interior) at the left side adjacent to the Driveway, to a height of only 3.25’ (from the interior) at the right side of the Courtyard. The height of the wall adjacent to the Driveway is determined by the requirement of a 42” guard wall at that area. The finish surface/grade at the Courtyard is determined by the existing finish floor elevation at the main floor of the house. To raise the interior grade of the Courtyard in order to reduce the interior height of the retaining wall to 6’, would significantly affect the functionality of the Courtyard space, and the layout of the addition area.

From the front yard view of the Courtyard wall, the highest portion of the wall is 5’-10” above the adjacent grade, with the majority of the wall between 4’-0” and 4’-6” of height. This is a reduction of the height from the existing Courtyard wall in the same location (which will be replaced with this wall), which has a maximum height of 7.34’ above f.g. from the exterior.

I am available to answer any questions you may have concerning this project by phone (949.752.6345), or e-mail (rkantz@richardkrantz.com).

Thank you,

Richard Krantz,

Richard Krantz Architecture, Inc.
Agent for Raymond Ricci