

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**RECORD PACKET COPY****W4d**

Filed: 12/1/03  
49th Day: 1/19/04  
180th Day: 5/29/04  
Staff: MV-LB  
Staff Report: 1/29/04  
Hearing Date: 2/18-20/04  
Commission Action:

**STAFF REPORT: CONSENT CALENDAR****APPLICATION NUMBER: 5-03-419****APPLICANTS: ED EATON****AGENT: Anthony Massaro****PROJECT LOCATION: 64 Balboa Coves, Newport Beach, Orange County**

**PROJECT DESCRIPTION:** Demolition of existing single family residence and construction of new 4308 square foot, two story, 25 feet high single family residence with one attached, 496 square foot, two car garage, and one detached 456 square foot, two car garage on a harbor front lot.

**LOCAL APPROVALS RECEIVED:** City of Newport Beach Approval  
Concept (No. 2091-2003) dated Sept. 15, 2003.

**SUMMARY OF STAFF RECOMMENDATION:**

The applicant is proposing to demolish and re-construct a single family residence at a harbor front site. The major issue of this staff report concerns assuring that the applicant is aware that future improvements at the site will require additional review; and that site drainage employ appropriate measures to assure protection of water quality. Staff is recommending **APPROVAL** of the proposed project subject to two special conditions which 1) alert the applicant to the requirement that future development at the site will require an amendment to this permit or approval of a new coastal development permit; and 2) requires that water quality measures be carried out as proposed.

**SUBSTANTIVE FILE DOCUMENTS:** City of Newport Beach certified Land Use Plan.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **APPROVE** the permit application with special conditions.

**MOTION:** I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

**RESOLUTION:**

**I. APPROVAL WITH CONDITIONS**

The Commission hereby **APPROVES** a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

**II. STANDARD CONDITIONS**

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

### **III. SPECIAL CONDITIONS**

#### **1. Future Development**

This permit is only for the development described in Coastal Development Permit No. 5-03-419. Pursuant to Title 14 California Code of Regulations Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-03-419. Accordingly, any future improvements to the single family house authorized by this permit, including but not limited to repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-03-419 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

#### **2. Water Quality**

The water quality measures depicted on plans submitted with the application (Sheet No. L-2, dated 11/10/03 prepared by David A. Pedersen. Inc., and Grading Plans, Sheets 1 and 2, dated 9/29/03, prepared by Anacal Engineering Co.), shall be carried out as proposed.

### **IV. FINDINGS AND DECLARATIONS:**

The Commission hereby finds and declares:

#### **A. PROJECT DESCRIPTION**

The applicant is proposing to demolish an existing single family residence and construct a new 4,308 square foot, two story, 25 feet high single family residence with one attached, 496 square foot, two car garage, and one detached 456 square foot, two car garage on a harbor front lot.

The subject site is a harbor front, bulkheaded lot. The site is located within a private, gated community (Balboa Coves) between the sea and the first public road. No public access currently exists at the subject site. The nearest public access exists at the wide sandy public beach that runs along the ocean side length of the Balboa peninsula, approximately ¼ mile south of the subject site. The proposed development, demolition and construction of a single family residence, will have no impact on existing public access in the vicinity.

As stated above, the subject site is a harbor front lot. The site is located at the inner most reach of the harbor (see exhibit ). The harbor waters and the subject site are separated by a seawall consisting of a low height masonry block retaining wall. The condition of the existing wall was inspected by a coastal engineer. In a letter dated 11/24/03 the coastal engineer states:

*"The wall has been in place for several decades and based upon our visual inspection appears to be in good condition. The wall is straight and true with no large cracks or visible evidence of movement. The masonry block face of the wall showed no signs of significant deterioration. The soils and patio behind the wall exhibited no signs of movement or stress. While the wall may require maintenance over time, such as patching, no maintenance is necessary at this time. In addition, no modifications of the wall are necessary to support the proposed new residence."*

In the same letter the coastal engineer concludes:

*In summary, no maintenance or modification of the existing seawall is necessary for the proposed development. The proposed development will not require any additional shore protection device in the future (next 75 years) due to any anticipated future coastal hazard such as a rise in sea level. The adjacent properties and coastal access rely on the presence of the site seawall for protection just as the site relies on the integrity of the adjacent seawalls for protection. The site is safe from flooding due to its elevation above any potential future water level in Newport Bay.*

Based on the input of the coastal engineer, it is reasonable to conclude that the existing wall is adequate to serve the proposed development over its expected life span. Nevertheless it may happen that repair or replacement of the bulkhead may become necessary. If so, such development would need to be reviewed for consistency with the Chapter 3 policies of the Coastal Act. Therefore, a special condition is imposed which makes the applicant aware that any future development at the site, including work on the existing seawall, requires an amendment to this permit or a new coastal development permit.

The applicant has submitted plans depicting water quality drainage measures. The measures proposed include collecting all site drainage and directing it to a filter prior to its release into the street and City storm drain system. Also proposed in the west side yard are stepping stones with plantings between. These measures are necessary to assure site drainage for the proposed project will be in conformance with Sections 30230 and 30231 of the Coastal Act which require that water quality be protected, and where feasible, enhanced. To ensure these features are installed as proposed, Therefore a special condition is imposed which requires that the water quality measures be carried out as proposed.

**B. DEVELOPMENT**

The development is located within an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future improvements special condition be imposed. As conditioned the development conforms with the Chapter 3 policies of the Coastal Act.

**C. PUBLIC ACCESS**

The proposed development will not affect the public's ability to gain access to, and/or to use the coast and nearby recreational facilities. Therefore, as proposed the development, as conditioned, conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

**D. WATER QUALITY**

The proposed development has a potential for a discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post construction activities on the marine environment. These design features include, but are not limited to, the appropriate management of equipment and construction materials, reducing runoff through the use of permeable surfaces, the use of non invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms with Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

**E. LOCAL COASTAL PROGRAM**

Coastal Act section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan for the City of Newport Beach was effectively certified on May 19, 1982. The certified LUP was updated on January 9 1990. As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

**F. CALIFORNIA ENVIRONMENTAL QUALITY ACT**

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



Subject Site

EXHIBIT NO. A
APPLICATION NO.
5-03-419
California Coastal Commission

VICINITY MAP

# EATON RESIDENCE

## REMODEL & ADDITION

64 BALBOA COVES  
NEWPORT BEACH, CALIFORNIA

COASTAL COMMISSION  
5-03-419  
EXHIBIT # B  
PAGE 1 OF 1

### ABBREVIATIONS

AC	ARCHITECT	CC	CITY CLERK	EC	ENGINEER	GC	GENERAL CONTRACTOR	HC	HOMEOWNER	LC	LOCAL CODE	MC	MAYOR	PC	PLANNING COMMISSION	SC	SUBMITTER	TC	TOWN CLERK	UC	UNIVERSITY	VC	VICINITY	WC	WATER	XC	EXHIBIT	YC	YOUTH	ZC	ZONING				
AD	ADDITION	AL	ALUMINUM	AN	ANODE	AO	ARCHITECTURAL	AP	APPLICANT	AR	ARCHITECTURAL REVIEW	AS	ASBESTOS	AT	ARCHITECTURAL TREATMENT	AV	ARCHITECTURAL VARIATION	AW	ARCHITECTURAL WORK	AX	ARCHITECTURAL X-RAY	AY	ARCHITECTURAL Y-RAY	AZ	ARCHITECTURAL Z-RAY	BA	BALBOA	BB	BALBOA BEACH	BC	BALBOA COVES	BD	BALBOA DRIVE		
BE	BEST	BF	BALBOA FLOOR	BG	BALBOA GROUND	BH	BALBOA HEIGHT	BI	BALBOA INTERIOR	BJ	BALBOA JUNCTION	BK	BALBOA KITCHEN	BL	BALBOA LIVING	BM	BALBOA MASTER	BN	BALBOA NORTH	BO	BALBOA OCEAN	BP	BALBOA PARK	BQ	BALBOA QUARTERS	BR	BALBOA RAMP	BS	BALBOA STREET	BT	BALBOA TOWER	BU	BALBOA UNDER		
BV	BALBOA VENT	BW	BALBOA WALL	BX	BALBOA X-RAY	BY	BALBOA Y-RAY	BZ	BALBOA Z-RAY	CA	CALIFORNIA	CB	CALIFORNIA BEACH	CC	CALIFORNIA COVES	CD	CALIFORNIA DRIVE	CE	CALIFORNIA ESTATE	CF	CALIFORNIA FLOOR	CG	CALIFORNIA GROUND	CH	CALIFORNIA HEIGHT	CI	CALIFORNIA INTERIOR	CJ	CALIFORNIA JUNCTION	CK	CALIFORNIA KITCHEN	CL	CALIFORNIA LIVING		
CM	CALIFORNIA MASTER	CN	CALIFORNIA NORTH	CO	CALIFORNIA OCEAN	CP	CALIFORNIA PARK	CQ	CALIFORNIA QUARTERS	CR	CALIFORNIA RAMP	CS	CALIFORNIA STREET	CT	CALIFORNIA TOWER	CU	CALIFORNIA UNDER	CV	CALIFORNIA VENT	CW	CALIFORNIA WALL	CX	CALIFORNIA X-RAY	CY	CALIFORNIA Y-RAY	CZ	CALIFORNIA Z-RAY	DA	DALY	DB	DALY BEACH	DC	DALY COVES		
DD	DALY DRIVE	DE	DALY ESTATE	DF	DALY FLOOR	DG	DALY GROUND	DH	DALY HEIGHT	DI	DALY INTERIOR	DJ	DALY JUNCTION	DK	DALY KITCHEN	DL	DALY LIVING	DM	DALY MASTER	DN	DALY NORTH	DO	DALY OCEAN	DP	DALY PARK	DQ	DALY QUARTERS	DR	DALY RAMP	DS	DALY STREET	DT	DALY TOWER		
DU	DALY UNDER	DV	DALY VENT	DW	DALY WALL	DX	DALY X-RAY	DY	DALY Y-RAY	DZ	DALY Z-RAY	EA	EATON	EB	EATON BEACH	EC	EATON COVES	ED	EATON DRIVE	EE	EATON ESTATE	EF	EATON FLOOR	EG	EATON GROUND	EH	EATON HEIGHT	EI	EATON INTERIOR	EJ	EATON JUNCTION	EK	EATON KITCHEN		
EL	EATON LIVING	EM	EATON MASTER	EN	EATON NORTH	EO	EATON OCEAN	EP	EATON PARK	EQ	EATON QUARTERS	ER	EATON RAMP	ES	EATON STREET	ET	EATON TOWER	EU	EATON UNDER	EV	EATON VENT	EW	EATON WALL	EX	EATON X-RAY	EY	EATON Y-RAY	EZ	EATON Z-RAY	FA	FALCON	FB	FALCON BEACH		
FC	FALCON COVES	FD	FALCON DRIVE	FE	FALCON ESTATE	FF	FALCON FLOOR	FG	FALCON GROUND	FH	FALCON HEIGHT	FI	FALCON INTERIOR	FJ	FALCON JUNCTION	FK	FALCON KITCHEN	FL	FALCON LIVING	FM	FALCON MASTER	FN	FALCON NORTH	FO	FALCON OCEAN	FP	FALCON PARK	FQ	FALCON QUARTERS	FR	FALCON RAMP	FS	FALCON STREET		
FT	FALCON TOWER	FU	FALCON UNDER	FV	FALCON VENT	FW	FALCON WALL	FX	FALCON X-RAY	FY	FALCON Y-RAY	FZ	FALCON Z-RAY	GA	GALILEO	GB	GALILEO BEACH	GC	GALILEO COVES	GD	GALILEO DRIVE	GE	GALILEO ESTATE	GF	GALILEO FLOOR	GG	GALILEO GROUND	GH	GALILEO HEIGHT	GI	GALILEO INTERIOR	GJ	GALILEO JUNCTION		
GK	GALILEO KITCHEN	GL	GALILEO LIVING	GM	GALILEO MASTER	GN	GALILEO NORTH	GO	GALILEO OCEAN	GP	GALILEO PARK	GQ	GALILEO QUARTERS	GR	GALILEO RAMP	GS	GALILEO STREET	GT	GALILEO TOWER	GU	GALILEO UNDER	GV	GALILEO VENT	GW	GALILEO WALL	GX	GALILEO X-RAY	GY	GALILEO Y-RAY	GZ	GALILEO Z-RAY	HA	HALL		
HB	HALL BEACH	HC	HALL COVES	HD	HALL DRIVE	HE	HALL ESTATE	HF	HALL FLOOR	HG	HALL GROUND	HH	HALL HEIGHT	HI	HALL INTERIOR	HJ	HALL JUNCTION	HK	HALL KITCHEN	HL	HALL LIVING	HM	HALL MASTER	HN	HALL NORTH	HO	HALL OCEAN	HP	HALL PARK	HQ	HALL QUARTERS	HR	HALL RAMP		
HS	HALL STREET	HT	HALL TOWER	HU	HALL UNDER	HV	HALL VENT	HW	HALL WALL	HX	HALL X-RAY	HY	HALL Y-RAY	HZ	HALL Z-RAY	IA	IRVING	IB	IRVING BEACH	IC	IRVING COVES	ID	IRVING DRIVE	IE	IRVING ESTATE	IF	IRVING FLOOR	IG	IRVING GROUND	IH	IRVING HEIGHT	II	IRVING INTERIOR		
IJ	IRVING JUNCTION	IK	IRVING KITCHEN	IL	IRVING LIVING	IM	IRVING MASTER	IN	IRVING NORTH	IO	IRVING OCEAN	IP	IRVING PARK	IQ	IRVING QUARTERS	IR	IRVING RAMP	IS	IRVING STREET	IT	IRVING TOWER	IU	IRVING UNDER	IV	IRVING VENT	IW	IRVING WALL	IX	IRVING X-RAY	IY	IRVING Y-RAY	IZ	IRVING Z-RAY		
JA	JACKSON	JB	JACKSON BEACH	JC	JACKSON COVES	JD	JACKSON DRIVE	JE	JACKSON ESTATE	JF	JACKSON FLOOR	JG	JACKSON GROUND	JH	JACKSON HEIGHT	JI	JACKSON INTERIOR	JJ	JACKSON JUNCTION	JK	JACKSON KITCHEN	JL	JACKSON LIVING	JM	JACKSON MASTER	JN	JACKSON NORTH	JO	JACKSON OCEAN	JP	JACKSON PARK	JQ	JACKSON QUARTERS		
JR	JACKSON RAMP	JS	JACKSON STREET	JT	JACKSON TOWER	JU	JACKSON UNDER	JV	JACKSON VENT	JW	JACKSON WALL	JX	JACKSON X-RAY	JY	JACKSON Y-RAY	JZ	JACKSON Z-RAY	KA	KALAMAZOO	KB	KALAMAZOO BEACH	KC	KALAMAZOO COVES	KD	KALAMAZOO DRIVE	KE	KALAMAZOO ESTATE	KF	KALAMAZOO FLOOR	KG	KALAMAZOO GROUND	KH	KALAMAZOO HEIGHT		
KI	KALAMAZOO INTERIOR	KJ	KALAMAZOO JUNCTION	KK	KALAMAZOO KITCHEN	KL	KALAMAZOO LIVING	KM	KALAMAZOO MASTER	KN	KALAMAZOO NORTH	KO	KALAMAZOO OCEAN	KP	KALAMAZOO PARK	KQ	KALAMAZOO QUARTERS	KR	KALAMAZOO RAMP	KS	KALAMAZOO STREET	KT	KALAMAZOO TOWER	KU	KALAMAZOO UNDER	KV	KALAMAZOO VENT	KW	KALAMAZOO WALL	KX	KALAMAZOO X-RAY	KY	KALAMAZOO Y-RAY		
KZ	KALAMAZOO Z-RAY	LA	LALAN	LB	LALAN BEACH	LC	LALAN COVES	LD	LALAN DRIVE	LE	LALAN ESTATE	LF	LALAN FLOOR	LG	LALAN GROUND	LH	LALAN HEIGHT	LI	LALAN INTERIOR	LJ	LALAN JUNCTION	LK	LALAN KITCHEN	LL	LALAN LIVING	LM	LALAN MASTER	LN	LALAN NORTH	LO	LALAN OCEAN	LP	LALAN PARK		
LQ	LALAN QUARTERS	LR	LALAN RAMP	LS	LALAN STREET	LT	LALAN TOWER	LU	LALAN UNDER	LV	LALAN VENT	LW	LALAN WALL	LX	LALAN X-RAY	LY	LALAN Y-RAY	LZ	LALAN Z-RAY	MA	MALIBU	MB	MALIBU BEACH	MC	MALIBU COVES	MD	MALIBU DRIVE	ME	MALIBU ESTATE	MF	MALIBU FLOOR	MG	MALIBU GROUND		
MH	MALIBU HEIGHT	MI	MALIBU INTERIOR	MJ	MALIBU JUNCTION	MK	MALIBU KITCHEN	ML	MALIBU LIVING	MM	MALIBU MASTER	MN	MALIBU NORTH	MO	MALIBU OCEAN	MP	MALIBU PARK	MQ	MALIBU QUARTERS	MR	MALIBU RAMP	MS	MALIBU STREET	MT	MALIBU TOWER	MU	MALIBU UNDER	MV	MALIBU VENT	MW	MALIBU WALL	MX	MALIBU X-RAY		
MY	MALIBU Y-RAY	MZ	MALIBU Z-RAY	NA	NALAN	NB	NALAN BEACH	NC	NALAN COVES	ND	NALAN DRIVE	NE	NALAN ESTATE	NF	NALAN FLOOR	NG	NALAN GROUND	NH	NALAN HEIGHT	NI	NALAN INTERIOR	NJ	NALAN JUNCTION	NK	NALAN KITCHEN	NL	NALAN LIVING	NM	NALAN MASTER	NO	NALAN NORTH	NP	NALAN OCEAN		
NP	NALAN PARK	NQ	NALAN QUARTERS	NR	NALAN RAMP	NS	NALAN STREET	NT	NALAN TOWER	NU	NALAN UNDER	NV	NALAN VENT	NW	NALAN WALL	NX	NALAN X-RAY	NY	NALAN Y-RAY	NZ	NALAN Z-RAY	OA	ORANGE	OB	ORANGE BEACH	OC	ORANGE COVES	OD	ORANGE DRIVE	OE	ORANGE ESTATE	OF	ORANGE FLOOR		
OG	ORANGE GROUND	OH	ORANGE HEIGHT	OI	ORANGE INTERIOR	OJ	ORANGE JUNCTION	OK	ORANGE KITCHEN	OL	ORANGE LIVING	OM	ORANGE MASTER	ON	ORANGE NORTH	OO	ORANGE OCEAN	OP	ORANGE PARK	OQ	ORANGE QUARTERS	OR	ORANGE RAMP	OS	ORANGE STREET	OT	ORANGE TOWER	OU	ORANGE UNDER	OV	ORANGE VENT	OW	ORANGE WALL		
OX	ORANGE X-RAY	OY	ORANGE Y-RAY	OZ	ORANGE Z-RAY	PA	PALM	PB	PALM BEACH	PC	PALM COVES	PD	PALM DRIVE	PE	PALM ESTATE	PF	PALM FLOOR	PG	PALM GROUND	PH	PALM HEIGHT	PI	PALM INTERIOR	PJ	PALM JUNCTION	PK	PALM KITCHEN	PL	PALM LIVING	PM	PALM MASTER	PN	PALM NORTH		
PO	PALM OCEAN	PP	PALM PARK	PQ	PALM QUARTERS	PR	PALM RAMP	PS	PALM STREET	PT	PALM TOWER	PU	PALM UNDER	PV	PALM VENT	PW	PALM WALL	PX	PALM X-RAY	PY	PALM Y-RAY	PZ	PALM Z-RAY	QA	QUINCY	QB	QUINCY BEACH	QC	QUINCY COVES	QD	QUINCY DRIVE	QE	QUINCY ESTATE		
QF	QUINCY FLOOR	QG	QUINCY GROUND	QH	QUINCY HEIGHT	QI	QUINCY INTERIOR	QJ	QUINCY JUNCTION	QK	QUINCY KITCHEN	QL	QUINCY LIVING	QM	QUINCY MASTER	QN	QUINCY NORTH	QO	QUINCY OCEAN	QP	QUINCY PARK	QQ	QUINCY QUARTERS	QR	QUINCY RAMP	QS	QUINCY STREET	QT	QUINCY TOWER	QU	QUINCY UNDER	QV	QUINCY VENT		
QW	QUINCY WALL	QX	QUINCY X-RAY	QY	QUINCY Y-RAY	QZ	QUINCY Z-RAY	RA	RALPH	RB	RALPH BEACH	RC	RALPH COVES	RD	RALPH DRIVE	RE	RALPH ESTATE	RF	RALPH FLOOR	RG	RALPH GROUND	RH	RALPH HEIGHT	RI	RALPH INTERIOR	RJ	RALPH JUNCTION	RK	RALPH KITCHEN	RL	RALPH LIVING	RM	RALPH MASTER	RN	RALPH NORTH
RO	RALPH OCEAN	RP	RALPH PARK	RQ	RALPH QUARTERS	RR	RALPH RAMP	RS	RALPH STREET	RT	RALPH TOWER	RU	RALPH UNDER	RV	RALPH VENT	RW	RALPH WALL	RX	RALPH X-RAY	RY	RALPH Y-RAY	RZ	RALPH Z-RAY	SA	SALMON	SB	SALMON BEACH	SC	SALMON COVES	SD	SALMON DRIVE	SE	SALMON ESTATE	SF	SALMON FLOOR
SG	SALMON GROUND	SH	SALMON HEIGHT	SI	SALMON INTERIOR	SJ	SALMON JUNCTION	SK	SALMON KITCHEN	SL	SALMON LIVING	SM	SALMON MASTER	SN	SALMON NORTH	SO	SALMON OCEAN	SP	SALMON PARK	SQ	SALMON QUARTERS	SR	SALMON RAMP	SS	SALMON STREET	ST	SALMON TOWER	SU	SALMON UNDER	SV	SALMON VENT	SW	SALMON WALL	SX	SALMON X-RAY
SY	SALMON Y-RAY	SZ	SALMON Z-RAY	TA	TALAMON	TB	TALAMON BEACH	TC	TALAMON COVES	TD	TALAMON DRIVE	TE	TALAMON ESTATE	TF	TALAMON FLOOR	TG	TALAMON GROUND	TH	TALAMON HEIGHT	TI	TALAMON INTERIOR	TJ	TALAMON JUNCTION	TK	TALAMON KITCHEN	TL	TALAMON LIVING	TM	TALAMON MASTER	TN	TALAMON NORTH	TO	TALAMON OCEAN	TP	TALAMON PARK
TQ	TALAMON QUARTERS	TR	TALAMON RAMP	TS	TALAMON STREET	TT	TALAMON TOWER	TU	TALAMON UNDER	TV	TALAMON VENT	TW	TALAMON WALL	TX	TALAMON X-RAY	TY	TALAMON Y-RAY	TZ	TALAMON Z-RAY	UA	UNION	UB	UNION BEACH	UC	UNION COVES	UD	UNION DRIVE	UE	UNION ESTATE	UF	UNION FLOOR	UG	UNION GROUND	UH	UNION HEIGHT
UI	UNION INTERIOR	UJ	UNION JUNCTION	UK	UNION KITCHEN	UL	UNION LIVING	UM	UNION MASTER	UN	UNION NORTH	UO	UNION OCEAN	UP	UNION PARK	UQ	UNION QUARTERS	UR	UNION RAMP	US	UNION STREET	UT	UNION TOWER	UU	UNION UNDER	UV	UNION VENT	UW	UNION WALL	UX	UNION X-RAY	UY	UNION Y-RAY	UZ	UNION Z-RAY
VA	VAN	VB	VAN BEACH	VC	VAN COVES	VD	VAN DRIVE	VE	VAN ESTATE	VF	VAN FLOOR	VG	VAN GROUND	VH	VAN HEIGHT	VI	VAN INTERIOR	VJ	VAN JUNCTION	VK	VAN KITCHEN	VL	VAN LIVING	VM	VAN MASTER	VN	VAN NORTH	VO	VAN OCEAN	VP	VAN PARK	VQ	VAN QUARTERS	VR	VAN RAMP
VS	VAN STREET	VT	VAN TOWER	VU	VAN UNDER	VV	VAN VENT	VW	VAN WALL	VX	VAN X-RAY	VY	VAN Y-RAY	VZ	VAN Z-RAY	WA	WALTON	WB	WALTON BEACH	WC	WALTON COVES	WD	WALTON DRIVE	WE	WALTON ESTATE	WF	WALTON FLOOR	WG	WALTON GROUND	WH	WALTON HEIGHT	WI	WALTON INTERIOR	WJ	WALTON JUNCTION
WK	WALTON KITCHEN	WL	WALTON LIVING	WM	WALTON MASTER	WN	WALTON NORTH	WO	WALTON OCEAN	WP	WALTON PARK	WQ	WALTON QUARTERS	WR	WALTON RAMP	WS	WALTON STREET	WT	WALTON TOWER	WU	WALTON UNDER	WV	WALTON VENT	WW	WALTON WALL	WX	WALTON X-RAY	WY	WALTON Y-RAY	WZ	WALTON Z-RAY	XA	XANADU		
XB	XANADU BEACH	XC	XANADU COVES	XD	XANADU DRIVE	XE	XANADU ESTATE	XF	XANADU FLOOR	XG	XANADU GROUND	XH	XANADU HEIGHT	XI	XANADU INTERIOR	XJ	XANADU JUNCTION	XK	XANADU KITCHEN	XL	XANADU LIVING	XM	XANADU MASTER	XN	XANADU NORTH	XO	XANADU OCEAN	XP	XANADU PARK	XQ	XANADU QUARTERS	XR	XANADU RAMP	XS	XANADU STREET
XT	XANADU TOWER	XU	XANADU UNDER	XV	XANADU VENT	XW	XANADU WALL	XY	XANADU X-RAY	XY	XANADU Y-RAY	XZ	XANADU Z-RAY	YA	YALAN	YB	YALAN BEACH	YC	YALAN COVES	YD	YALAN DRIVE	YE	YALAN ESTATE	YF	YALAN FLOOR	YG	YALAN GROUND	YH	YALAN HEIGHT	YI	YALAN INTERIOR	YJ	YALAN JUNCTION	YK	YALAN KITCHEN
YL	YALAN LIVING	YM	YALAN MASTER	YN	YALAN NORTH	YO	YALAN OCEAN	YP	YALAN PARK	YQ	YALAN QUARTERS	YR	YALAN RAMP	YS	YALAN STREET	YT	YALAN TOWER	YU	YALAN UNDER	YV	YALAN VENT	YW	YALAN WALL	YX	YALAN X-RAY	YY	YALAN Y-RAY	YZ	YALAN Z-RAY	ZA	ZALAN	ZB	ZALAN BEACH		
ZC	ZALAN COVES	ZD	ZALAN DRIVE	ZE	ZALAN ESTATE	ZF	ZALAN FLOOR	ZG	ZALAN GROUND	ZH	ZALAN HEIGHT	ZI	ZALAN INTERIOR	ZJ	ZALAN JUNCTION	ZK	ZALAN KITCHEN	ZL	ZALAN LIVING	ZM	ZALAN MASTER	ZN	ZALAN NORTH	ZO	ZALAN OCEAN	ZP	ZALAN PARK	ZQ	ZALAN QUARTERS	ZR	ZALAN RAMP	ZS	ZALAN STREET	ZT	ZALAN TOWER
ZU	ZALAN UNDER	ZV	ZALAN VENT	ZW	ZALAN WALL	ZX	ZALAN X-RAY	ZY	ZALAN Y-RAY	ZZ	ZALAN Z-RAY	AA	ALAN	AB	ALAN BEACH	AC	ALAN COVES	AD	ALAN DRIVE	AE	ALAN ESTATE	AF	ALAN FLOOR	AG	ALAN GROUND	AH	ALAN HEIGHT	AI	ALAN INTERIOR	AJ	ALAN JUNCTION	AK	ALAN KITCHEN	AL	ALAN LIVING
AM	ALAN MASTER	AN	ALAN NORTH	AO	ALAN OCEAN	AP	ALAN PARK	AQ	ALAN QUARTERS	AR	ALAN RAMP	AS	ALAN STREET	AT	ALAN TOWER	AU	ALAN UNDER	AV	ALAN VENT	AW	ALAN WALL	AX	ALAN X-RAY	AY	ALAN Y-RAY	AZ	ALAN Z-RAY	BA	BALBOA	BB	BALBOA BEACH	BC	BALBOA COVES		
BD	BALBOA DRIVE	BE	BALBOA ESTATE	BF	BALBOA FLOOR	BG	BALBOA GROUND	BH	BALBOA HEIGHT	BI	BALBOA INTERIOR	BJ	BALBOA JUNCTION	BK	BALBOA KITCHEN	BL	BALBOA LIVING	BM	BALBOA MASTER	BN	BALBOA NORTH	BO	BALBOA OCEAN	BP	BALBOA PARK	BQ	BALBOA QUARTERS	BR	BALBOA RAMP	BS	BALBOA STREET	BT	BALBOA TOWER	BU	BALBOA UNDER
BV	BALBOA VENT	BW	BALBOA WALL	BX	BALBOA X-RAY	BY	BALBOA Y-RAY	BZ	BALBOA Z-RAY	CA	CALIFORNIA	CB	CALIFORNIA BEACH	CC	CALIFORNIA COVES	CD	CALIFORNIA DRIVE	CE	CALIFORNIA ESTATE	CF	CALIFORNIA FLOOR	CG	CALIFORNIA GROUND	CH	CALIFORNIA HEIGHT	CI	CALIFORNIA INTERIOR	CJ	CALIFORNIA JUNCTION	CK	CALIFORNIA KITCHEN	CL	CALIFORNIA LIVING	CM	CALIFORNIA MASTER
CN	CALIFORNIA NORTH	CO	CALIFORNIA OCEAN	CP	CALIFORNIA PARK	CQ	CALIFORNIA QUARTERS	CR	CALIFORNIA RAMP	CS	CALIFORNIA STREET	CT	CALIFORNIA TOWER	CU	CALIFORNIA UNDER	CV	CALIFORNIA VENT	CW	CALIFORNIA WALL	CX	CALIFORNIA X-RAY	CY	CALIFORNIA Y-RAY	CZ	CALIFORNIA Z-RAY	DA	DALY	DB	DALY BEACH	DC	DALY COVES	DD	DALY DRIVE		
DE	DALY ESTATE	DF	DALY FLOOR	DG	DALY GROUND	DH	DALY HEIGHT	DI	DALY INTERIOR	DJ	DALY JUNCTION	DK	DALY KITCHEN	DL	DALY LIVING	DM	DALY MASTER	DN	DALY NORTH	DO	DALY OCEAN	DP	DALY PARK	DQ	DALY QUARTERS</										