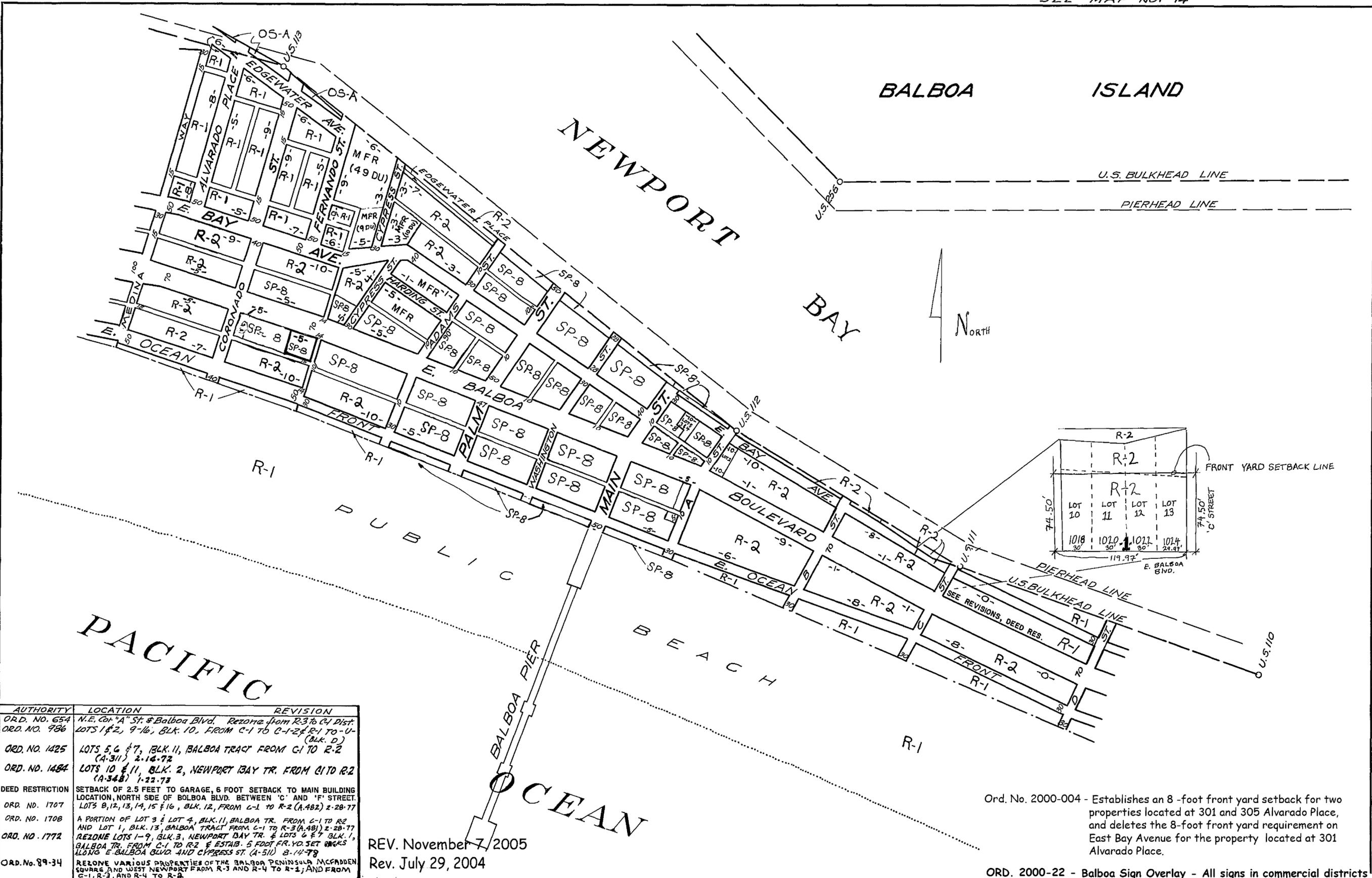


SEE MAP NO. 10

SEE MAP NO. 12



AUTHORITY	LOCATION	REVISION
ORD. NO. 654	N.E. Cor. "A" St. & Balboa Blvd.	Rezoning from R-2 to C-1 Dist.
ORD. NO. 936	LOTS 1 & 2, 9-16, BLK. 10, FROM C-1 TO C-1-2 (BLK. D)	
ORD. NO. 1425	LOTS 5, 6 & 7, BLK. 11, BALBOA TRACT	FROM C-1 TO R-2 (A-311) 2-16-72
ORD. NO. 1484	LOTS 10 & 11, BLK. 2, NEWPORT BAY TR.	FROM C-1 TO R-2 (A-348) 1-22-73
DEED RESTRICTION	SETBACK OF 2.5 FEET TO GARAGE, 6 FOOT SETBACK TO MAIN BUILDING LOCATION, NORTH SIDE OF BALBOA BLVD. BETWEEN 'C' AND 'F' STREET.	
ORD. NO. 1707	LOTS 8, 12, 13, 14, 15 & 16, BLK. 12, FROM C-1 TO R-2 (A-482) 2-28-77	
ORD. NO. 1708	A PORTION OF LOT 3 & LOT 4, BLK. 11, BALBOA TR. FROM C-1 TO R-2 AND LOT 1, BLK. 13, BALBOA TRACT FROM C-1 TO R-3 (A-481) 2-28-77	
ORD. NO. 1772	REZONE LOTS 1-9, BLK. 3, NEWPORT BAY TR. & LOTS 6 & 7 BLK. 1, BALBOA TR. FROM C-1 TO R-2 & ESTAB. 5 FOOT FR. YD. SET BACKS ALONG E. BALBOA BLVD. AND CYPRESS ST. (A-511) 8-14-78	
ORD. NO. 89-34	REZONE VARIOUS PROPERTIES OF THE BALBOA PENINSULA, MCFADDEN SQUARES AND WEST NEWPORT FROM R-3 AND R-4 TO R-2; AND FROM C-1, R-3, AND R-4 TO R-2	
ORD. NO. 90-24	REZONE SPECIFIC PROPERTIES TO MFR	6-28-90
ORD. NO. 91-1	ESTABLISH 5' FRONT YARD SETBACKS LOTS 9-12, BLK. 3, BALBOA TRACT, PARCELS 1 & 2, P.M. 99-12, LOTS 10-12 & 18, BLK 2 NEWPORT BAY TRACT	2-27-91
ORD. NO. 91-27	ESTABLISH SETBACK ON BAYSIDE OF FOUR PARCELS (1018-1024 EAST BALBOA BLVD.) SETBACK IS 74.5 FEET FROM THE FRONT PROPERTY LINE ON EAST BALBOA BLVD.	
ORD. NO. 92-45	REZONE SPECIFIC PROPERTIES TO RSC.	12-9-92
RES. NO. 94-15	STREET NAME CHANGE ALVARADO ST. TO MEDINA WAY	2-28-94
ORD. NO. 94-44	REZONE SPECIFIC PROPERTIES TO SP-8	10-13-94

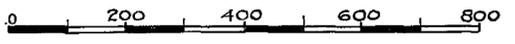
REV. November 7, 2005  
Rev. July 29, 2004

## DISTRICTING MAP NEWPORT BEACH - CALIFORNIA

R-A	AGRICULTURAL RESIDENTIAL	R-3	REST'D MULTIPLE FAMILY RESIDENTIAL
R-1	SINGLE FAMILY RESIDENTIAL	C-1	LIGHT COMMERCIAL
R-2	DUPLEX RESIDENTIAL	C-2	GENERAL COMMERCIAL
MFR	MULTIPLE FAMILY RESIDENTIAL	M-1	MANUFACTURING
-B	COMBINING DISTRICTS	U	UNCLASSIFIED
-H			

Front Yard Depth In Feet Shown Thus: -10-

- Ord. No. 2000-004 - Establishes an 8-foot front yard setback for two properties located at 301 and 305 Alvarado Place, and deletes the 8-foot front yard requirement on East Bay Avenue for the property located at 301 Alvarado Place.
- ORD. 2000-22 - Balboa Sign Overlay - All signs in commercial districts on the Balboa Peninsula shall be subject to the regulations contained in the Balboa Sign Overlay - 11 - 14 - 2000
- ORD. 2005-17 - Adopt a new Chapter 20.67 pertaining to regulation of signs on a citywide basis. This ordinance removes the Balboa Sign Overlay (ORD. 2000-22) from this Districting Map. 9-27-2005



ORD. NO 635  
DEC. 26, 1950