Attachment G

Table and Exhibit of Setback Map Corrections

Affected Setback Map	Affected Properties	Affected Titles	Clarification / Correction Needed
S-1A	202-210 Lugonia Ave. (even addresses)	20 & 21	• Setback map not consistent with intent of Districting Map No. DM1. • The districting map referenced Specific Plan No. 4 (Newport Shores), which no longer exists, but required a 5-foot front setback. The setback map reflects a 5-foot front setback on other blocks previously subject to the Specific Plan, but the 5-foot setback was inadvertently left off one block affecting 202-210 Lugonia Ave.
S-2A	Various in Balboa Coves	20 & 21	• Setback map misinterpreted Districting Map No. DM3. • 15-foot front setback not intended to apply to side property lines and does not represent existing development pattern.
	308-312 38th St.	20 & 21	• Setback map not consistent with intent of Districting Map No. DM3 due to ambiguities resulting from short block length. • 3-foot front setback indicator along 38th St. should apply to 308-312 38th St, consistent with existing development pattern.
	601 Clubhouse Dr.	20 & 21	• Setback map not consistent with intent of Districting Map No. DM3 due to ambiguities resulting from short block length. • 8-foot front setback indicator along 35th St. should apply to 601 Clubhouse Drive, consistent with existing development pattern.
S-2E	201-205 6th St. and 601-605 W. Bay Ave.	20 & 21	• Setback map not consistent with intent of Districting Map No. DM10. • 10-foot front setback omitted from map for 201-205 6th St. • 9-foot front setback omitted from map for 601-605 W. Bay Ave.
S-2F	1317 East Balboa Blvd.	20 & 21	• Setback map not consistent with intent of Districting Map No. DM12 due to ambiguities in property line locations. • Limits of 8-foot setback shall include subject lot.
S-2G	1707 East Bay Ave.	20 & 21	• Setback map not consistent with intent of Districting Map No. DM12 due to ambiguities in property line locations. • Delineation between 19-foot front and 25-foot front setback indicators should occur at easterly side property line of lot, not within center of subject lot.
S-5A	202, 206, 210, 214 La Jolla Dr.	20	• Setback map misinterpreted Districting Map No. DM5.

Affected Setback Map	Affected Properties	Affected Titles	Clarification / Correction Needed
			• 5-foot front setback intended to be maintained from vacated La Jolla Dr. right-of-way line, consistent with existing development pattern.
S-6	Various lots in Bayshores and 2011 Kings Rd.	20 & 21	• Setback map not consistent with Districting Map No. DM23. • 10-foot front setback line missing from 2691-2821 Bay Shore Dr. (even addresses). • 18 corner lots inadvertently labeled with two street front yards inconsistent with existing development. Side street frontages should be regulated as a side setback. See Attachment H for Director's Determination No. DD2021-002 (PA2021-115) for more details. • 10-foot waterside front setback should be measured from actual bulkhead instead of U.S. Bulkhead Line, consistent with existing development pattern. • 2011 Kings Rd. inadvertently labeled with two street front yards inconsistent with existing development.
S-8	24 and 26 Harbor Island	20 & 21	• Setback map not consistent with Districting Map No. DM23. • The correct setback should be 11.5 feet (not 19 feet) as shown on the districting map to accurately reflect the location of the 15-foot-wide pedestrian walkway easement and an additional 4-foot setback for either property.
S-10A	412-418 Carnation Ave.	20 & 21	• Ambiguities in both setback map and Districting Map No. DM16 due to vacated right-of-way along Carnation Ave. frontages. • 15-front setback for 412 Carnation Ave. should be measured from vacated right-of-way line. • 15-front setback for 414-148 Carnation Ave. should be measured from actual property line.
	300 - 319 Carnation Ave.	20 & 21	• Setback map not consistent with Districting Map No. DM17. • 10-foot front setback lines missing as measured from vacated right-of-way line and consistent with existing development pattern.
S-10B	3000 and 3002 Breakers Dr.	20 & 21	• Setback map not consistent with Districting Map No. DM18. • 5-foot front setback inadvertently omitted from map.
S-10D	4717 Hampden Rd.	20 & 21	• Setback map not consistent with Districting Map No. DM31. • 15-foot setback indicator along the easterly side property line adjacent to golf course should include a note clarifying it is a side setback per Ordinance 96-2.

Setback Map

S-1A

Proposed Map

Name: S-1A_DRAFT / PA2020-006

Setback Map

S-1A - West Newport

Setback Map

S-1A

Existing Map

Name: S-1A / October 26, 2010

Setback Map

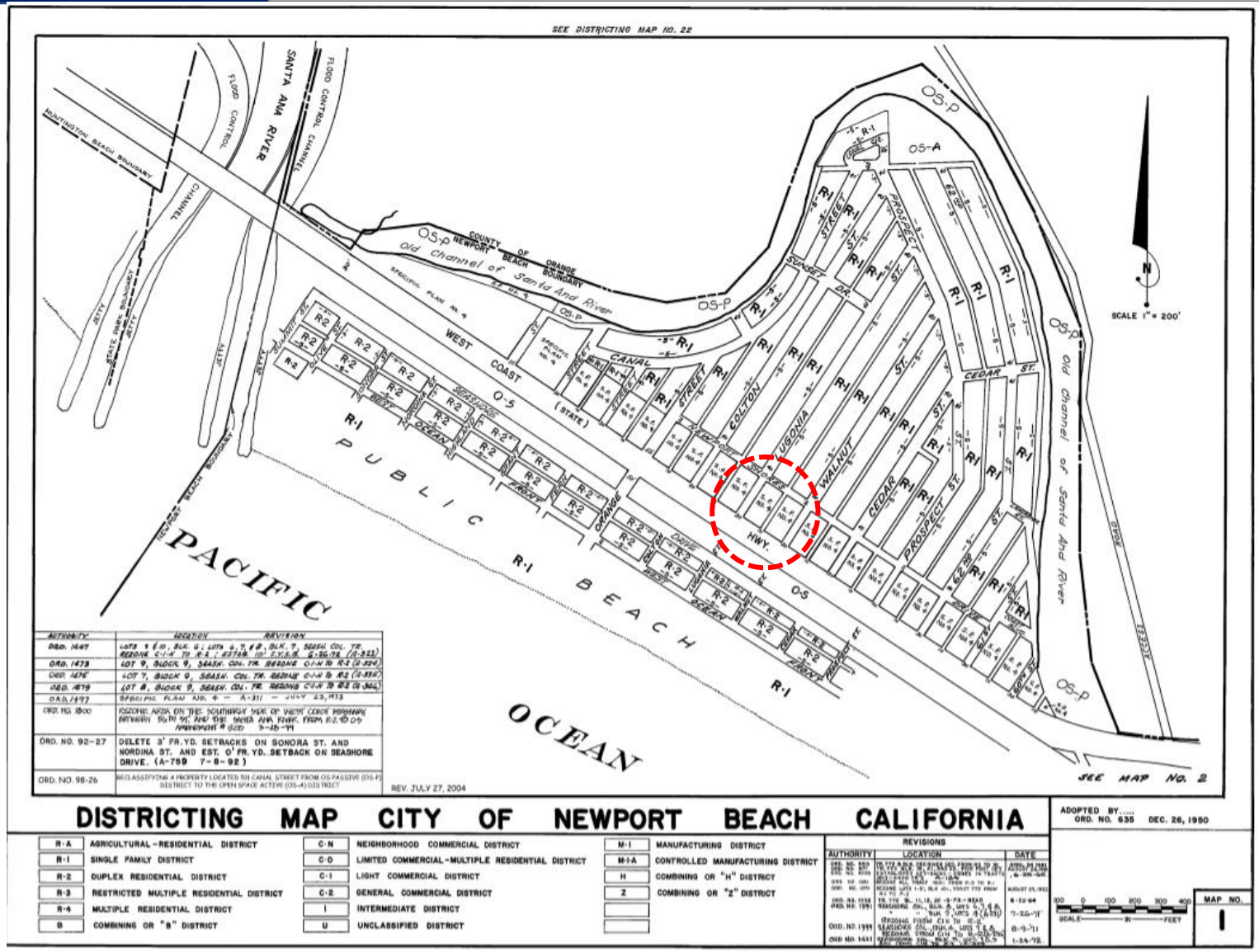
S-1A - West Newport

Setback Map

S-1A

Districting Map DM 1

In effect prior to 2010



Setback Map

S-1A

Highlighted Changes

202-210 Lugonia Ave (even addresses)

DM 1

Current S-1A

Proposed S-1A

20.41.060 Residential Development: Property Development Regulations

The following schedule prescribes development regulations for residential development areas. The columns prescribe basic requirements for permitted and conditional uses. Letters in parentheses in the "Additional Regulations" column reference regulations following the schedule or located elsewhere in this code.

Residential Development: Property Development Regulations

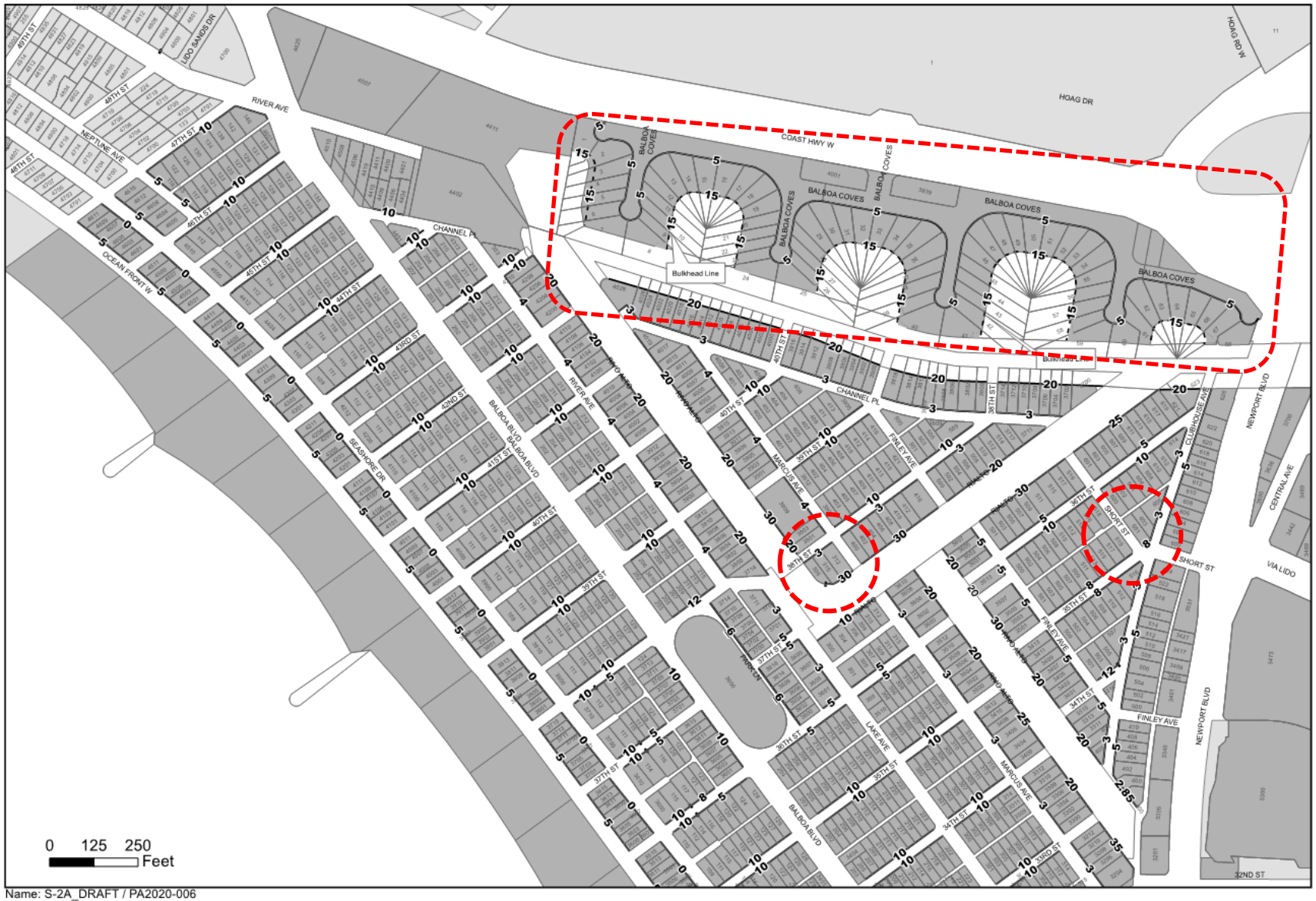
	Residential Development	Additional Regulations
Minimum Site Area per Unit (sq. ft.)	1200;1500	(A), (B)
Minimum Yards:		
Front (ft.)	5	(C), (D), (E)
Side (ft.)	3;4	(C), (D), (E), (F)
Rear (ft.)	5	(C), (D), (E)

The districting map referenced Specific Plan No. 4 (Newport Shores), which no longer exists, but required a 5-foot front setback. The setback map reflects a 5-foot front setback on other blocks previously subject to the Specific Plan, but the 5-foot setback was inadvertently left off one block affecting 202-210 Lugonia Avenue.

Setback Map

S-2A

Proposed Map



Name: S-2A_DRAFT / PA2020-006

Setback Map

S-2A - Balboa Peninsula

Setback Map

S-2A

Existing Map

Setback Map

S-2A - Balboa Peninsula

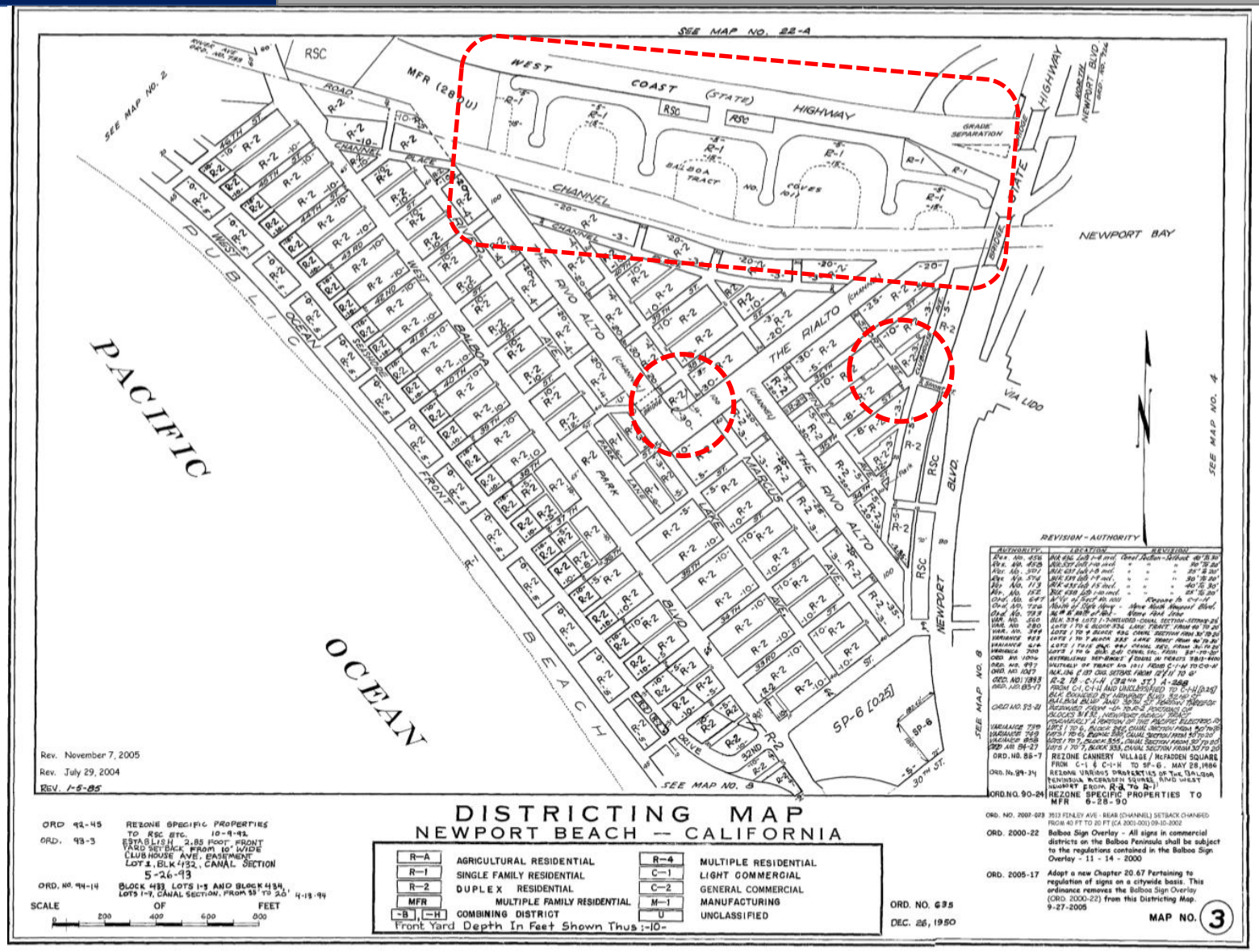
Name: S-2A / October 26, 2010

Setback Map

S-2A

Districting Map DM 3

In effect prior to 2010

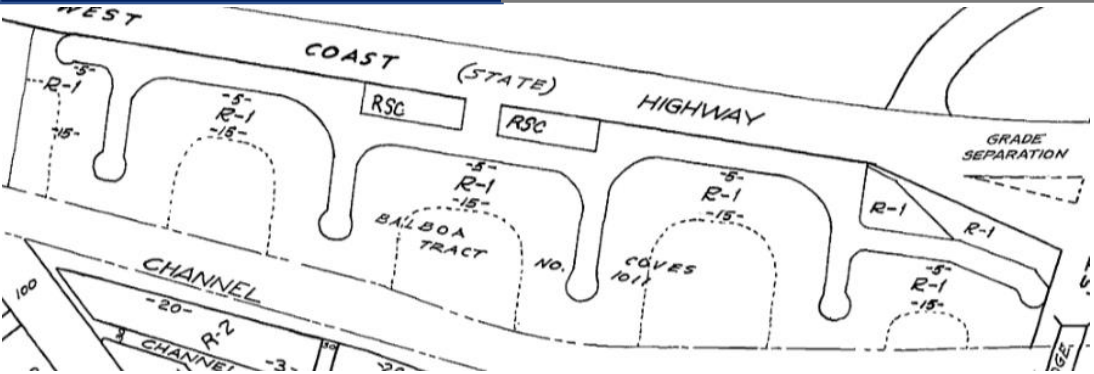


Setback Map

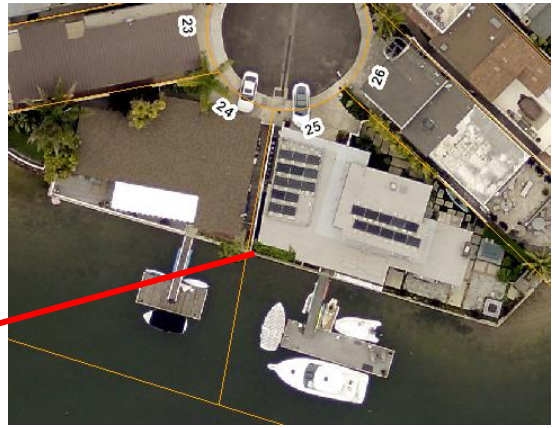
S-2A

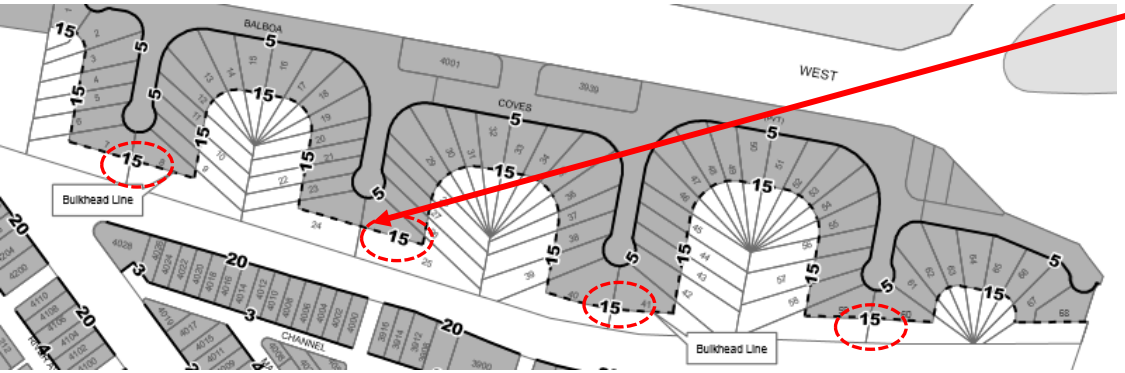
Highlighted Changes

Balboa Coves



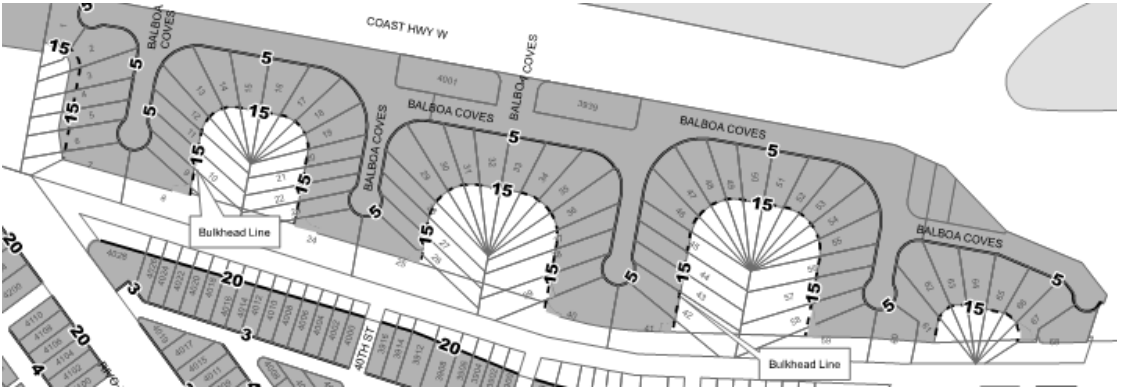
DM 3





Current S-2A

15’ waterfront setback not intended to apply to sides abutting water.



Proposed S-2A

Setback Map

S-2A

Highlighted Changes

308-312 38th St

DM 3

Current S-2A

Proposed S-2A

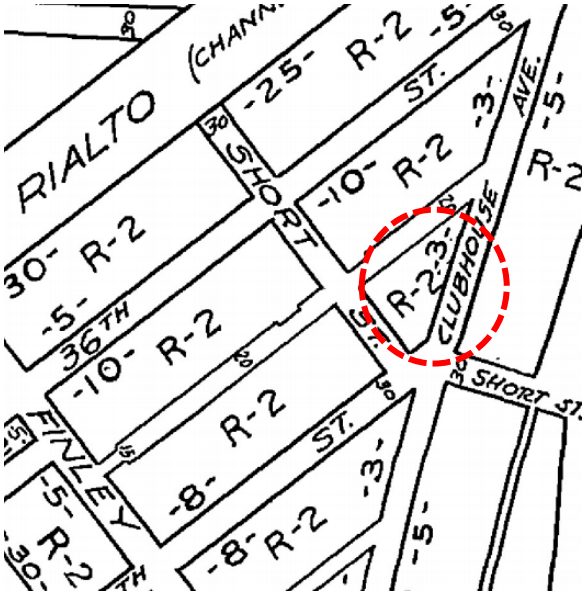
Lots reconfigured in 1959 from original 1907 subdivision design. Therefore, 4’ front setback facing Marcus Ave does not apply. Lots should have a 3’ front setback facing 38th St. and a 30’ waterfront setback, similar to adjacent block.

Setback Map

S-2A

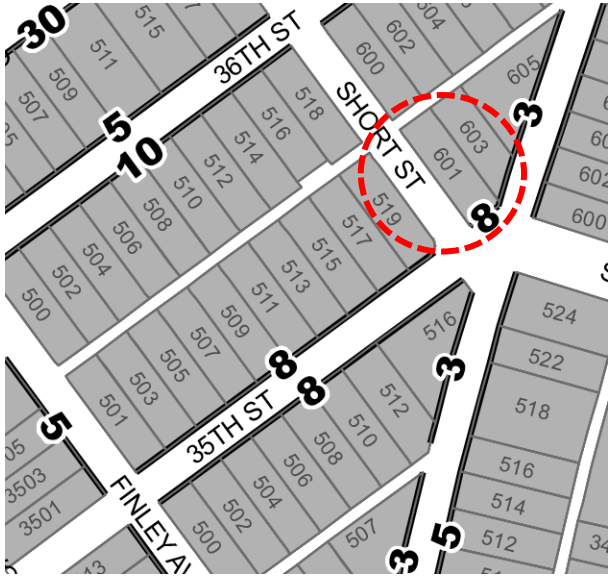
Highlighted Changes

601 Clubhouse Ave



DM 3

Current S-2A



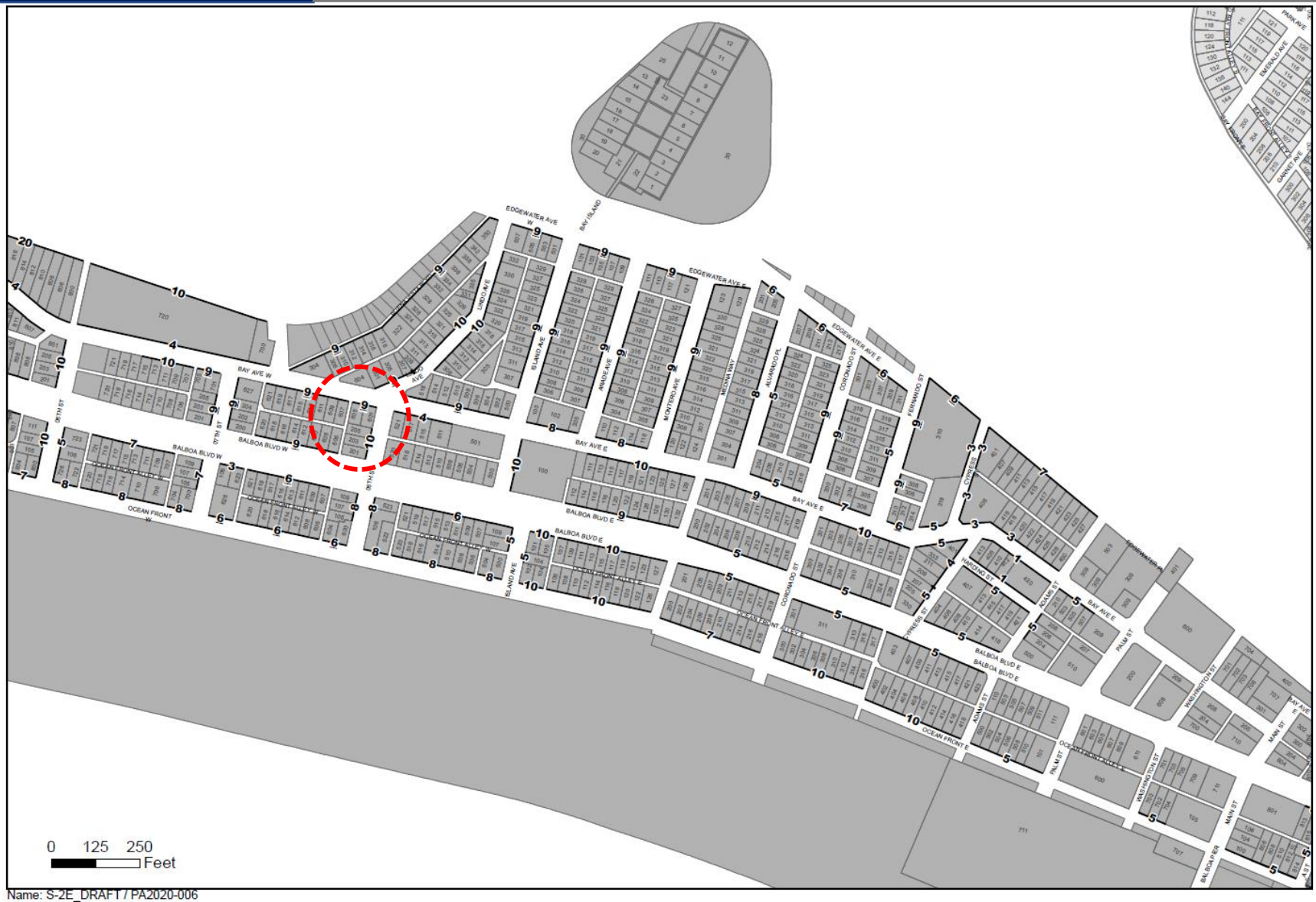
Proposed S-2A

8’ front setback should apply to 601 Clubhouse Dr., consistent with existing development and setback of adjacent block .

Setback Map

S-2E

Proposed Map



Setback Map

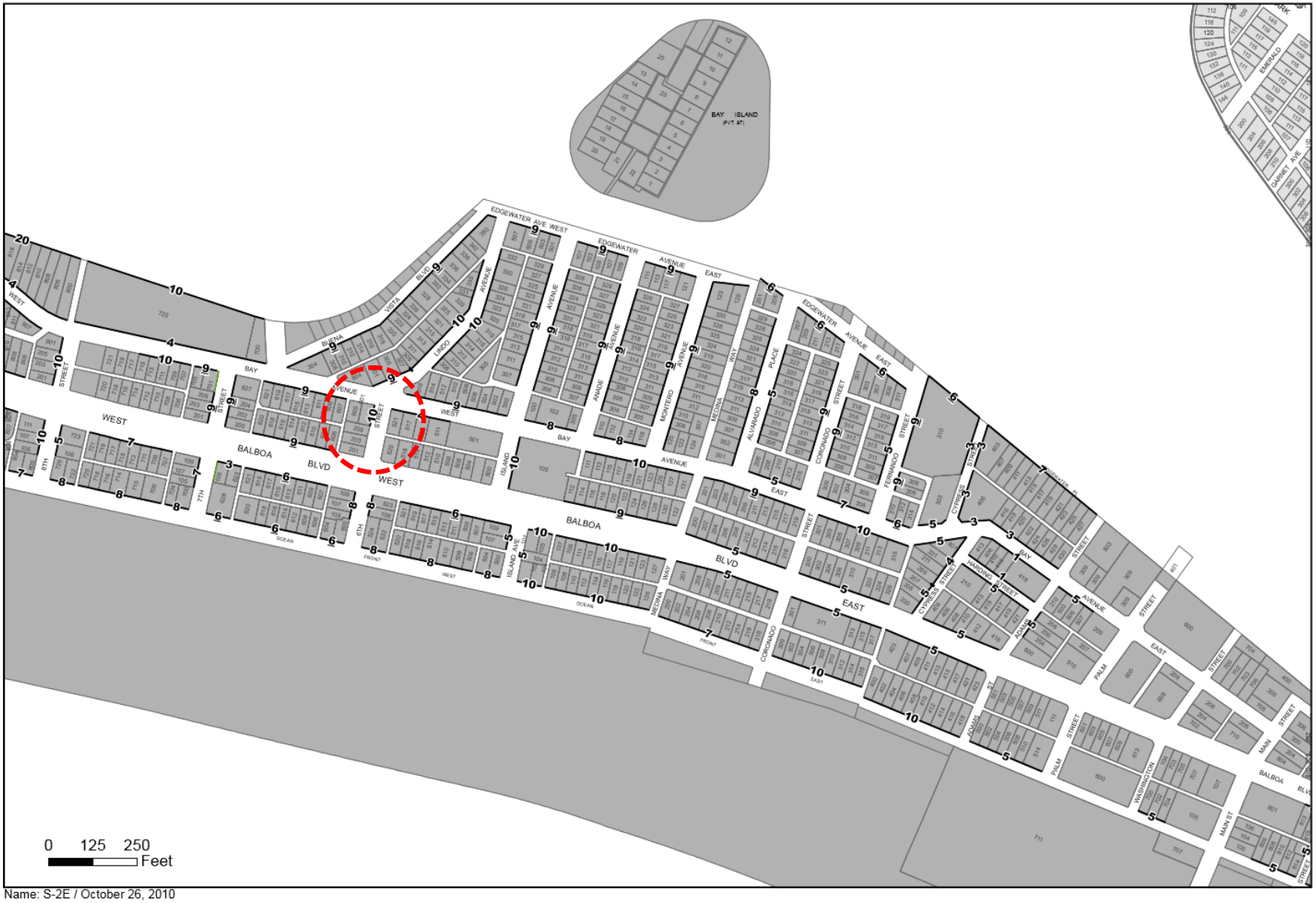
S-2E - Balboa Peninsula

Name: S-2E_DRAFT / PA2020-006

Setback Map

S-2E

Existing Map



Name: S-2E / October 26, 2010

Setback Map

S-2E - Balboa Peninsula

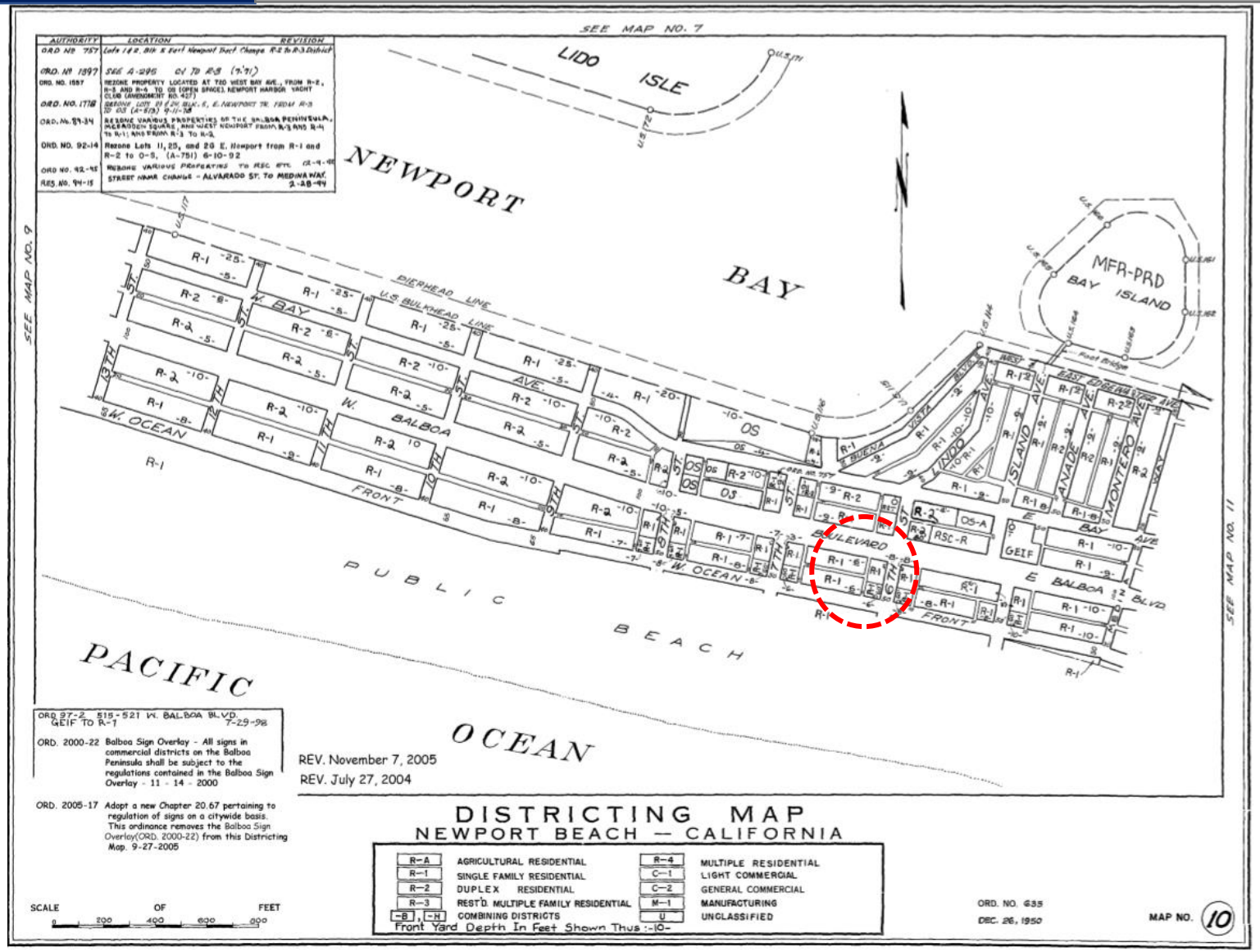
15-85

Setback Map

S-2E

Districting Map DM 10

In effect prior to 2010

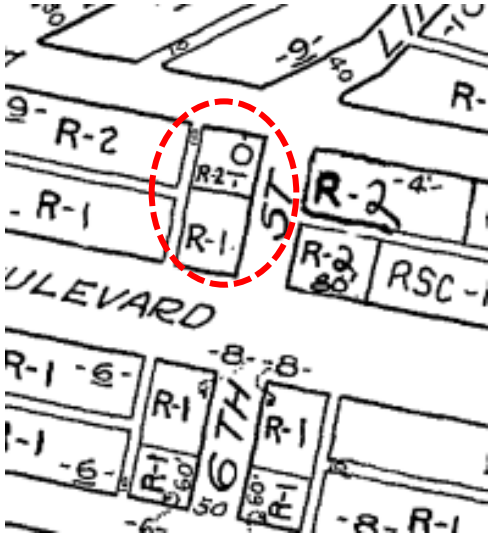


Setback Map

S-2E

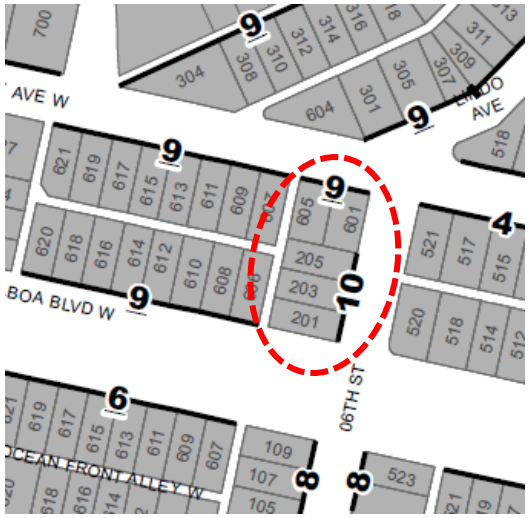
Highlighted Changes

201-205 6th Street and 601-605 West Bay Ave



DM 10

Current S-2E



Proposed S-2E

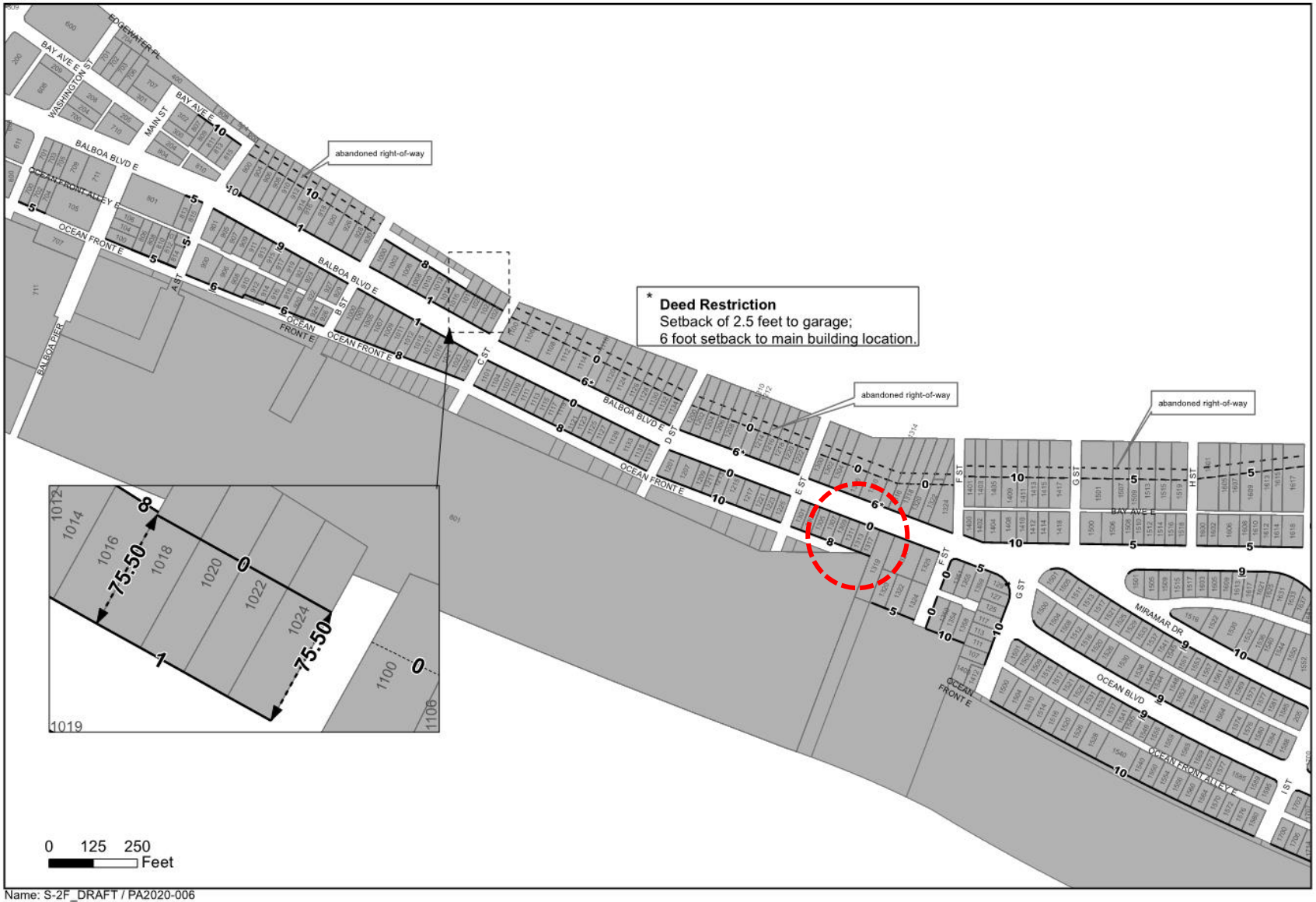
Structures constructed with 9' front setbacks and 3' side setbacks

Structures constructed with 10' front setbacks

Setback Map

S-2F

Proposed Map



Name: S-2F_DRAFT / PA2020-006

Setback Map

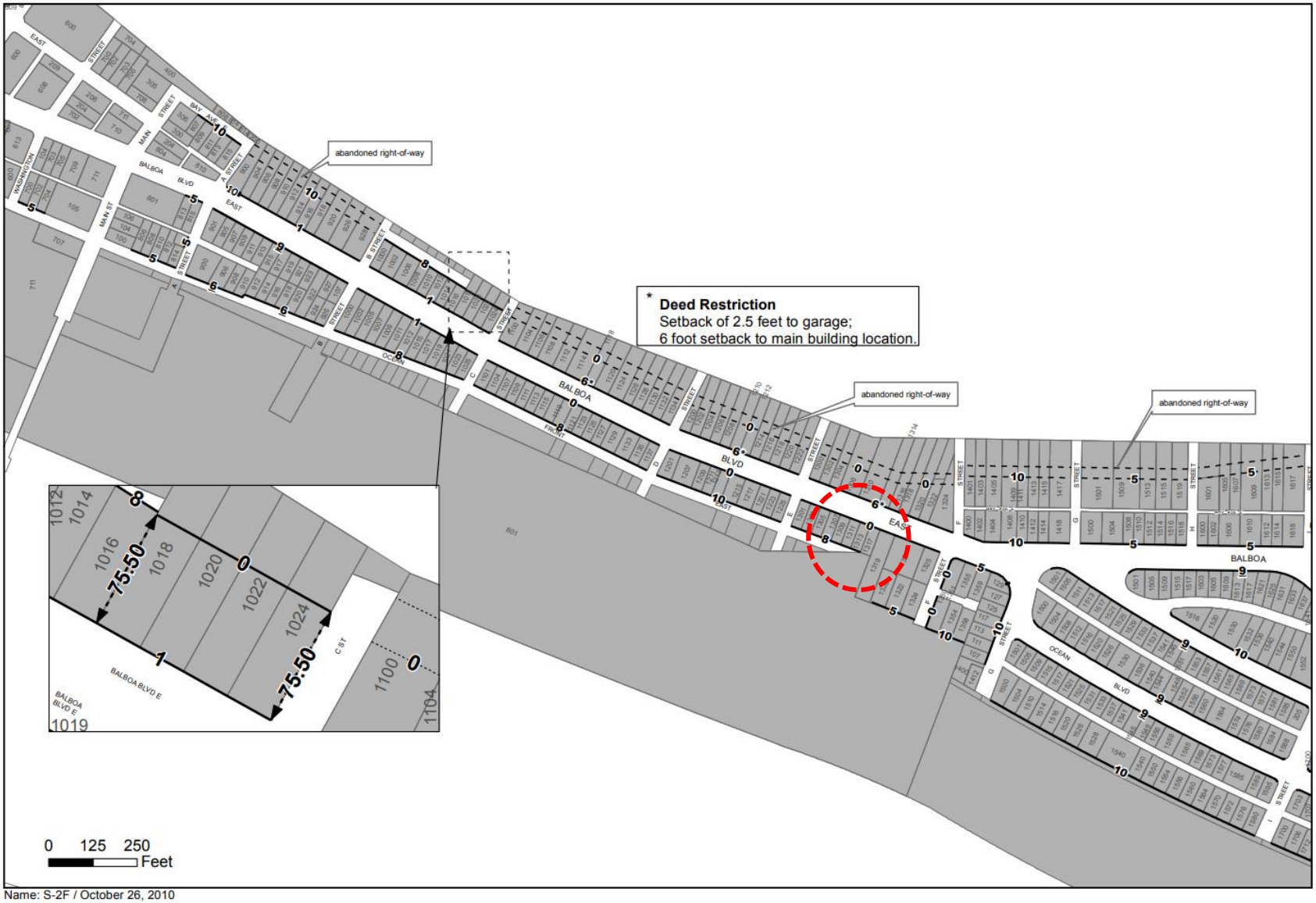
S-2F - Balboa Peninsula

15-88

Setback Map

S-2F

Existing Map



Name: S-2F / October 26, 2010

Setback Map

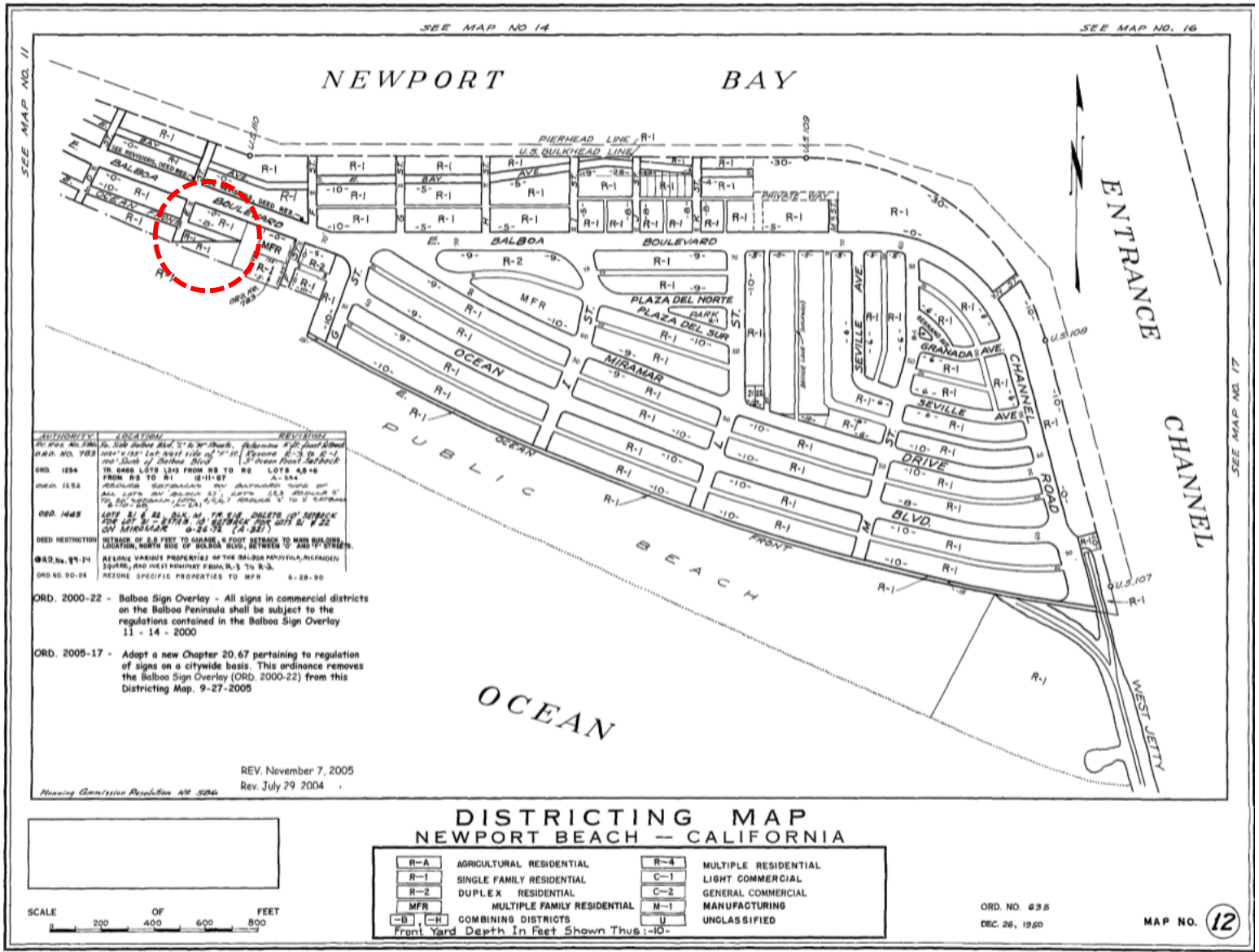
S-2F - Balboa Peninsula

Setback Map

S-2F

Districting Map DM 12

In effect prior to 2010

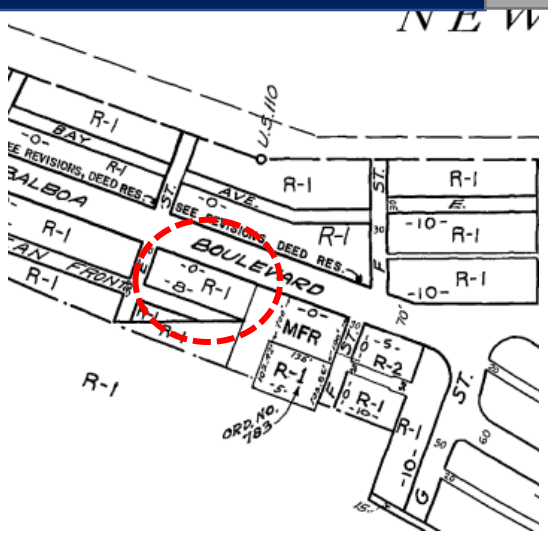


Setback Map

S-2F

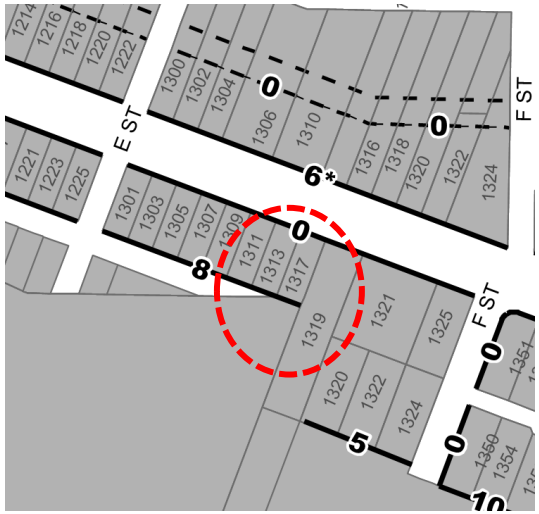
Highlighted Changes

1317 East Balboa Blvd



DM 12

Current S-2E



Proposed S-2E

Setback map not consistent with intent Districting Map No. DM12 due to ambiguities in property line locations.

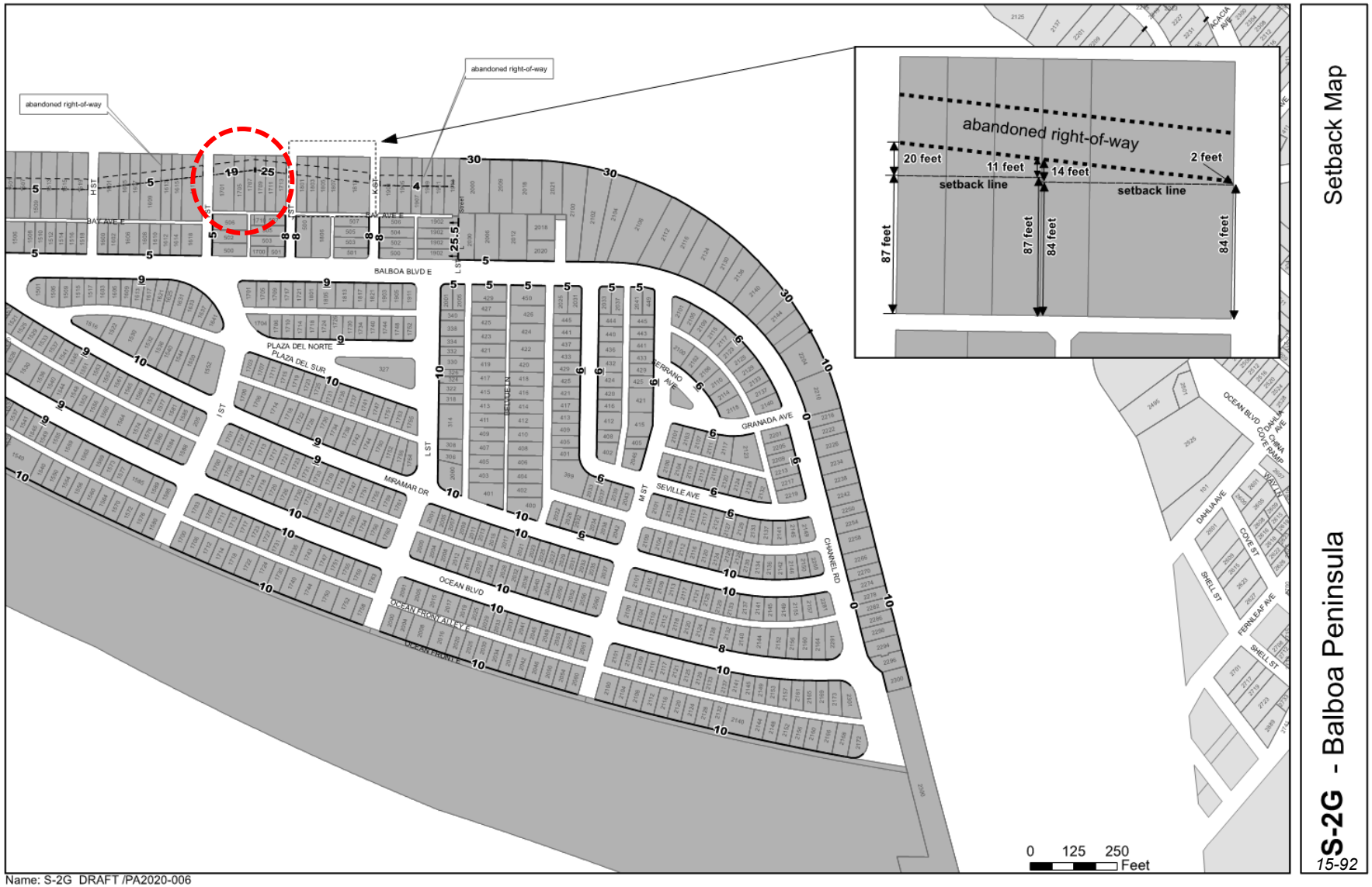
Limits of 8-foot setback shall include 1317 East Balboa Blvd.

15-91

Setback Map

S-2G

Proposed Map

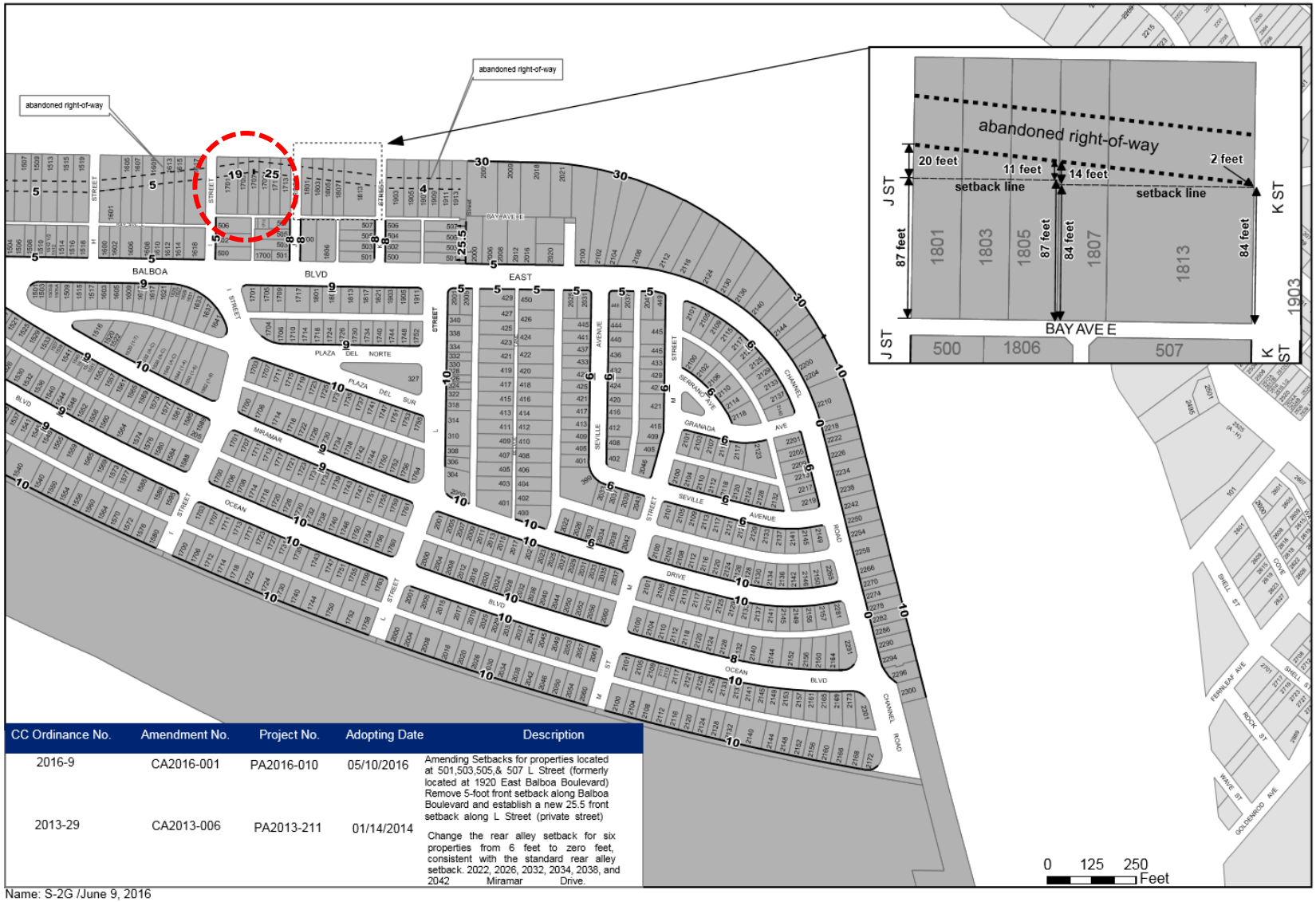


Name: S-2G DRAFT /PA2020-006

Setback Map

S-2G

Existing Map



CC Ordinance No.	Amendment No.	Project No.	Adopting Date	Description
2016-9	CA2016-001	PA2016-010	05/10/2016	Amending Setbacks for properties located at 501,503,505,& 507 L Street (formerly located at 1920 East Balboa Boulevard) Remove 5-foot front setback along Balboa Boulevard and establish a new 25.5 front setback along L Street (private street)
2013-29	CA2013-006	PA2013-211	01/14/2014	Change the rear alley setback for six properties from 6 feet to zero feet, consistent with the standard rear alley setback. 2022, 2026, 2032, 2034, 2038, and 2042 Miramar Drive.

Name: S-2G /June 9, 2016

Setback Map

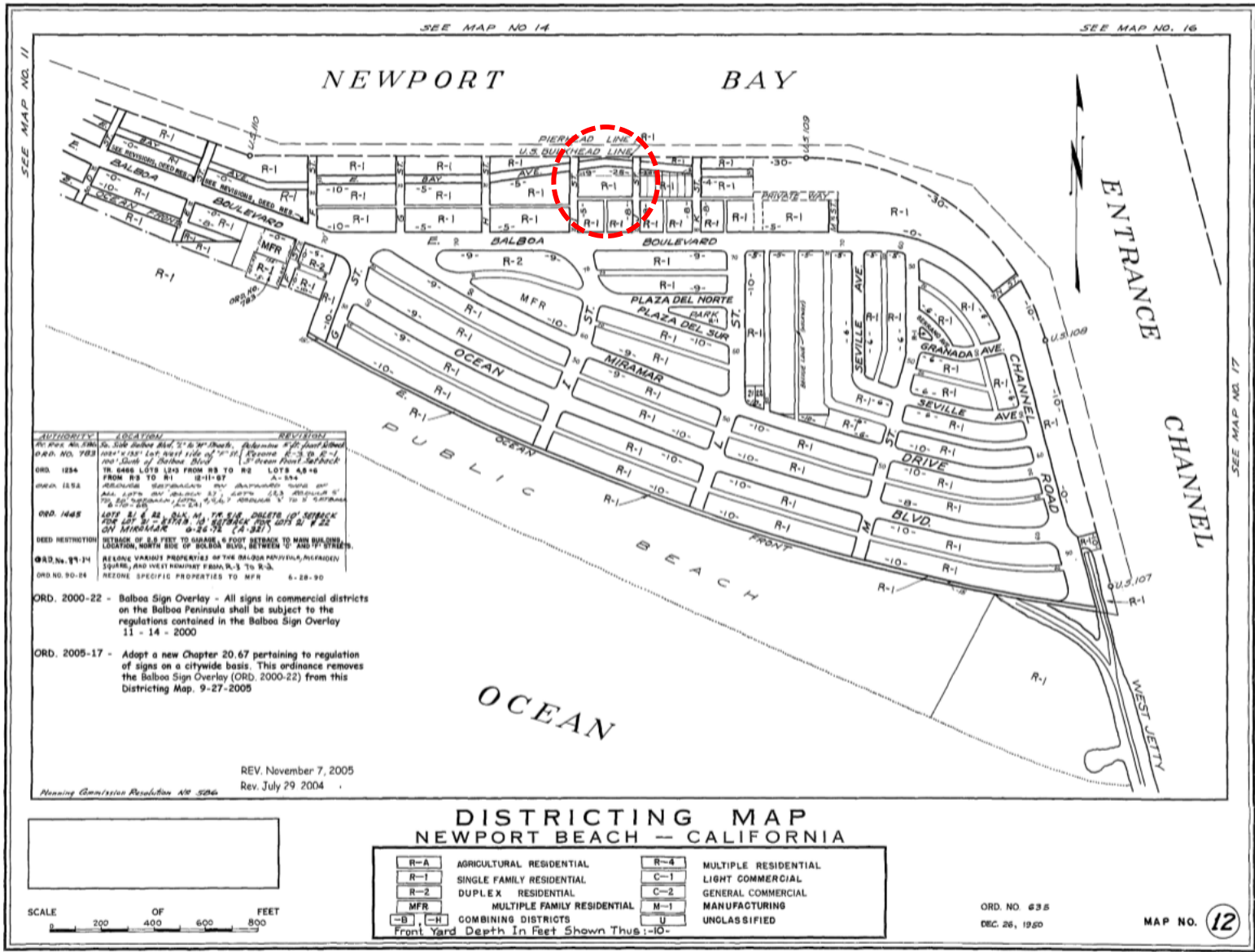
S-2G - Balboa Peninsula

Setback Map

S-2G

Districting Map DM 10

In effect prior to 2010

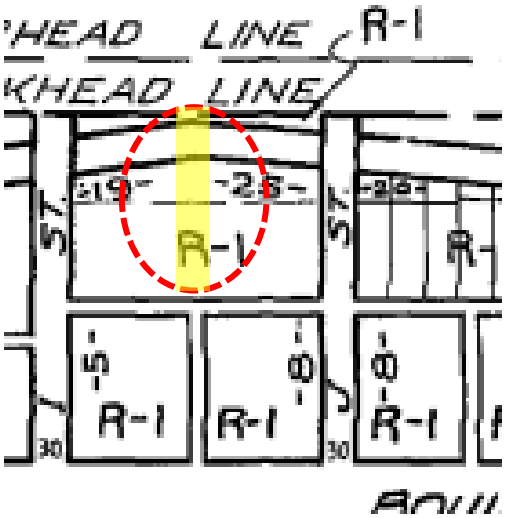


Setback Map

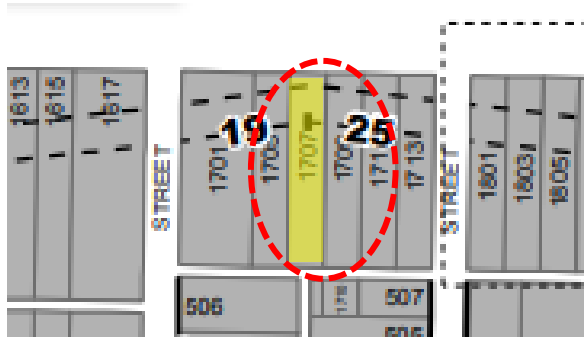
S-2G

Highlighted Changes

1707 East Bay Ave

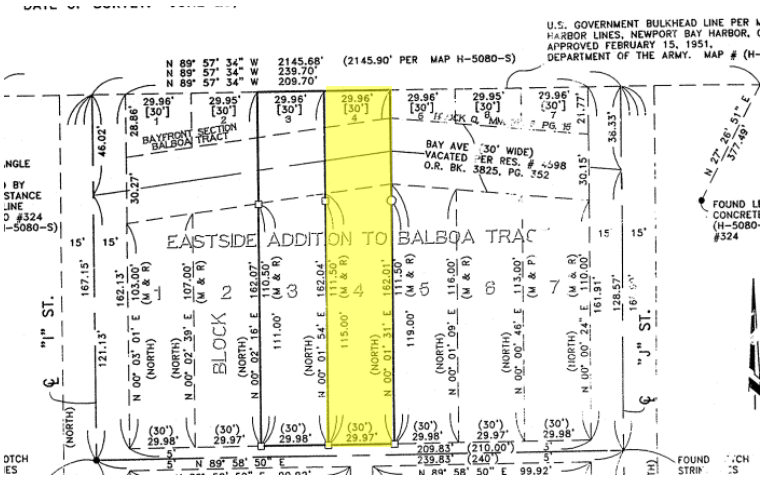


DM 12



Current S-2G

Proposed S-2G



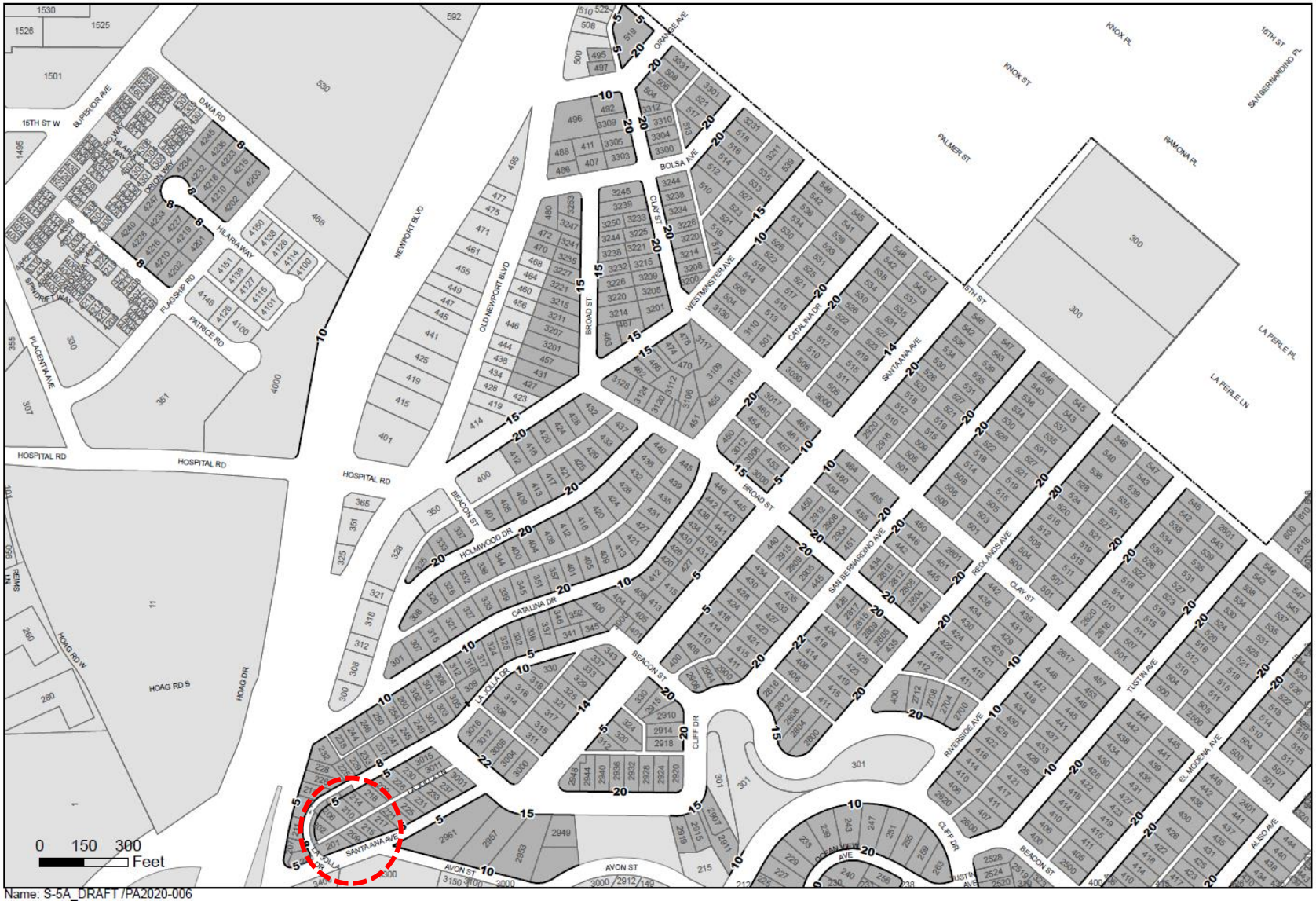
Setback map not consistent with intent of Districting Map No. DM12 due to ambiguities in property line locations.

Delineation between 19-foot front and 25-foot front setback indicators should occur at easterly side property line of lot, not within center of subject lot.

Setback Map

S-5A

Proposed Map



Name: S-5A_DRAFT /PA2020-006

Setback Map

S-5A - Newport Heights

15-96

Setback Map

S-5A

Existing Map

Name: S-5A / October 26, 2010

Setback Map

S-5A - Newport Heights

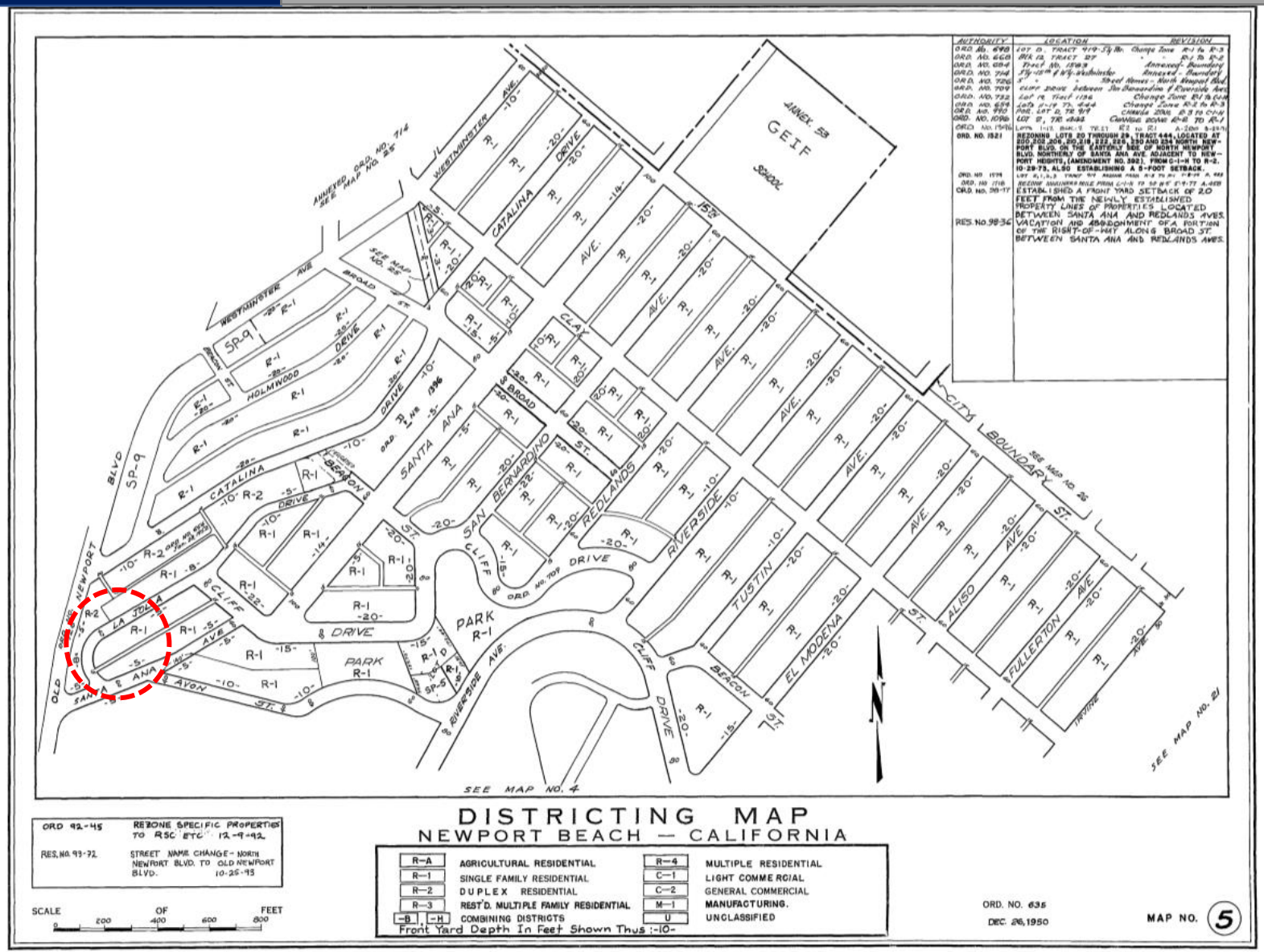
15-97

Setback Map

S-5A

Districting Map DM 5

In effect prior to 2010

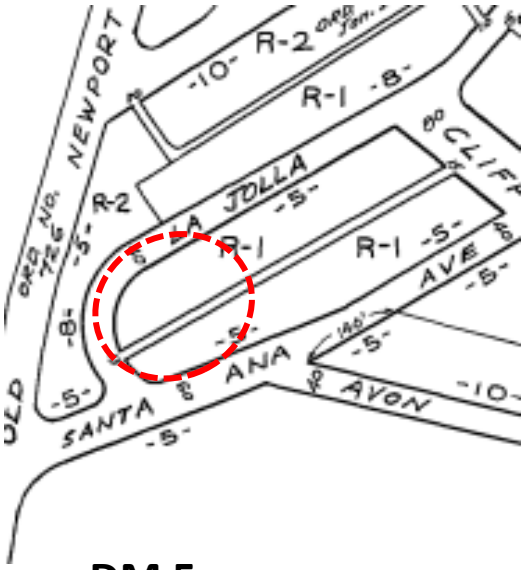


Setback Map

S-5A

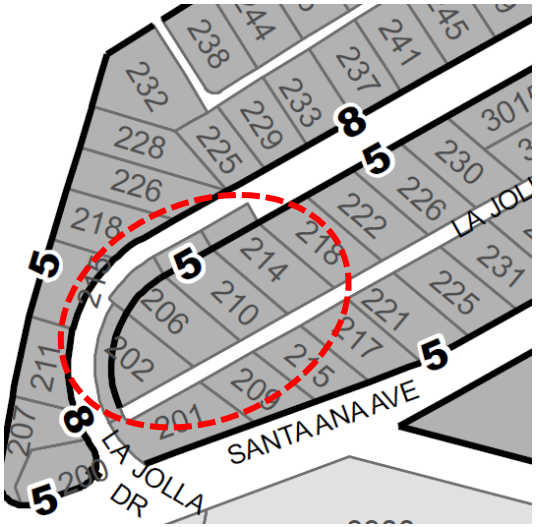
Highlighted Changes

202, 206, 210, 214 La Jolla Dr



DM 5

Current S-5A



Proposed S-5A

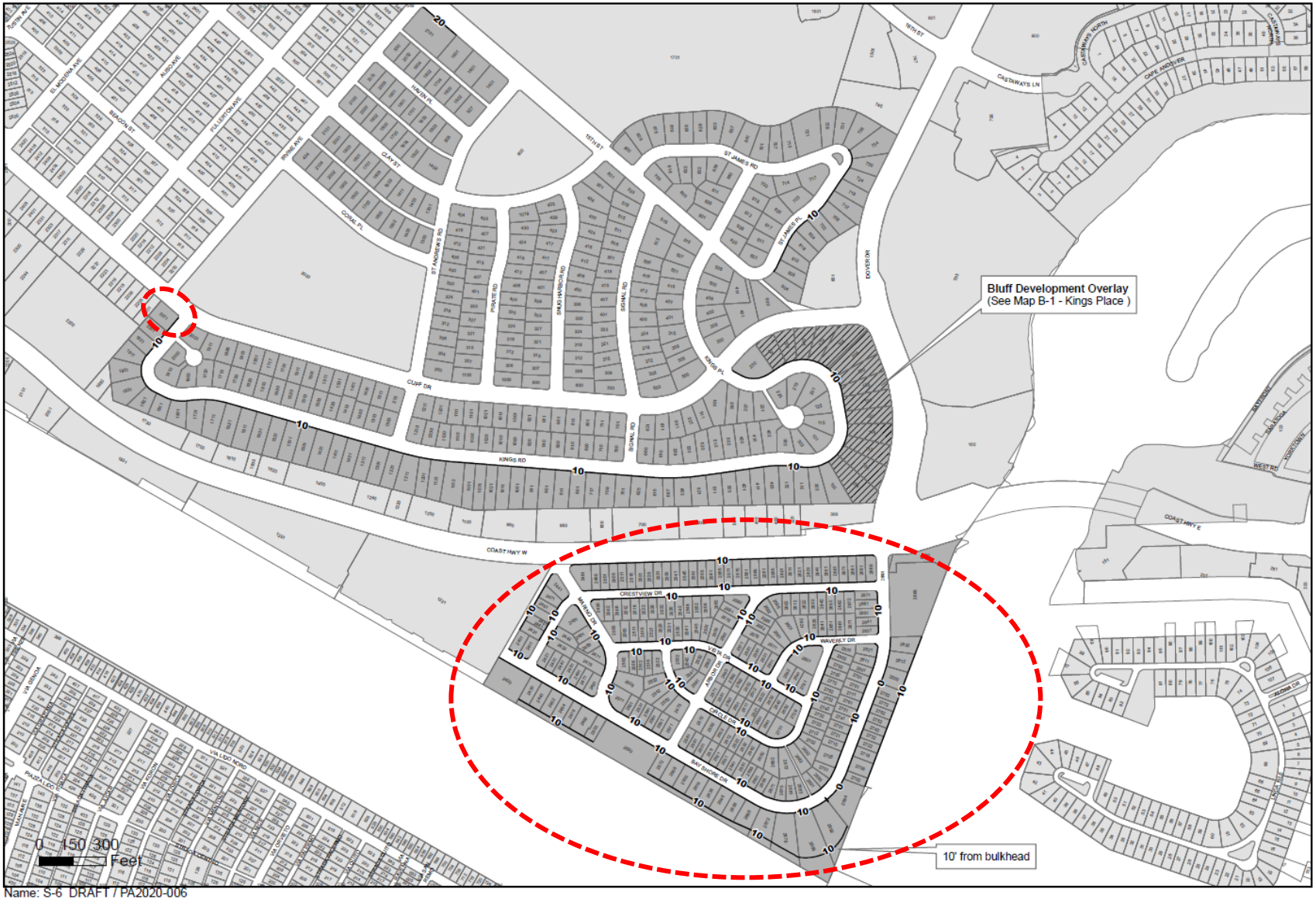
Setback map misinterpreted Districting Map No. DM5.

5-foot front setback intended to be maintained from abandoned La Jolla Dr. right-of-way line, consistent with existing development pattern.

Setback Map

S-6

Proposed Map



Setback Map

S-6 - Cliff Haven / Bay Shores

15-100

Name: S-6 DRAFT / PA2020-006

Setback Map

S-6

Existing Map

Setback Map

S-6 - Cliff Haven / Bay Shores

15-101

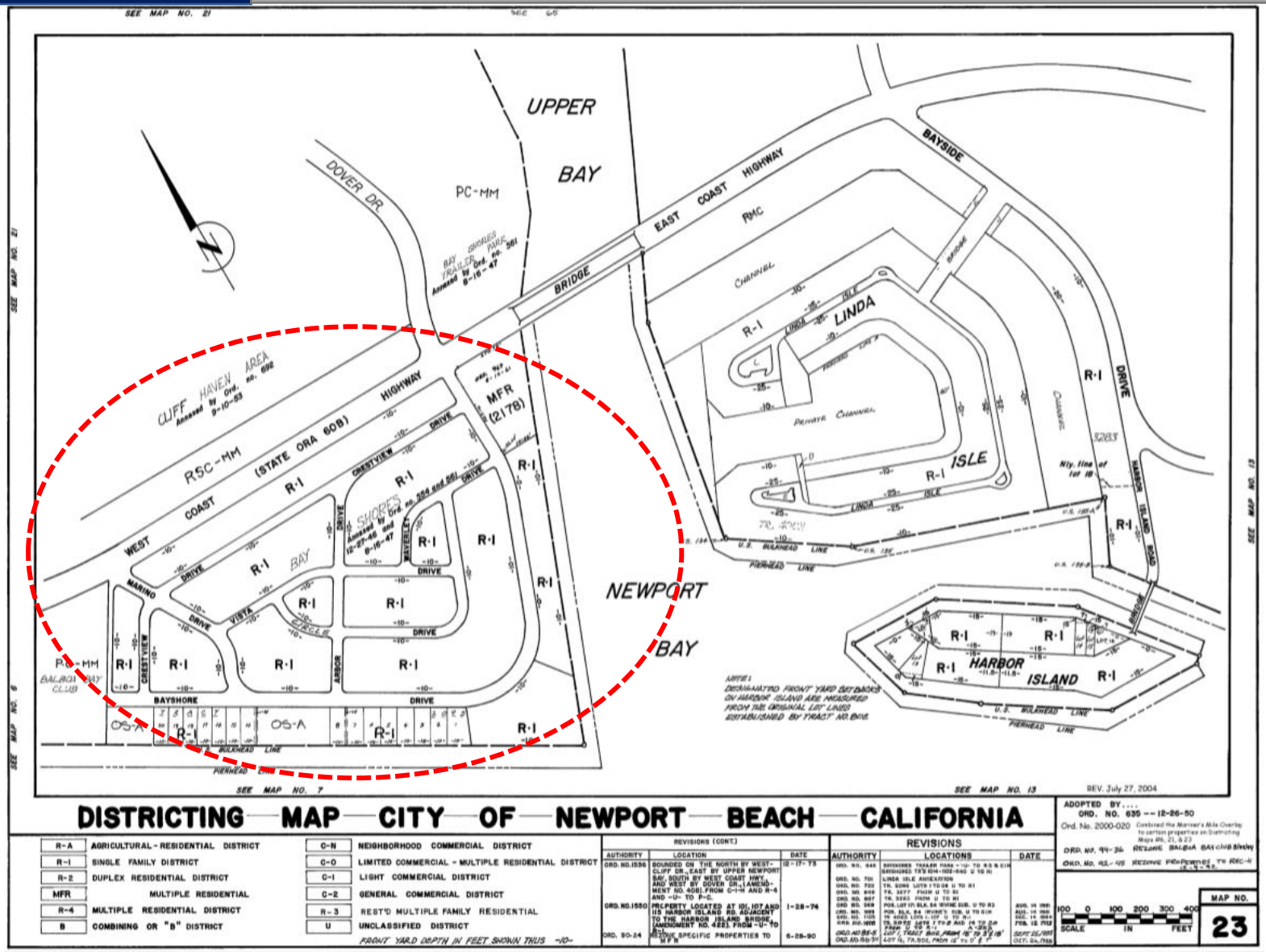
Name: S-6 / October 26, 2010

Setback Map

S-6

Districting Map DM 23

In effect prior to 2010



DISTRICTING MAP CITY OF NEWPORT BEACH CALIFORNIA

R-A	AGRICULTURAL - RESIDENTIAL DISTRICT
R-1	SINGLE FAMILY DISTRICT
R-2	DUPLEX RESIDENTIAL DISTRICT
MFR	MULTIPLE RESIDENTIAL
R-4	MULTIPLE RESIDENTIAL DISTRICT
B	COMBINING OR "B" DISTRICT
C-N	NEIGHBORHOOD COMMERCIAL DISTRICT
C-O	LIMITED COMMERCIAL - MULTIPLE RESIDENTIAL DISTRICT
C-1	LIGHT COMMERCIAL DISTRICT
C-2	GENERAL COMMERCIAL DISTRICT
R-3	REST'D MULTIPLE FAMILY RESIDENTIAL
U	UNCLASSIFIED DISTRICT

FRONT YARD DEPTH IN FEET SHOWN THUS -10-

REVISIONS (CONT.)

AUTHORITY	LOCATION	DATE
ORD. NO. 1536	BOUNDED ON THE NORTH BY WEST CLIFF DR., EAST BY UPPER NEWPORT BAY, SOUTH BY WEST COAST HWY. AND WEST BY DOVER DR. (AMENDMENT NO. 608) FROM C-1-M AND R-4 AND -U- TO P-C.	12-17-73
ORD. NO. 1550	PROPERTY LOCATED AT 101, 107 AND 115 HARBOR ISLAND RD. ADJACENT TO THE HARBOR ISLAND BRIDGE. AMENDMENT NO. 4821 FROM -U- TO R-1.	1-28-74
ORD. 90-24	REZONE SPECIFIC PROPERTIES TO MFR	5-29-90

REVISIONS

AUTHORITY	LOCATIONS	DATE
ORD. NO. 646	BAYSHORES TRAILER PARK = -U- TO R-3 & C-1H BAYSHORES TR'S 1241-1102-1560 U TO R1	
ORD. NO. 701	LINDA ISLE ANNEXATION	
ORD. NO. 702	TR. 5280 LOTS 1 TO 54 U TO R1	
ORD. NO. 845	TR. 3677 FROM U TO R1	
ORD. NO. 867	TR. 3283 FROM U TO R1	
ORD. NO. 868	POR. LOT 17, BLK. 54 IRVINE SUB. U TO R3	
ORD. NO. 905	POR. BLK. 84 IRVINE'S SUB. U TO C-1H	
ORD. NO. 1105	TR 4000 LOTS 1 TO 7 U TO R-1	
ORD. NO. 1408	TR. 5095 LOTS 1 TO 8 AND 14 TO 24 FROM U TO R-1	AUG. 14 1961
ORD. NO. 85-5	A 1958 LOT 1, TRACT 802 FROM 15' TO 37.18'	AUG. 14 1961
ORD. NO. 86-34	LOT 16, TR. 802, FROM 15' TO 0' & 7'	SEPT. 22, 1975
		FEB. 12 1952
		OCT. 24, 1966

ADOPTED BY....
ORD. NO. 635 -- 12-26-50
Ord. No. 2000-020 Combined the Mariner's Mile Overlay to certain properties on Districting Maps 20, 21, & 23
ORD. NO. 94-36 REZONE BALBOA BAY CLUB B/R/W
ORD. NO. 92-49 REZONE PROPERTIES TO REC-H 12-14-92

100 0 100 200 300 400
SCALE IN FEET

MAP NO. 23

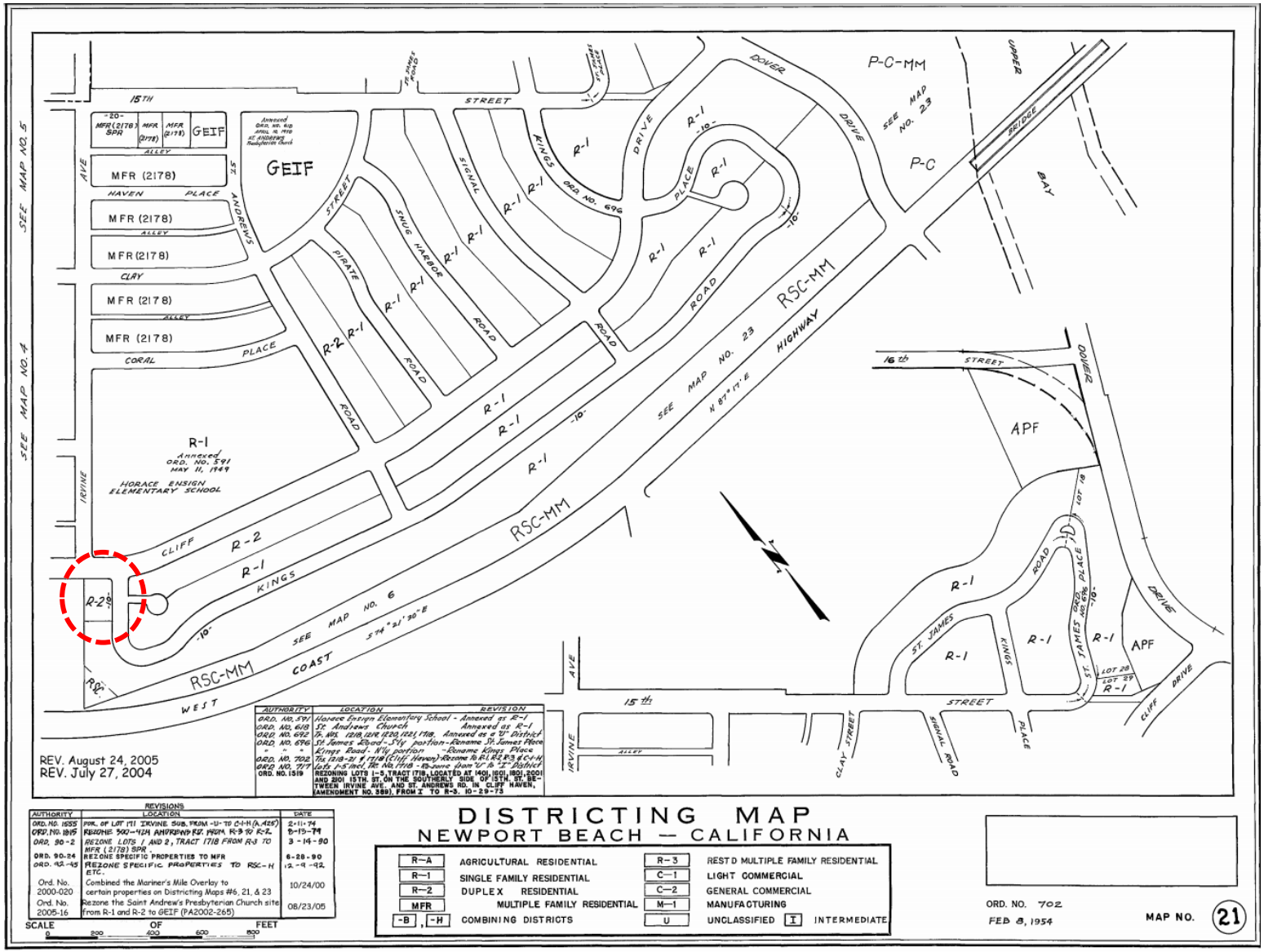
15-102

Setback Map

S-6

Districting Map DM 21

In effect prior to 2010



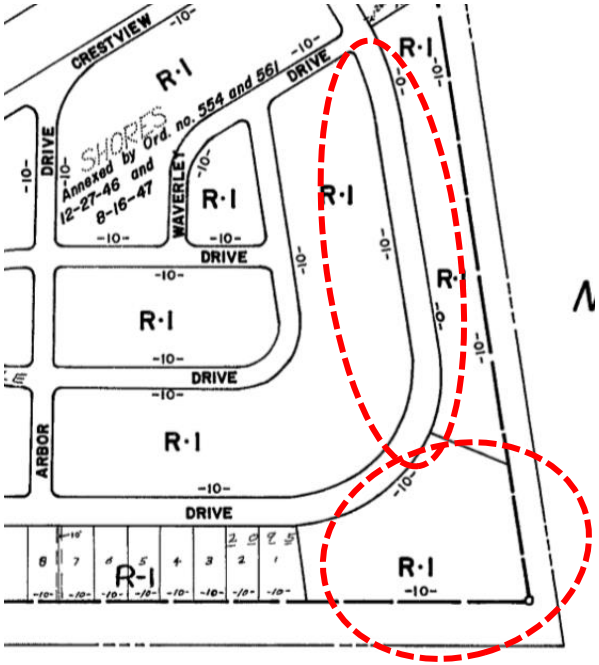
15-103

Setback Map

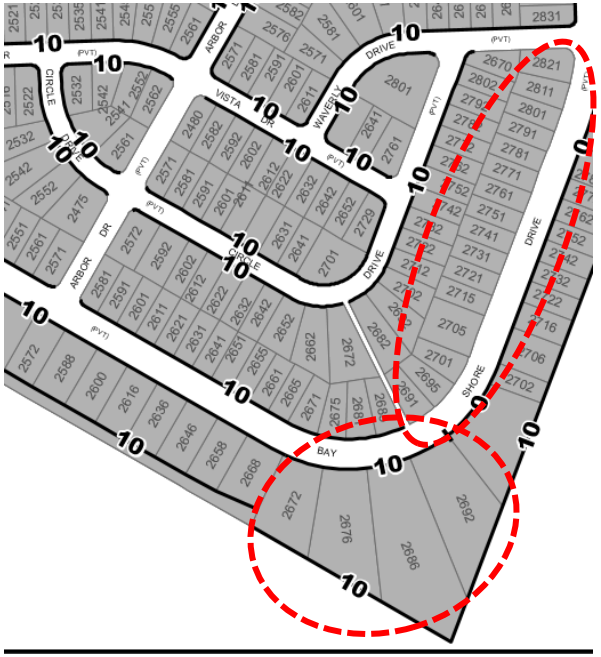
S-6

Highlighted Changes

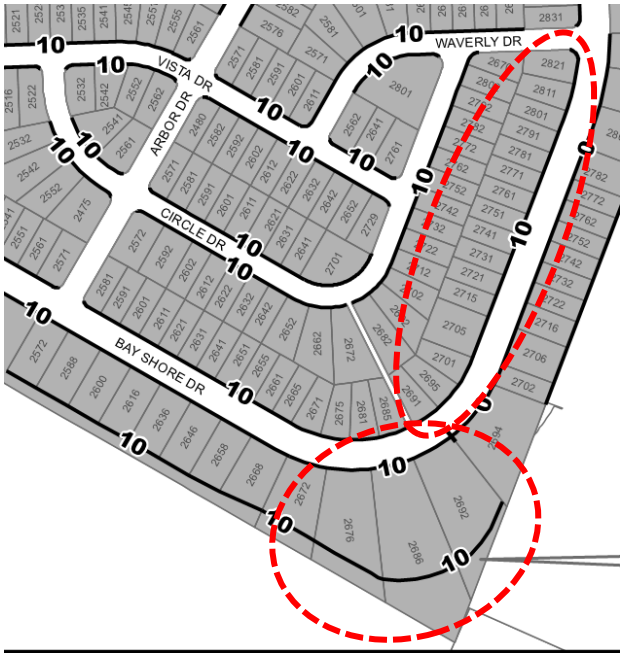
Bayshores



DM 23



Current S-6



Proposed S-6

- 10-foot front setback line missing from 2691- 2821 Bayshores Dr (even addresses).
- 10-foot waterside front setback should be measured from actual bulkhead instead of U.S. Bulkhead Line, consistent with existing development pattern.

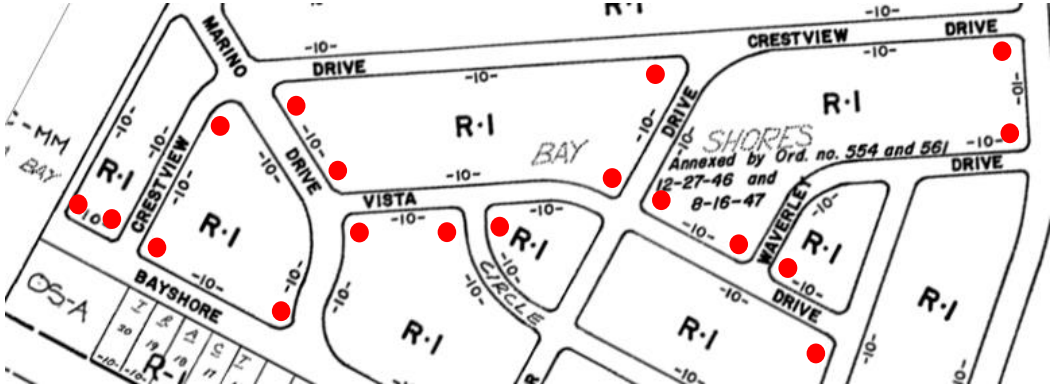
15-104

Setback Map

S-6

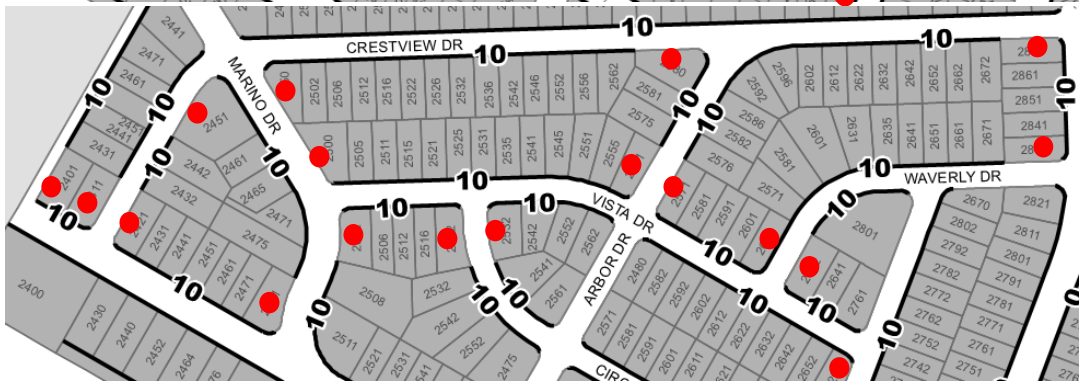
Highlighted Changes

Bayshores



DM 23

Current S-6



Proposed S-6

18 corner lots inadvertently labeled with two street front yards inconsistent with existing development. Side street frontages should be regulated as a side setback. See Director's Determination No. 2021-002 for more details.

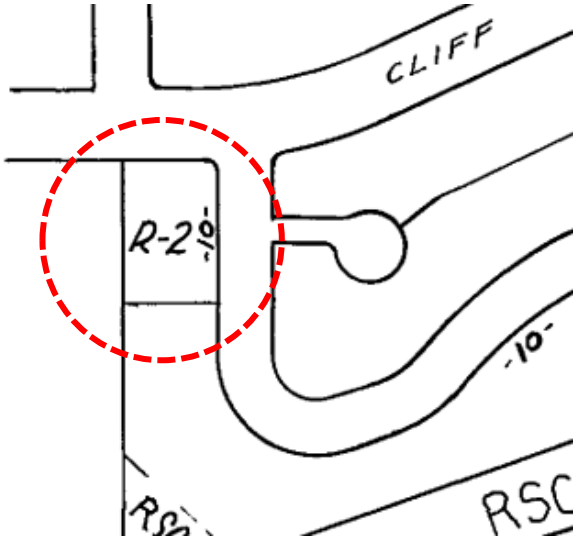
15-105

Setback Map

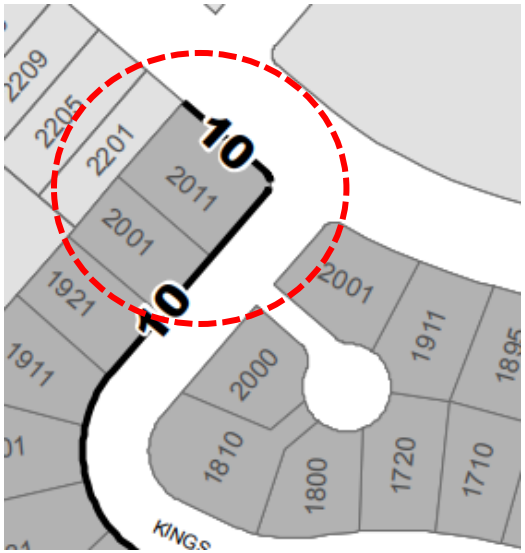
S-6

Highlighted Changes

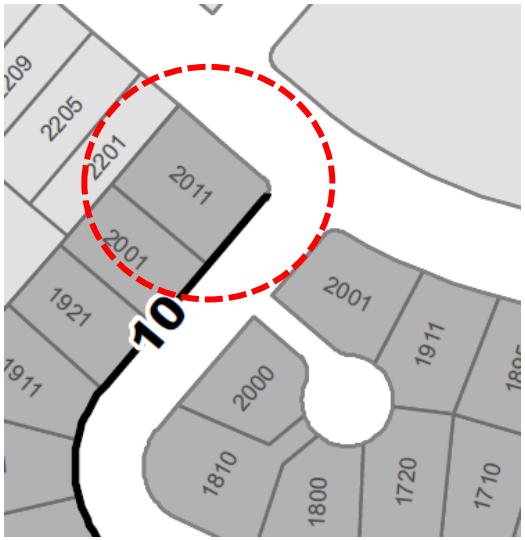
2011 Kings Rd



DM 21



Current S-6



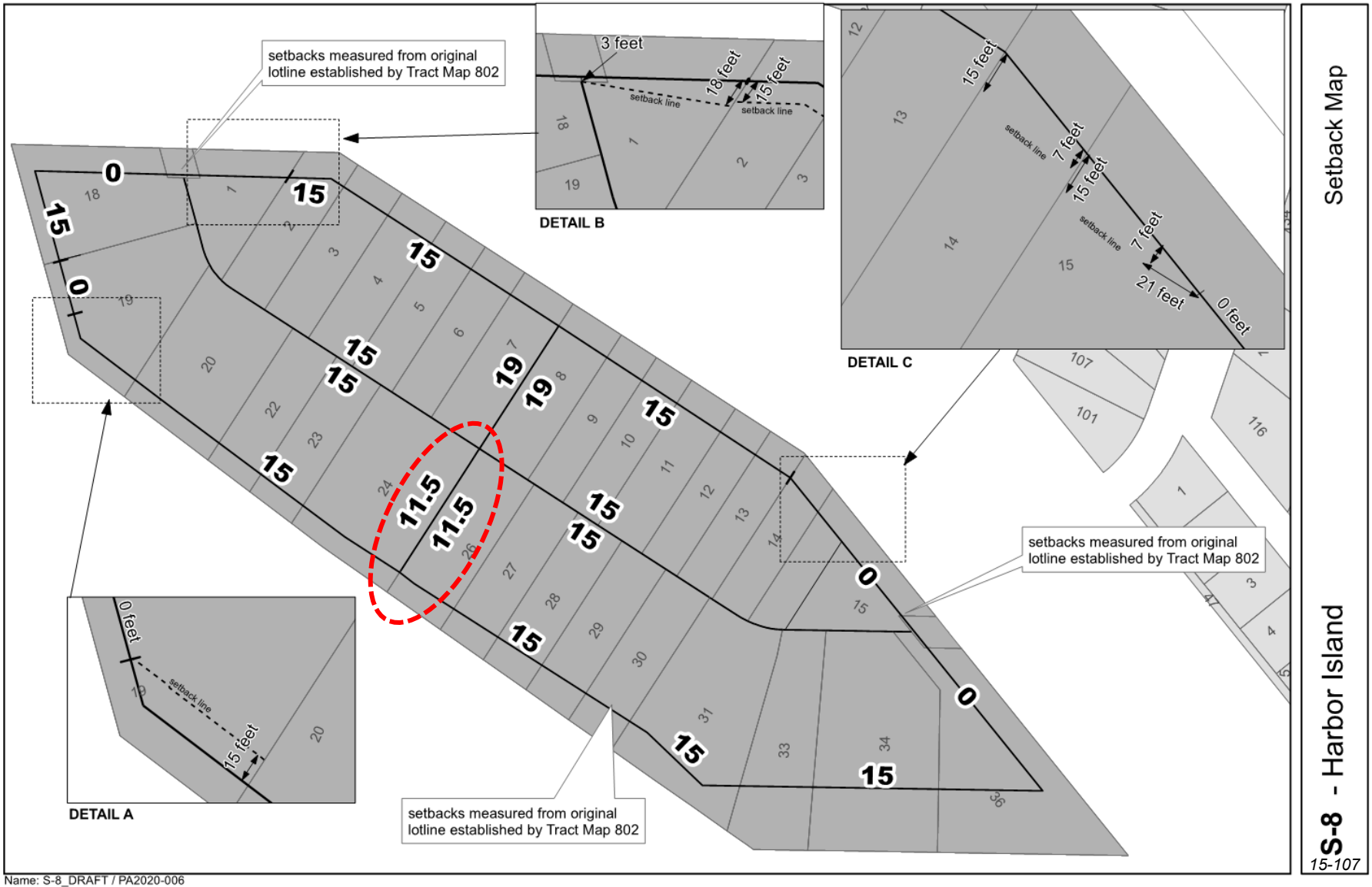
Proposed S-6

- Setback map not consistent with Districting Map No. DM21.
- Cliff Drive frontage historically regulated and developed as a 4-foot side yard.
- Affects Title 20 only

Setback Map

S-8

Proposed Map

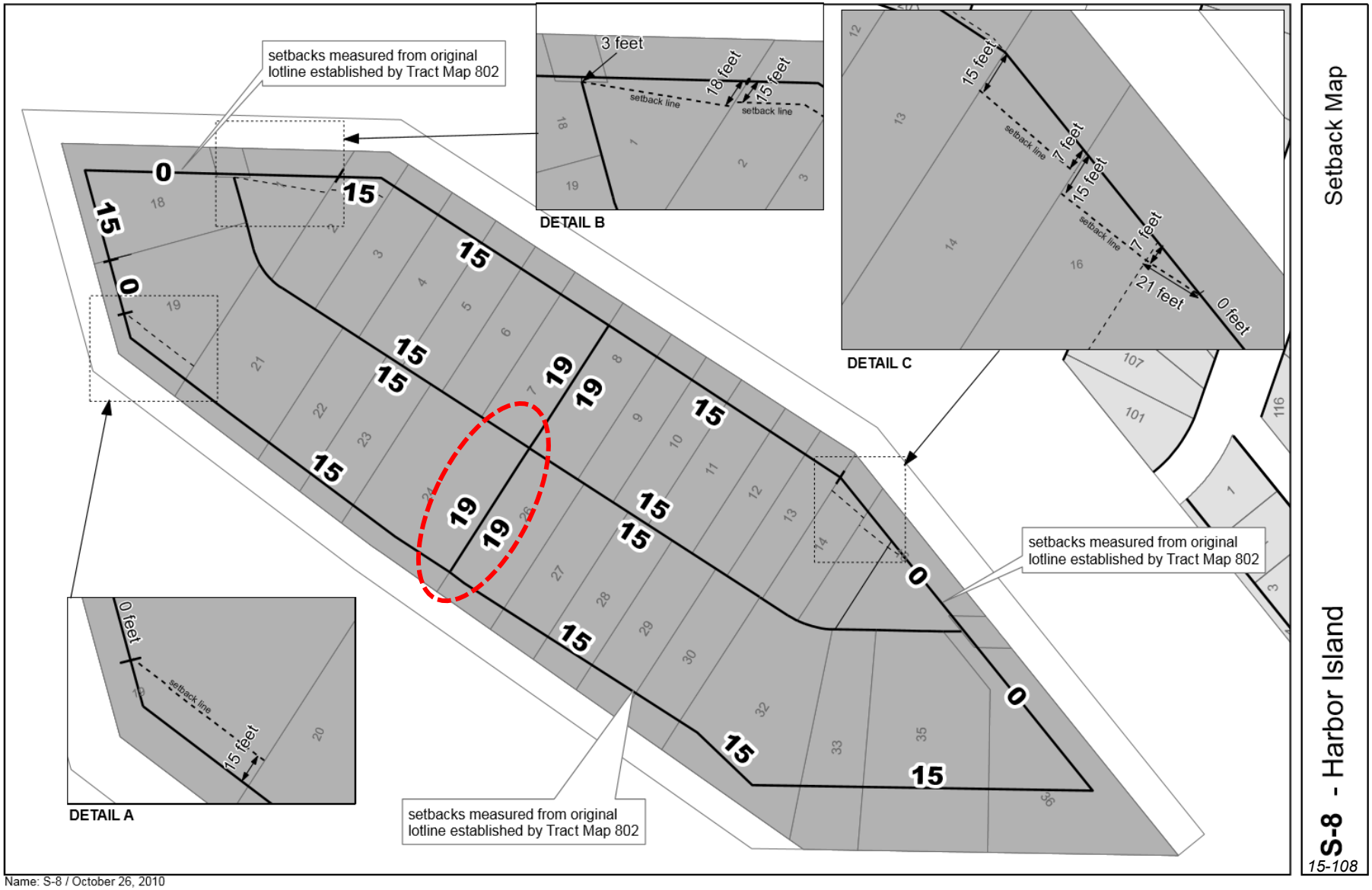


Name: S-8_DRAFT / PA2020-006

Setback Map

S-8

Existing Map



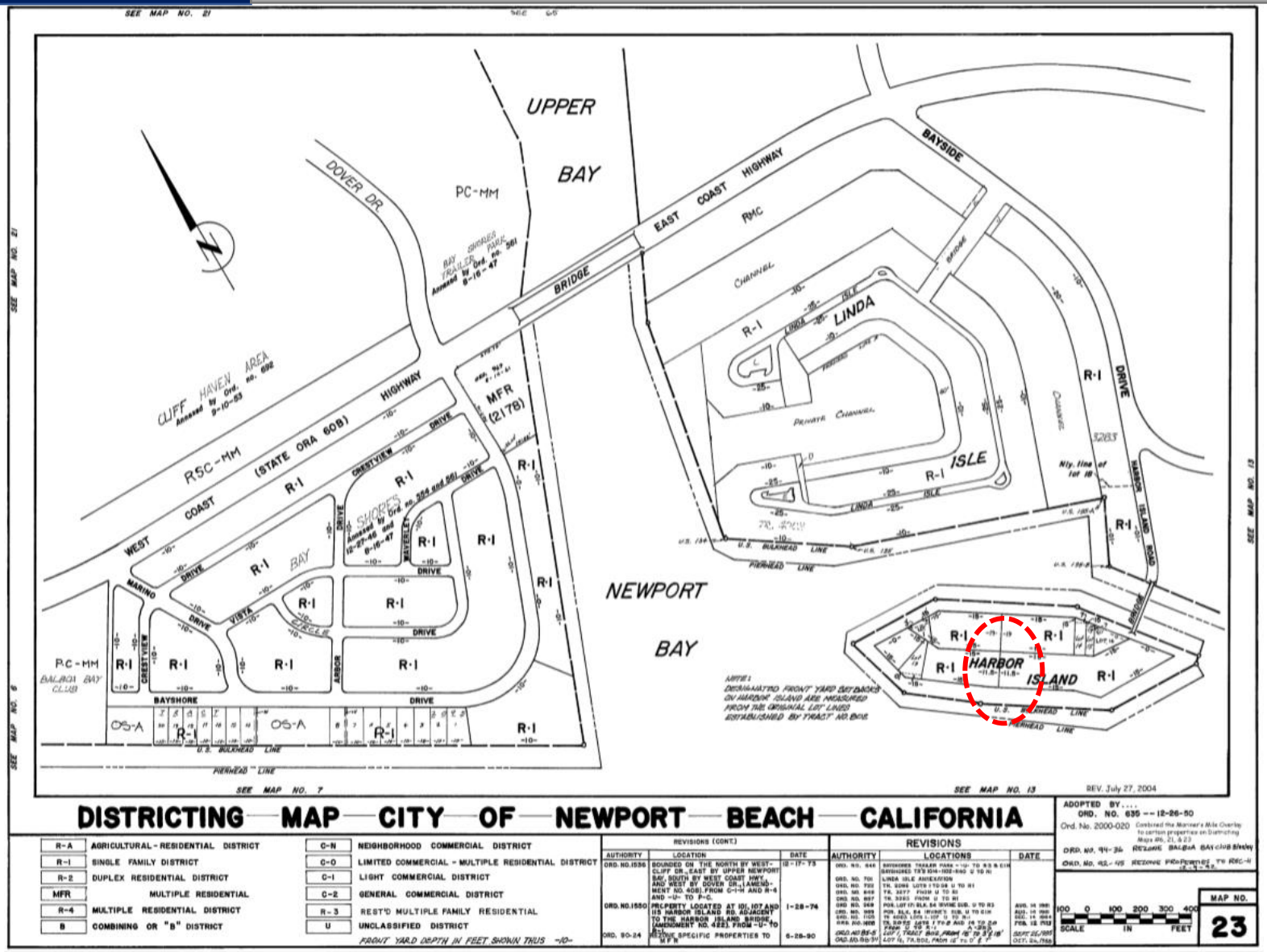
Name: S-8 / October 26, 2010

Setback Map

S-8

Districting Map DM 23

In effect prior to 2010



DISTRICTING MAP CITY OF NEWPORT BEACH CALIFORNIA

R-A	AGRICULTURAL - RESIDENTIAL DISTRICT
R-1	SINGLE FAMILY DISTRICT
R-2	DUPLEX RESIDENTIAL DISTRICT
MFR	MULTIPLE RESIDENTIAL
R-4	MULTIPLE RESIDENTIAL DISTRICT
B	COMBINING OR "B" DISTRICT
C-N	NEIGHBORHOOD COMMERCIAL DISTRICT
C-O	LIMITED COMMERCIAL - MULTIPLE RESIDENTIAL DISTRICT
C-1	LIGHT COMMERCIAL DISTRICT
C-2	GENERAL COMMERCIAL DISTRICT
R-3	REST'D MULTIPLE FAMILY RESIDENTIAL
U	UNCLASSIFIED DISTRICT

FRONT YARD DEPTH IN FEET SHOWN THUS -10-

REVISIONS (CONT.)

AUTHORITY	LOCATION	DATE
ORD. NO. 1536	BOUNDED ON THE NORTH BY WEST CLIFF DR., EAST BY UPPER NEWPORT BAY, SOUTH BY WEST COAST HWY., AND WEST BY DOVER DR. (AMENDMENT NO. 608) FROM C-1-M AND R-4 AND -U- TO P-C.	12-17-73
ORD. NO. 1550	PROPERTY LOCATED AT 101, 107 AND 115 HARBOR ISLAND RD. ADJACENT TO THE HARBOR ISLAND BRIDGE. AMENDMENT NO. 4821 FROM -U- TO R-1.	1-28-74
ORD. 90-24	REZONE SPECIFIC PROPERTIES TO MFR	5-29-90

REVISIONS

AUTHORITY	LOCATIONS	DATE
ORD. NO. 646	BAYSHORES TRAILER PARK = -U- TO R-3 & C-1H BAYSHORES TR'S 634-102-540 U TO RI	
ORD. NO. 701	LINDA ISLE ANNEXATION	
ORD. NO. 702	TR. 5080 LOTS 1 TO 54 U TO RI	
ORD. NO. 845	TR. 3677 FROM U TO RI	
ORD. NO. 867	TR. 3383 FROM U TO RI	
ORD. NO. 868	PORT. LOT 17, BLK. 54 IRVINE SUB. U TO R3	
ORD. NO. 905	PORT. BLK. 84 IRVINE'S SUB. U TO C1H	
ORD. NO. 1105	TR. 4060 LOTS 1 TO 17 U TO R-1	
ORD. NO. 1408	TR. 5095 LOTS 1 TO 8 AND 14 TO 24 FROM U TO R-1.	
ORD. NO. 85-5	A SPLIT LOT 1, TRACT 806 FROM 18' TO 37.18'	SEPT. 25, 1985
ORD. NO. 86-34	LOT 16, TR. 806, FROM 18' TO 0' & 7'	OCT. 24, 1986

ADOPTED BY....
ORD. NO. 635 -- 12-26-50
Ord. No. 2000-020 Combined the Mariner's Mile Overlay to certain properties on Districting Maps 20, 21, & 23
ORD. NO. 94-36 REZONE BALBOA BAY CLUB B/R/W
ORD. NO. 92-45 REZONE PROPERTIES TO REC-H 12-14-92

100 0 100 200 300 400
SCALE IN FEET

MAP NO. 23

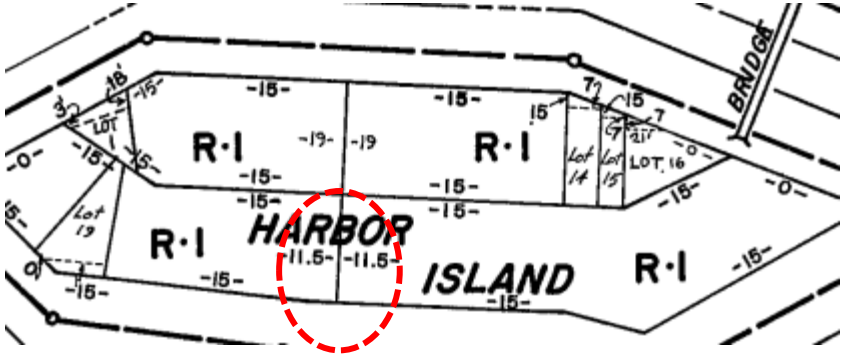
15-109

Setback Map

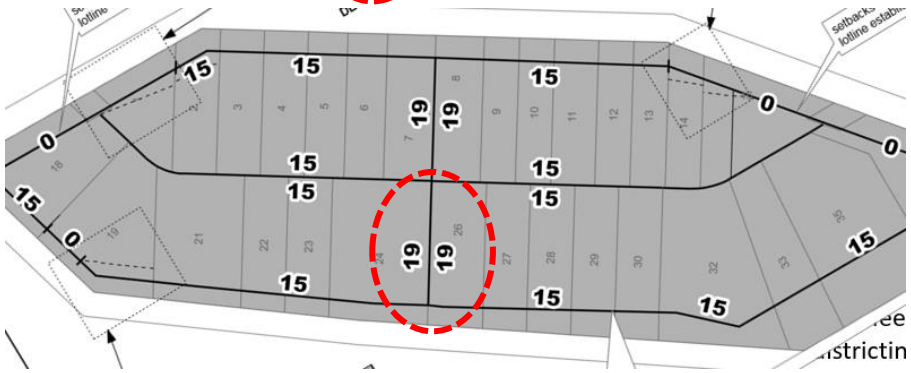
S-8

Highlighted Changes

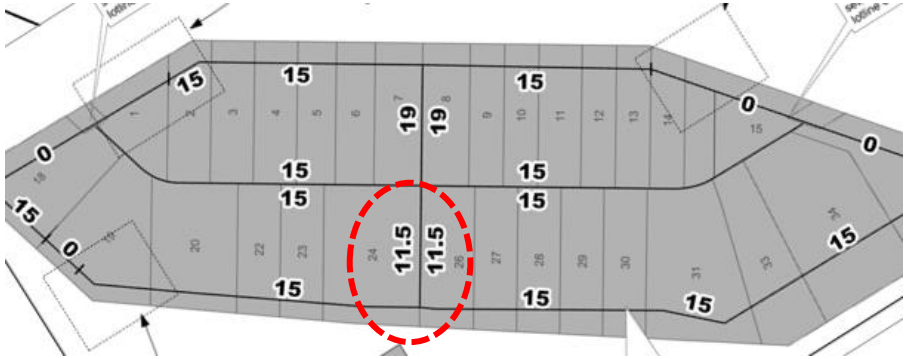
24 and 26 Harbor Island



DM 23



Current S-8

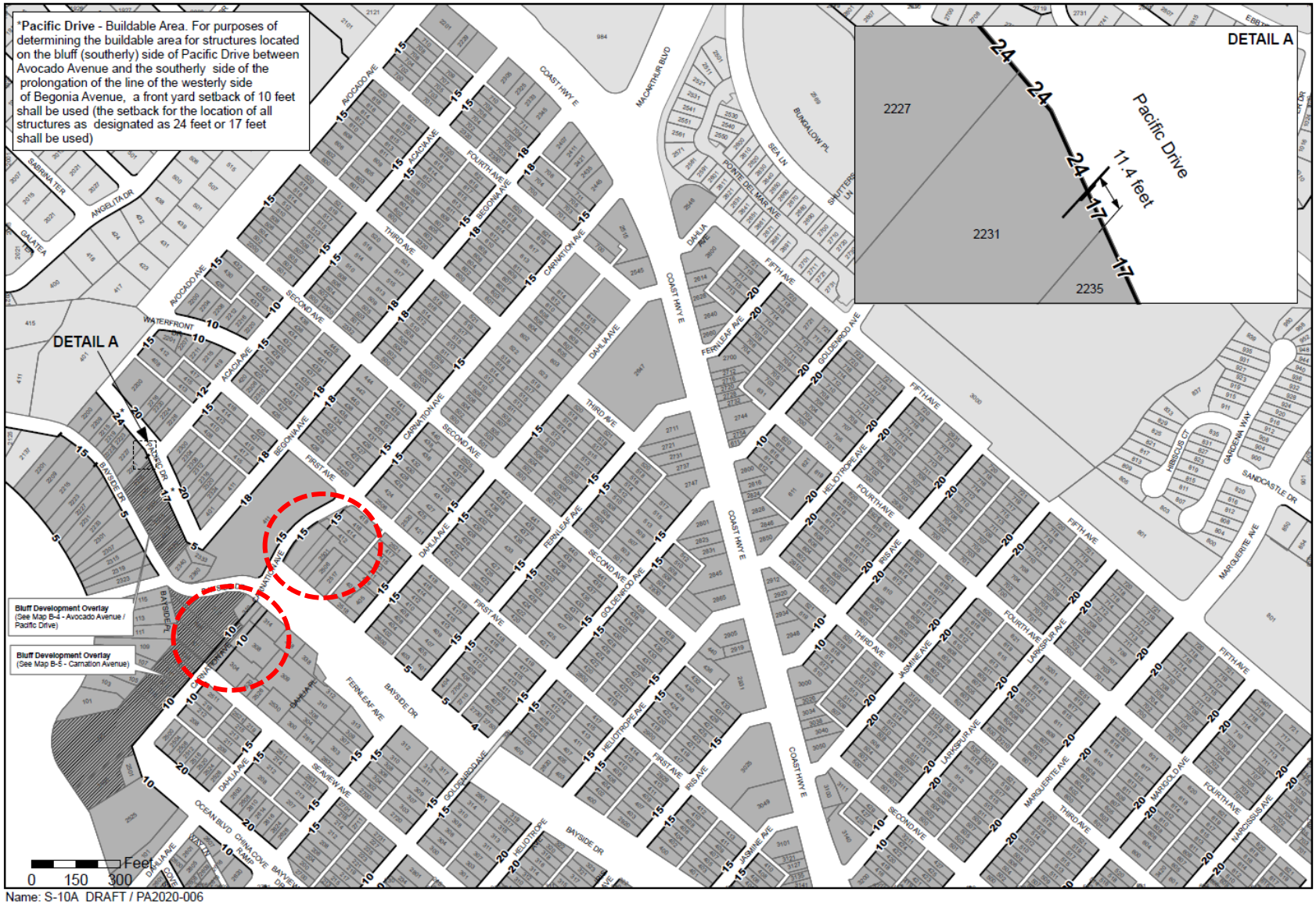


Proposed S-8

The correct setback should be 11.5 feet (not 19 feet) as shown on the districting map to accurately reflect the location of the 15-ft wide pedestrian walkway easement and an additional 4-foot setback for either property.

Setback Map S-10A

Proposed Map



Setback Map

S-10A - Corona del Mar

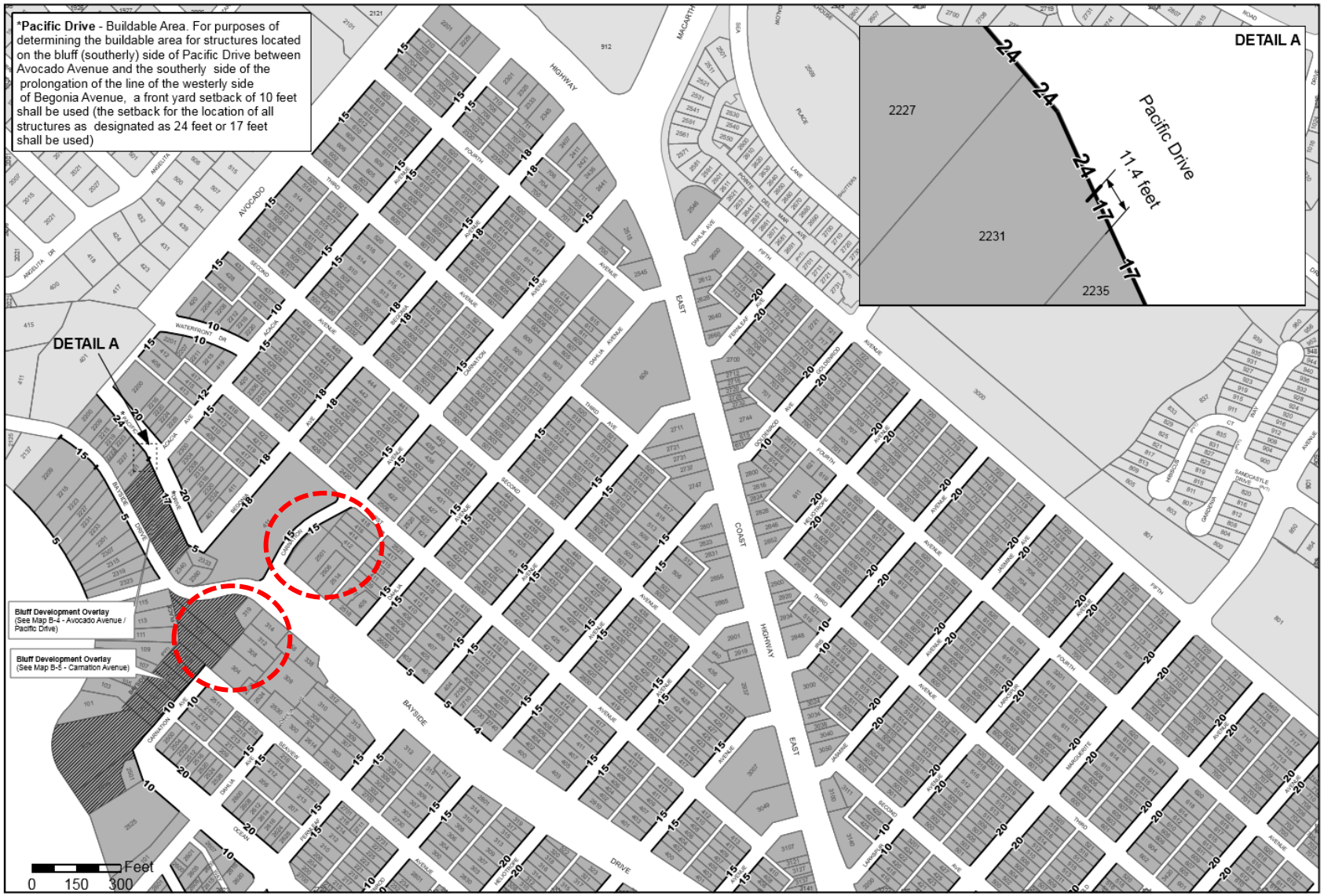
15-111

Name: S-10A DRAFT / PA2020-006

Setback Map

S-10A

Existing Map



Name: S-10A / October 26, 2010

Setback Map

S-10A - Corona del Mar

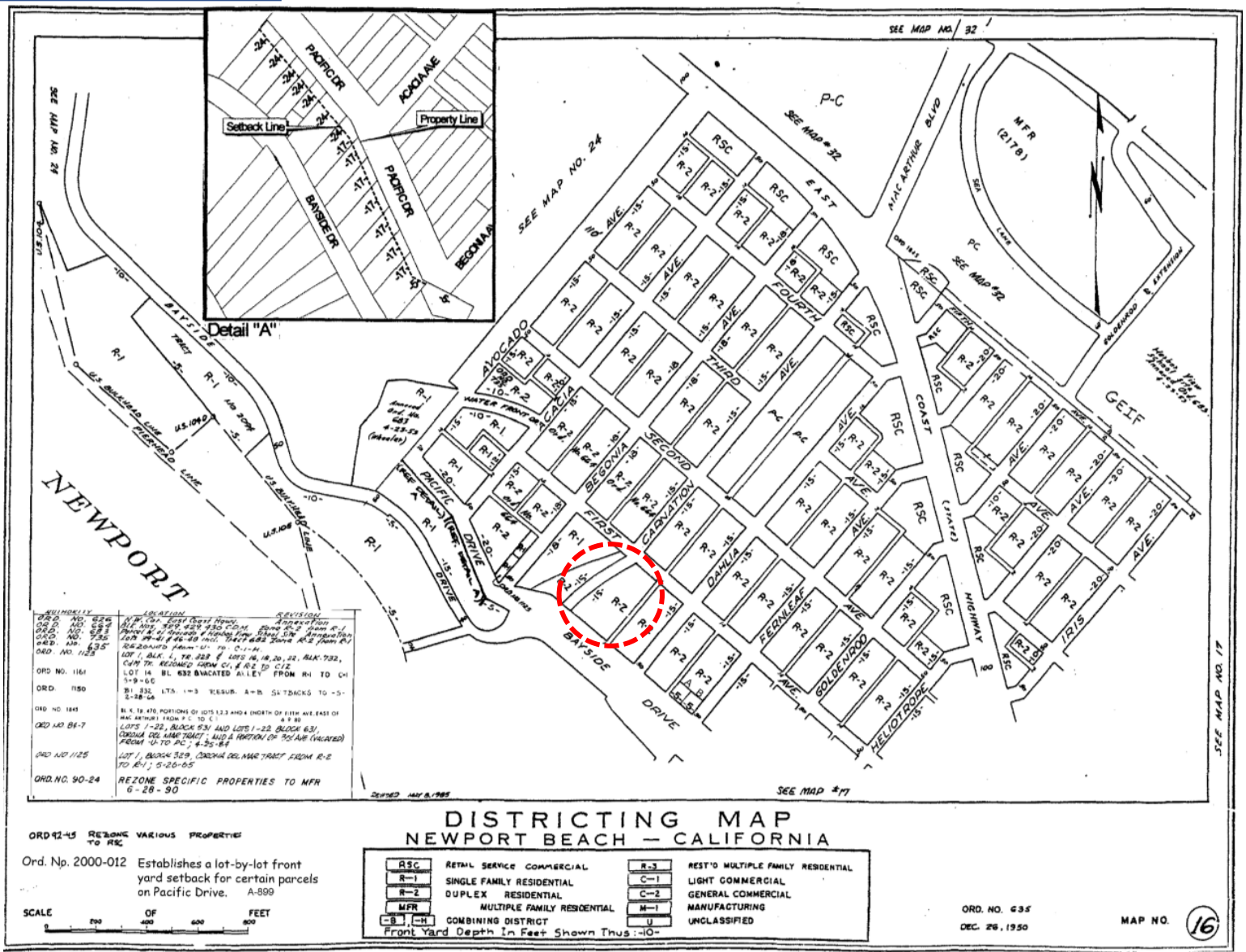
15-112

Setback Map

S-10A

Districting Map DM 16

In effect prior to 2010

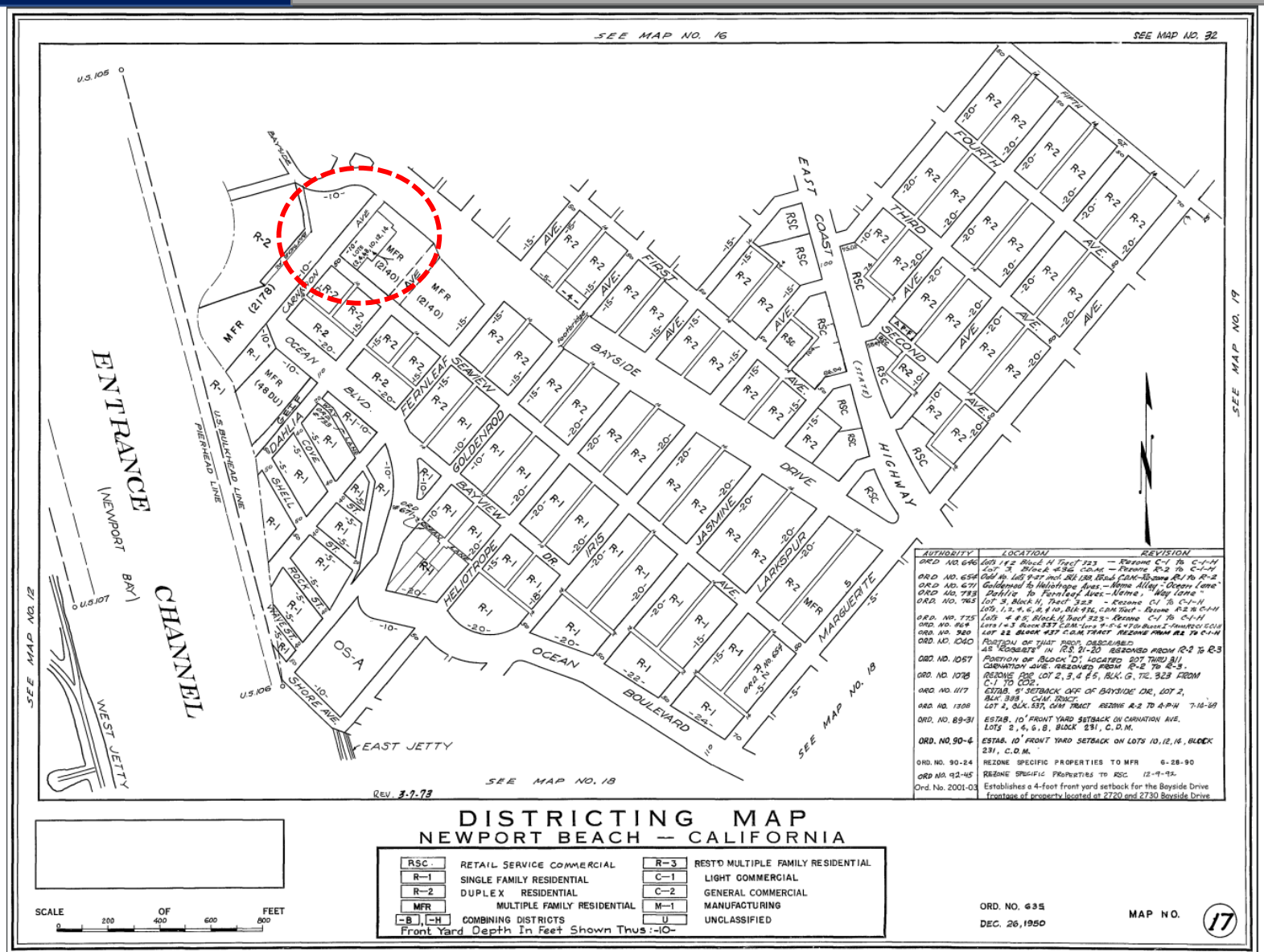


Setback Map

S-10A

Districting Map DM 17

In effect prior to 2010



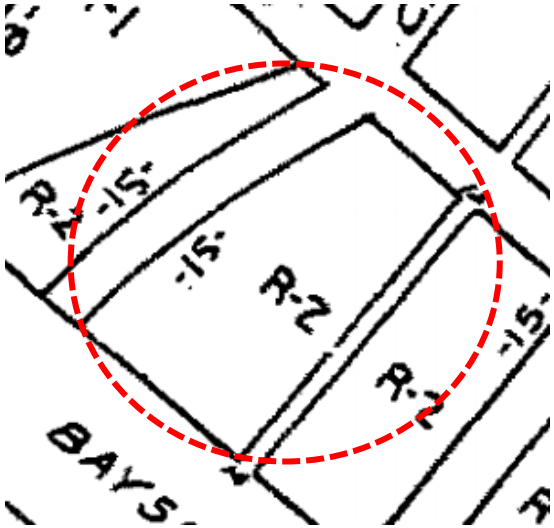
15-114

Setback Map

S-10A

Highlighted Changes

412-418 Carnation Ave

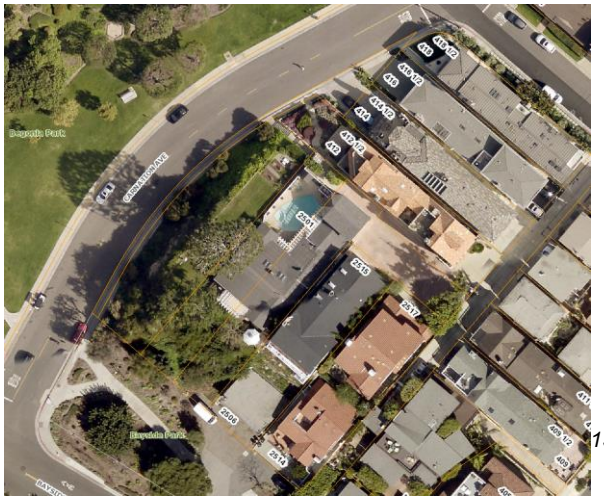


DM 16

Current S-10A

Proposed S-10A

- Ambiguities in both setback map and Districting Map No. DM16 due to vacated right-of-way along Carnation Ave. frontages.
- 15-front setback for 412 Carnation should be measured from abandoned right-of-way line.
- 15-front setback for 414-148 Carnation should be measured from actual property line.



Setback Map

S-10A

Highlighted Changes

300-319 Carnation Ave

DM 17

Current S-10A

Proposed S-10A

Setback map not consistent with Districting Map No. DM17.

10-foot front setbacks missing from 300-319 Carnations Ave as measured from abandoned right-of-way line and consistent with existing development pattern.

15-116

Setback Map

S-10B

Proposed Map

Setback Map

S-10B - Corona del Mar

15-117

Name: S-10B_DRAFT /PA2020-006

Setback Map

S-10B

Existing Map

Setback Map

S-10B - Corona del Mar

15-118

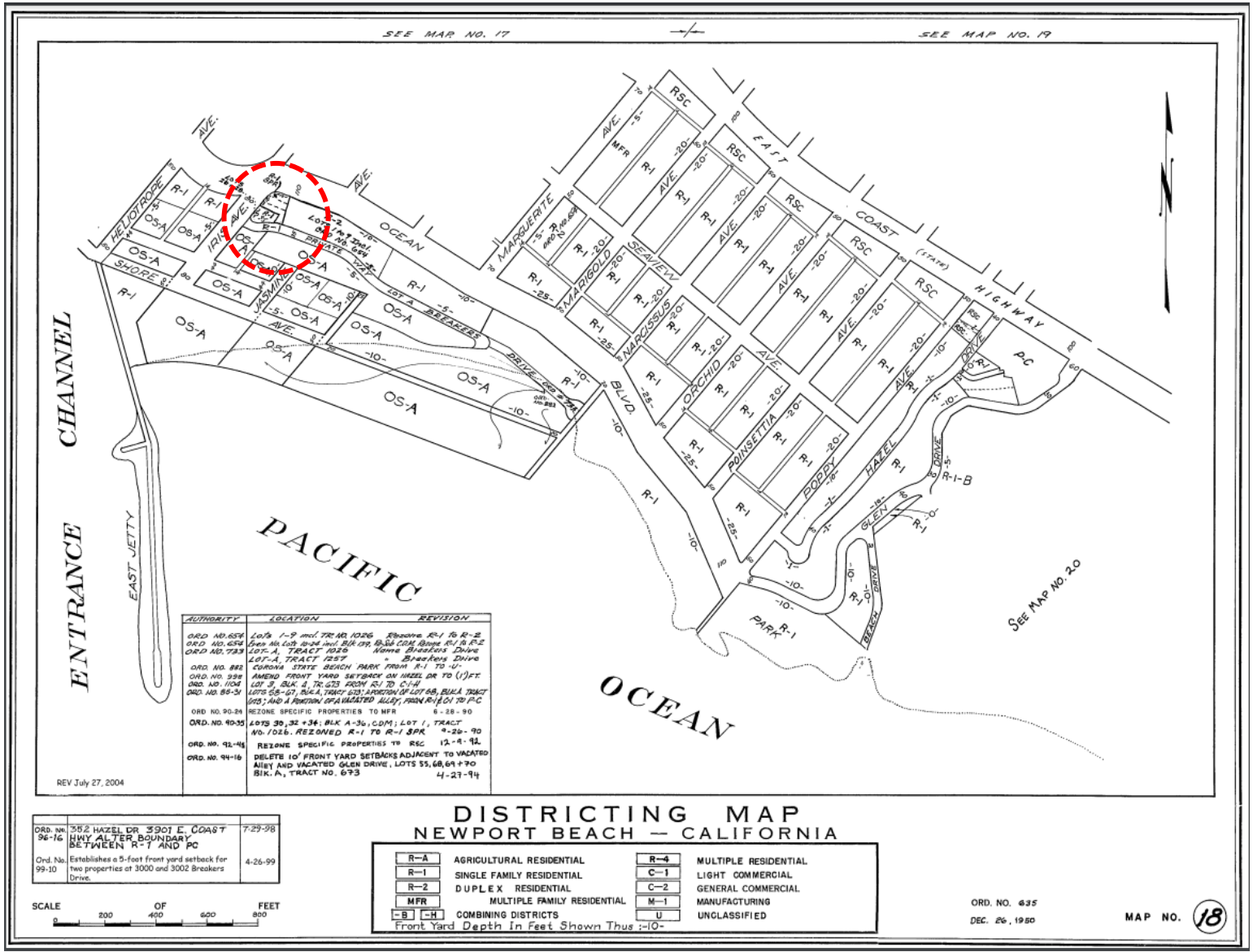
Name: S-10B / October 26, 2010

Setback Map

S-10B

Districting Map DM 18

In effect prior to 2010

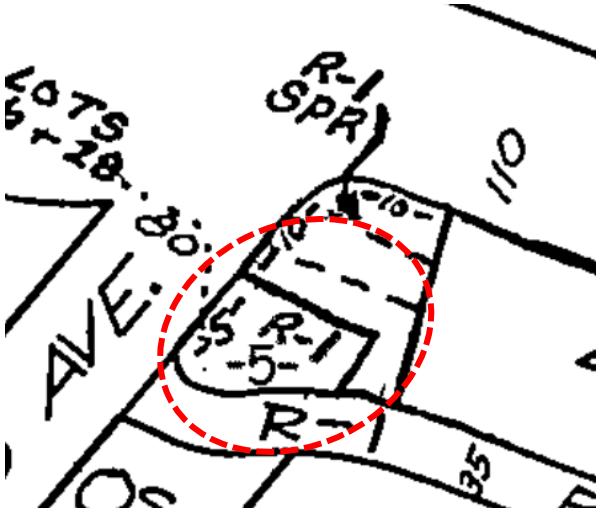


Setback Map

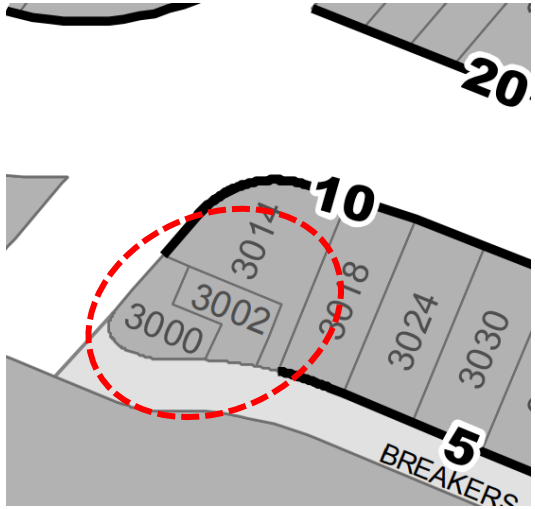
S-10B

Highlighted Changes

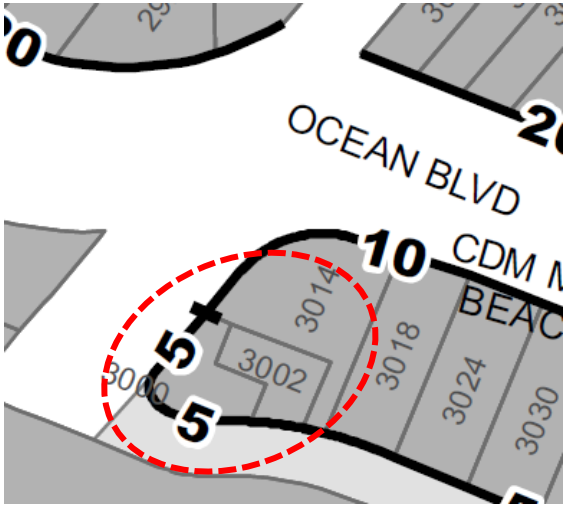
3000 Breakers Dr.



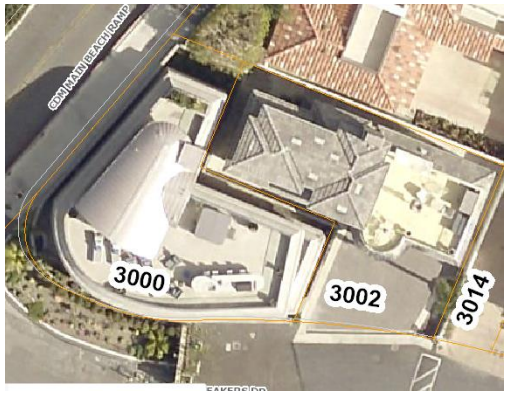
DM 18



Current S-10B



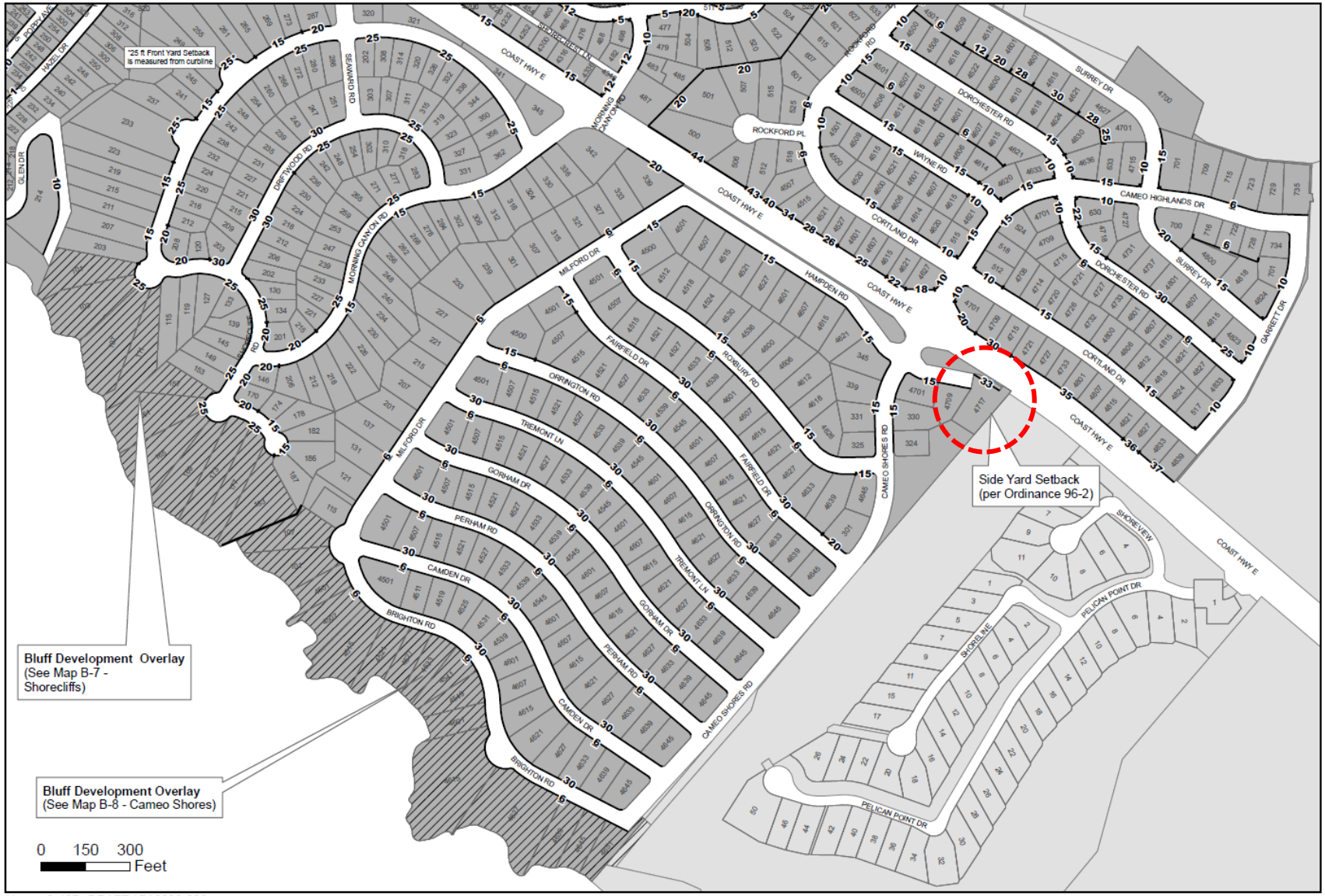
Proposed S-10B



- Setback map not consistent with Districting Map No. DM18.
- 5-foot front setback left off map

Setback Map
S-10D

Proposed Map



Setback Map

S-10D - Corona del Mar

15-121

Name: S-10D_DRAFT / PA2020-006

Setback Map

S-10D

Existing Map

Name: S-10D / October 26, 2010

Setback Map

S-10D - Corona del Mar

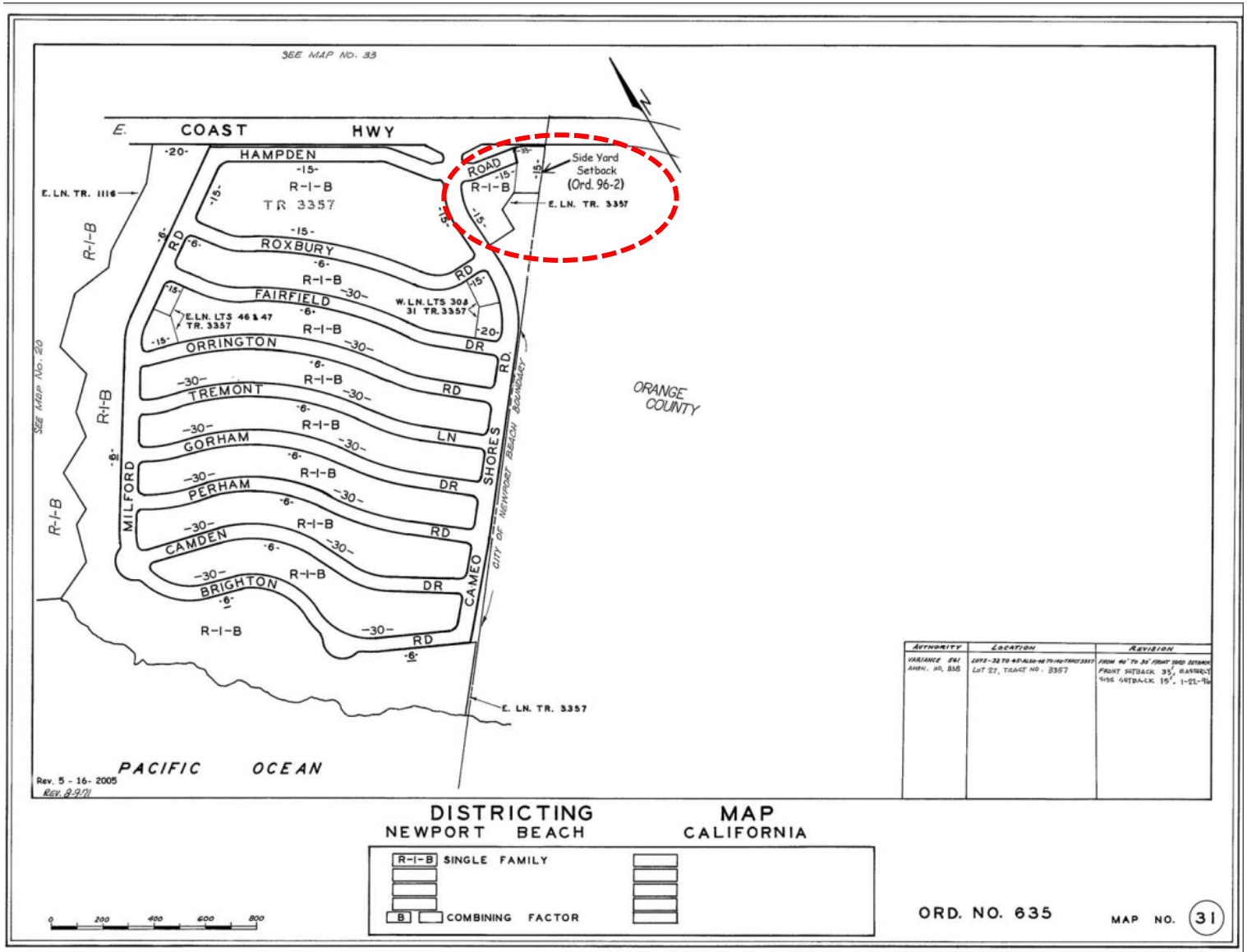
15-122

Setback Map

S-10D

Districting Map DM 31

In effect prior to 2010



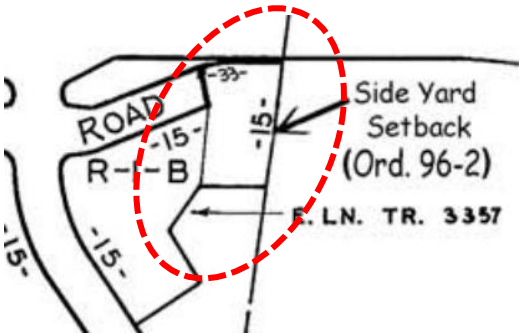
15-123

Setback Map

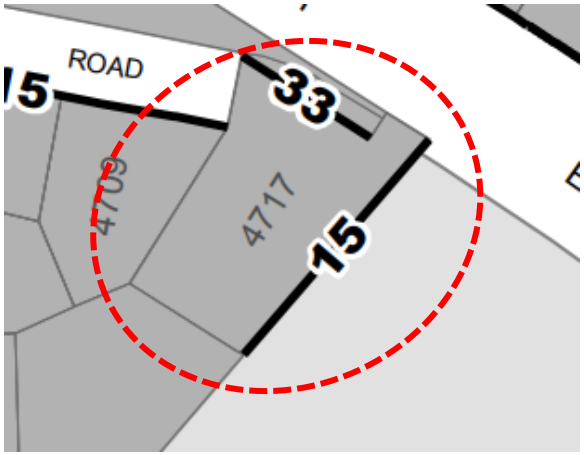
S-10D

Highlighted Changes

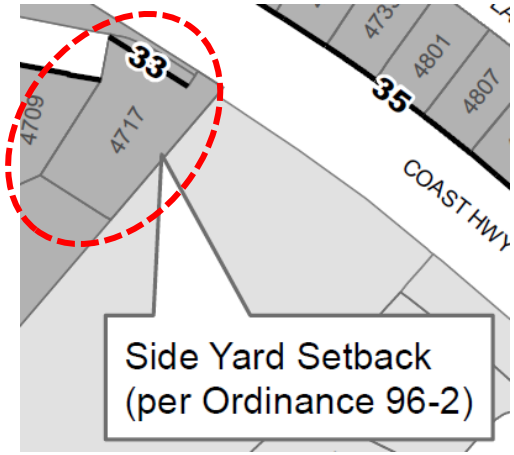
4717 Hampden Rd.



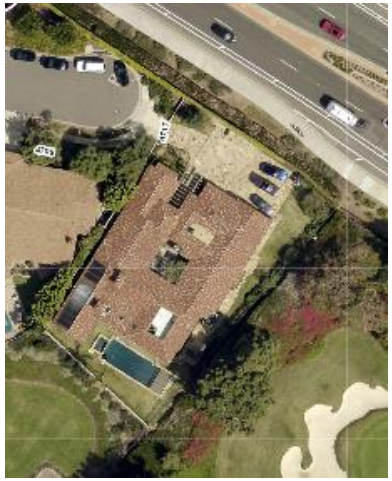
DM 31



Current S-10D



Proposed S-10D



- Setback map not consistent with Districting Map No. DM31.
- 15-foot setback indicator along the easterly side property line adjacent to golf course should include a note clarifying it is a side setback per Ordinance 96-2.