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## Chapter 21.80 – Maps

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### 21.80.010 – Area Maps

- A-1 - Balboa Island (Includes Little Balboa Island and Collins Island)
- A-2 - Balboa Peninsula
- A-3 - Buck Gully
- A-4 - Cameo Highlands
- A-5 - Cameo Shores
- A-6 - Corona del Mar
- A-7 – Corona Highlands
- A-8 - Shorecliffs
- A-9 – Irvine Terrace
- A-10 – Lido Isle
- A-11 - Lido Marina Village / Mariners' Mile
- A-12 - Upper Newport Bay
- A-13 - West Newport
- A-14 – Statistical Area A-2

### 21.80.020 – Bluff Overlay

- B - Bluff Overlay Index Map
- B-2 - Irvine Terrace - Dolphin Terrace
- B-3 - Irvine Terrace - Bayadere Terrace
- B-4 - Avocado Avenue/Pacific Drive
- B-5 - Carnation Avenue
- B-6 - Ocean Boulevard / Breakers Drive
- B-7 - Shorecliffs
- B-8 - Cameo Shores
- [B-9 – Upper Newport Bay Bluffs](#)

### 21.80.025 – Canyon Overlay

- C-1 – Canyon Overlay

## **21.80.030 – Height Limit Areas**

H-1 High Rise and Shoreline Height Limit Areas

### ~~21.80.035 – Parking Management Overlay District Maps~~

~~PM-1 – Balboa Village Parking Management Overlay District~~

## **21.80.040 – Setback Maps**

S-1 – Index Map

S-1A - West Newport

S-1B - West Newport

S-2A - Balboa Peninsula

S-2B - Balboa Peninsula

S-2C - Balboa Peninsula

S-2D - Balboa Peninsula

S-2E - Balboa Peninsula

S-2F - Balboa Peninsula

S-2G - Balboa Peninsula

S-3A - Lido Isle

S-3B - Lido Isle

S-4 - Balboa Island

S-5 - Newport Heights

S-6 - BayShores

S-7 - Beacon Bay Area

S-8 - Harbor Island

S-9A - Irvine Terrace

S-9B - Irvine Terrace

S-10A - Corona del Mar

S-10B - Corona del Mar

S-10C - Corona del Mar

S-10D - Corona del Mar

S-13A - Dover Shores

S-13B - Dover Shores

S-13C - Dover Shores

S-14 - Granville Drive

### ~~21.80.045 – Permit and Appeal Jurisdiction Maps~~

~~P-1 – Permit and Appeal Area (West Newport Area)~~

~~P-2 – Permit and Appeal Area (Harbor Area)~~

~~P-3 – Permit and Appeal Area (Upper Newport Bay)~~

~~CE-1 – Categorical Exclusion Area (West Newport Area)~~

~~CE-2 – Categorical Exclusion Area (Harbor Area)~~

~~CE-3 – Categorical Exclusion Area (Upper Newport Bay)~~

~~DC-1 – Banning Ranch Deferred Certification Area~~

~~PT-1 – Public Trust Lands Delegated to the City~~

### **21.80.055 – Planned Community Site Plans**

PC-01– Bayside Village Mobile Home Park  
PC-07 – Park Newport  
PC-09 – Bayside Village Boat Launch and Storage  
PC-12 – Promontory Point  
PC-14 – Newport Crest  
PC-16 – Newport Terrace  
PC-36 – Emerald Village  
PC-38 – Hoag Hospital Development Criteria Plan  
PC-44 – Upper Newport Bay Regional Park  
PC-47 – Armstrong Garden  
PC-51 – Marina Park

### **21.80.065 – Planned Community Land Use Maps**

PC-05 – North Ford  
PC-21 – Sea Island  
PC-22 – Westcliff Grove  
PC-29 – Corona del Mar Homes  
PC-30 – Villa Point Apartments  
PC-32 – Bayview  
PC-37 – Castaways Marina  
PC-39 – Bayview Landing  
PC-40 – Corporate Plaza West  
PC-41 – Newporter North  
PC-42 – San Diego Creek North  
PC-43 – Upper Castaways  
PC-45 – Balboa Bay Club  
PC-47 – Newport Beach Country Club  
PC-54 – Santa Barbara Residential  
PC-55 – Bayside Residential