



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

July 10, 2025
Agenda Item No. 2

SUBJECT: Uptown Newport-TowerJazz Parcel Map (PA2025-0110)
▪ County Tentative Parcel Map No. 2025-139

SITE LOCATION: 4321 Jamboree Road

APPLICANT: William A. Shopoff

OWNER: Uptown Newport Jamboree LLC

PLANNER: Rosalinh Ung, Principal Planner
(949) 644-3208, rung@newportbeachca.gov

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Mixed Use District Horizontal 2 (MU-H2)
- **Zoning District:** Uptown Newport Planned Community (PC-58)

PROJECT SUMMARY

A request for Tentative Parcel Map (TPM) to combine the remnants of Parcel Nos. 1 & 4 of Parcel Map No. 2013-108 into one parcel and subdivide the consolidated parcel into two parcels for conveyance purposes only for Phase 2 future development in Uptown Newport Planned Community (PC-58). No development or improvements are proposed, and no waivers of Title 19 (Subdivisions) are requested as part of this application.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find that all significant environmental concerns for the proposed project have been adequately addressed in the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001; and
- 3) Adopt Draft Zoning Administrator Resolution No. _ (Attachment No. ZA 1), approving Tentative Parcel Map filed as PA2025-0110 (County Tentative Parcel Map No. TPM No. 2025-139).

BACKGROUND

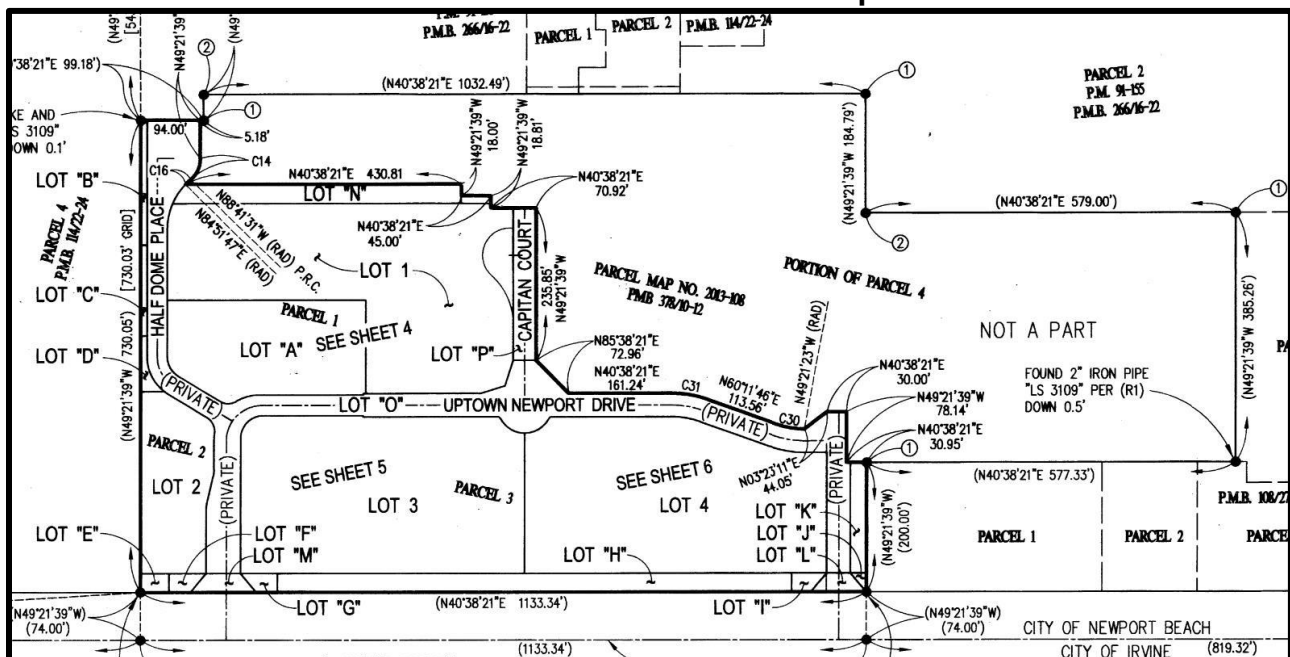
Uptown Newport Planned Community (PC-58) Adoption & Tract Map Approvals

On March 12, 2013, City Council adopted [Ordinance No. 2013-5](#) for the adoption of [Uptown Newport Planned Community](#) (PC-58) consisting of removing existing office and industrial uses in two primary phases and constructing a mixed-use planned community consisting of 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two acres of public park.

In addition to the PC-58 approval, the City Council adopted Ordinance No. [2013-6](#) to approve Development Agreement No. [DA2012-003](#) (DA) and vesting development approvals to allow build-out of the project site under development standards and requirements in place at the time of project approval. The term of the DA is 15 years, with two five-year extensions. The DA became effective on April 11, 2013, and the earliest expiration could be in 2028 (2013+15).

Lastly, the City Council adopted [Resolution 2013-24](#) approving Tentative Tract Map No. 17438 for future development of PC-58. Subsequently, Tract Map No. 17763 for Phase 1 (Phase 1 Tract Map) was recorded on June 19, 2015, as illustrated below.

Exhibit 1 – Phase 1 Tract Map



Uptown Phasing Plan

Phase 1 of PC-58 is generally located on the westerly side of the property and includes 680 residential units and a one-acre neighborhood park. This phase is nearly completed

with a total of 548 residential units allotted to three residential projects in various improvement stages and completion of Phase 1 one-acre public park as shown in Exhibit 2 below.

Exhibit 2 – Phase Plan



Phase 2 is generally located on the easterly side of the property and currently occupied by Tower Semiconductor (TowerJazz). Timing for Phase 2 construction is contingent on the existing lease with the TowerJazz facility, which currently extends to March 12, 2027. At the conclusion of the lease term, the TowerJazz facility is intended to be demolished and redeveloped with a total of 619 residential units (564 originally planned + 55 un-built units transferred from Phase 1), 11,500 square feet of retail space transferred from Phase 1, and a remaining one-acre public park. Exhibit 3 below illustrates the existing location of TowerJazz facility with its ancillary uses and surface parking.

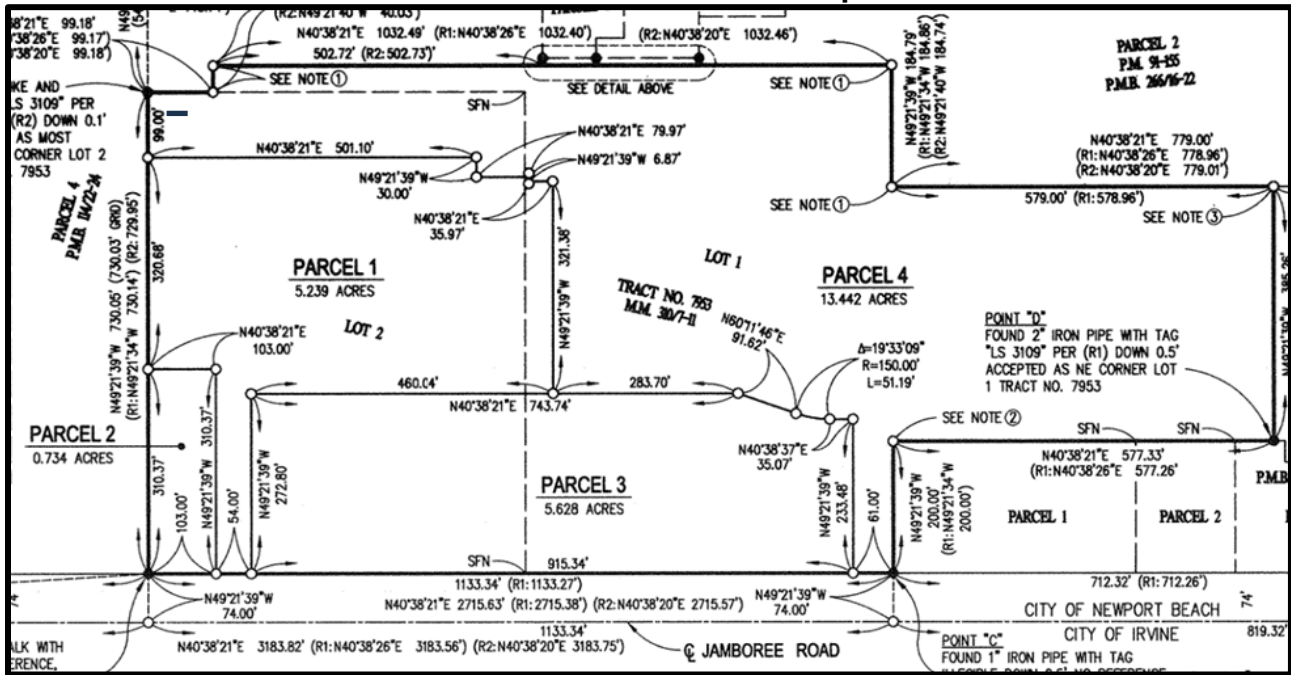
Exhibit 3 – TowerJazz Facility Location in Phase 2



Uptown Parcel Map for Conveyance - 2013 Approval

On June 27, 2013, Zoning Administrator adopted Resolution No. [ZA2013-033](#), approving Tentative Parcel Map No. 2013-010 filed as PA2013-085 to allow a four-lot subdivision for conveyance purposes to accommodate PC-58 future development. The tentative parcel map also included a declaration of easements for various ingress, egress, reciprocal parking and traffic circulation, and utilities. Tentative Parcel Map No. 2013-010 was recorded as County Parcel Map No. 2013-108 (2013 Parcel Map) on December 20, 2013. Exhibit 4 below illustrates locations of four parcels: Parcels 1 and 3 are located within the boundaries of Phase 1 development; and Parcels 2 and 4 are located within the boundaries of Phase 2 development.

Exhibit 4 – 2013 Parcel Map



TENTATIVE PARCEL MAP REQUEST

The proposed TPM includes a consolidation of the remnants of Parcels 1 and 4 of 2013 Parcel Map into one parcel. These existing remnant parcels total 12.57 acres in size, resulted when Phase 1 Tract Map recorded over the 2013 Parcel Map. In this process, the remainder Parcel No. 1, which is a small gap of land between the boundaries of Tract Map No. 17763 and the Parcel No. 1 boundary lines, was inadvertently created. The remnant of Parcel No. 4 is the remaining Parcel No. 4 of 2013 Parcel Map after Phase 1 Tract Map was recorded.

The proposed TPM also includes a two-lot subdivision to subdivide the newly combined parcel into two parcels for conveyance purposes only for future Phase 2 development. No development or improvements are proposed or authorized as part of this application. Parcel 1 of the proposed TPM is approximately 4.69 acres in size and is currently improved with a parking lot associated with TowerJazz facility. Parcel 2 of the proposed TPM is approximately 7.87 acres size and currently improved with TowerJazz facility and its ancillary uses. Below, Exhibit 5 illustrates the location of existing remnant parcels and Exhibit 6 illustrates the proposed TPM.

Exhibit 5 - Location of Existing Remnant Parcels

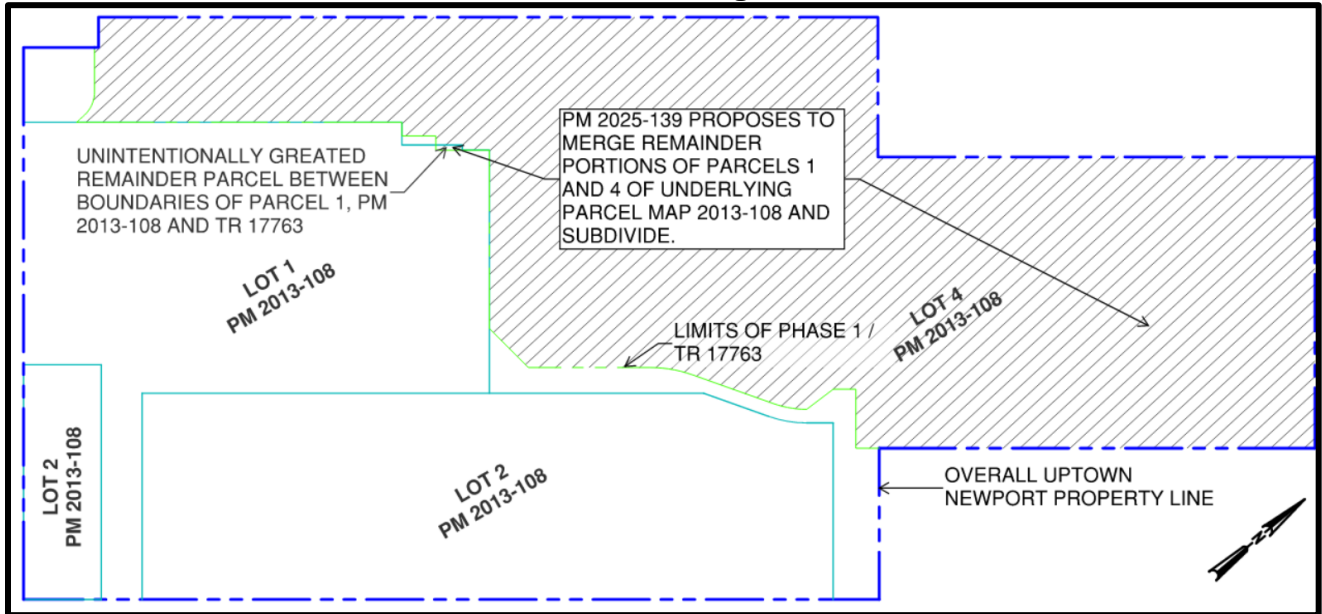
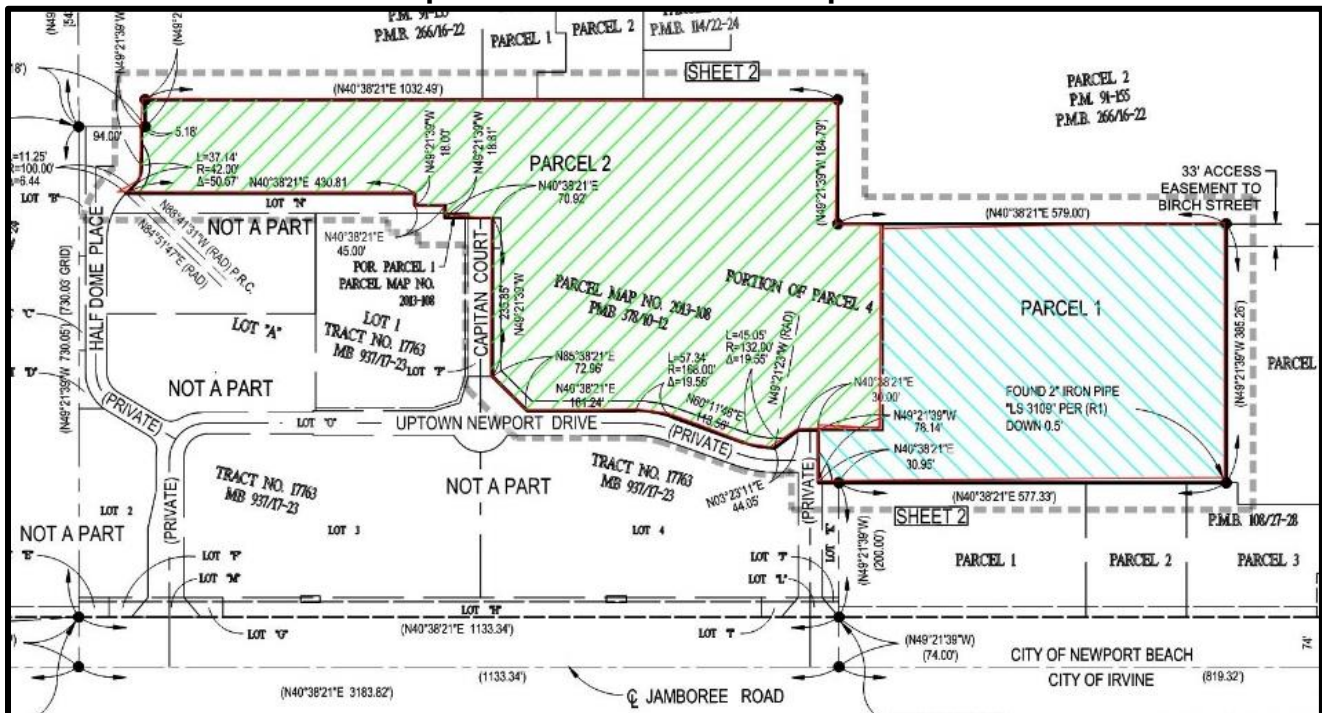
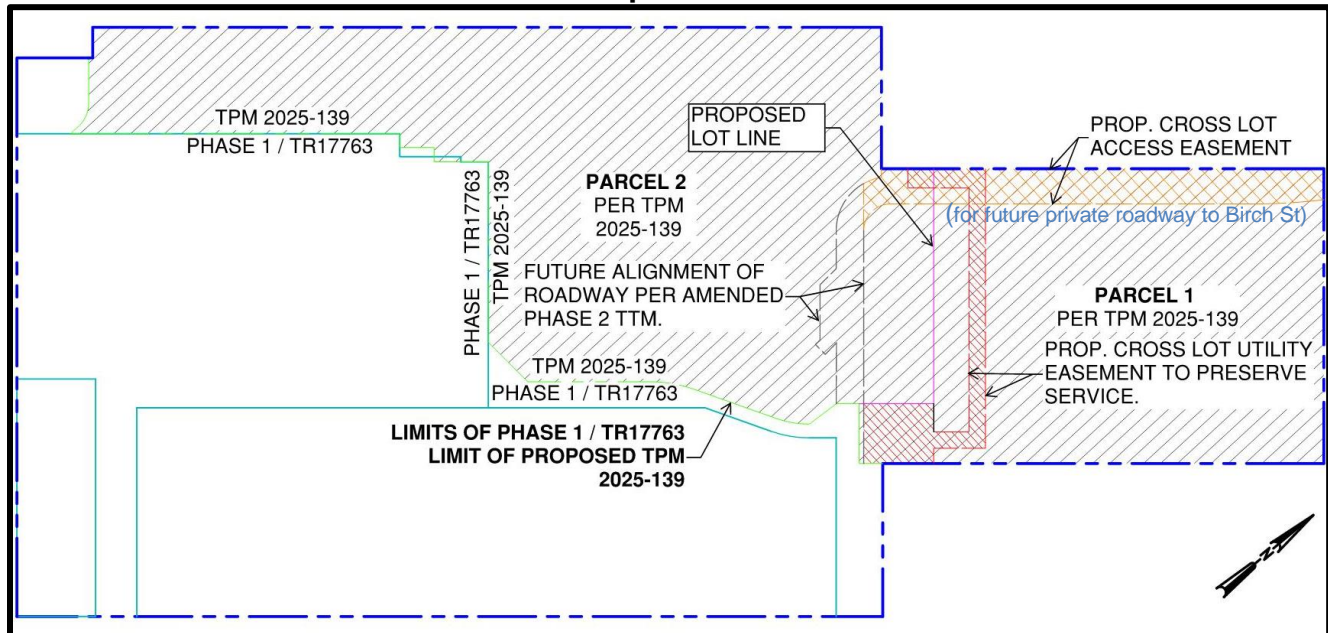


Exhibit 6 – Proposed Tentative Parcel Map No. 2025-139



The TPM also includes several proposed easements in favor of newly created parcels for future Phase 2 development. Exhibit 7 below illustrates the proposed easements.

Exhibit 7 – Proposed Easements



DISCUSSION

The proposed TPM is for financing and conveyance purposes only. No development or improvements will be allowed. Any improvements within Phase 2 development will require future application submittals and approvals including recordation of subdivision map(s) as required per PC-58.

The design of the TPM will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed TPM as there are no public easements located on the subject property. The easements are in favor of proposed parcels for on-site access and utility purposes. The proposed 46-foot-wide access easement to Birch Street is to be in favor of Parcel 1 of TPM, will be maintained until a final map for Phase 2 development is recorded with a private roadway, and consistent in size, design and location to accommodate the proposed future private roadway for Phase 2 development, or as otherwise approved by the City. Lastly, a reciprocal access and parking agreement shall be recorded prior to the recordation of TPM, to ensure access and parking will be provided for the duration of existing industrial development until its lease expires and the facility is demolished, unless other arrangements can be provided to the satisfaction of Community Development.

Lastly, the existing industrial facility which is currently located on the subject property is a permitted interim use until the existing TowerJazz lease expires. An amendment to the DA is being considered to extend its allowable lease term for an additional 3.5 years, from March 12, 2027, to September 12, 2030. The existing light industrial use will continue operating as a legal, nonconforming use pursuant to the Newport Beach Municipal Code.

A request to exercise the DA's first of two 5-year time extensions, pursuant to Section 5.1 (Extension) of the DA has been submitted by the applicant to extend the term of the DA to 2033. The proposed TPM is therefore consistent with phasing development allowed by PC-58 and required findings of Section 19.12.070 (Required Findings for Action on Tentative Map) Title 19 (Subdivisions).

ENVIRONMENTAL REVIEW

All significant environmental concerns for the proposed project have been addressed in the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001, and the City of Newport Beach intends to use said documents for the above noted project, and further that there are no additional reasonable alternative or mitigation measures that should be considered in conjunction with said project. The previously prepared environmental documents for the Uptown Newport project are available for public review at www.newportbeachca.gov/CEQA.

PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal may be filed with the Director of Community Development within 10 days following the date of the action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:


Rosalinh Ung
Principal Planner

JM/ru

Attachments:	ZA 1	Draft Resolution
	ZA 2	Vicinity Map
	ZA 3	County Tentative Parcel Map No. 2025-139
	ZA 4	The Applicant's Letter of Request

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, CALIFORNIA APPROVING A TENTATIVE PARCEL MAP (COUNTY TENTATIVE PARCEL MAP NO. 2025-139) FOR CONVEYANCE PURPOSES ONLY FOR PHASE 2 UPTOWN NEWPORT PLANNED COMMUNITY LOCATED AT 4321 JAMBOREE ROAD (PA2025-0110)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by William A. Shopoff on behalf of Uptown Newport Jamboree LLC, property owner (Applicant), with respect to property located at 4321 Jamboree Road, and legally described as remainder portions of Parcel 1 and Parcel 4 of Parcel Map No. 2013-108 (Property), requesting approval of a tentative parcel map (TPM).
2. The Applicant proposes combining the remnants of Parcel Nos. 1 & 4 of Parcel Map No. 2013-108 into one parcel and subdivide the consolidated parcel into two parcels for conveyance purposes only for Phase 2 future development in Uptown Newport Planned Community (PC-58). No exceptions to Title 19 (Subdivisions) are requested as part of this application (Project).
3. The Property is currently occupied by Tower Semiconductor (TowerJazz) facility and is currently improved with an existing industrial building, a surface parking lot, driveways, and ancillary improvements. No development or improvements are proposed as part of this application.
4. The Property is designated Mixed-Use Horizontal 2 (MU-H2) by the General Plan Land Use Element and located within the Uptown Newport Planned Community Zoning District (PC-58).
5. The subject property is not located within the coastal zone; therefore, a coastal development permit is not required.
6. A public hearing was held on July 10, 2025, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with the Newport Beach Municipal Code (NBMC). Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. All significant environmental concerns for the proposed Project have been addressed in the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001, and Second Addendum No. ER2020-001, and the City of Newport Beach intends to use said documents for the above noted

project, and further that there are no additional reasonable alternative or mitigation measures that should be considered in conjunction with said project. Copies of the previously prepared environmental document are available for public review and inspection at the Planning Division or at the City of Newport Beach website at www.newportbeachca.gov/cegadocuments.

SECTION 3. REQUIRED FINDINGS.

The Zoning Administrator determined in this case that the TPM is consistent with the legislative intent of Title 19 (Subdivisions) of the NBMC and is approved based on the following findings per Section 19.12.070 (Required Findings for Action on Tentative Maps) of Title 19:

Finding:

- A. That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

1. The Property has a General Plan designation of Mixed-Use District Horizontal-2 (MU-H2) which provides for a horizontal intermixing of uses that may include regional commercial office, multifamily residential, vertical mixed-use buildings, industrial, hotel rooms, and ancillary neighborhood commercial uses. Uptown Newport Planned Community (PC-58), Development Agreement No. DA2012-003 (DA), Tentative Tract Map No. 17438 and other land use entitlements were approved on March 12, 2013, for the development of a mixed-use planned community consisting of 1,244 residential units, 11,500 square feet of neighborhood-serving retail space, and approximately two acres of public park, consistent with the uses permitted by the MU-H2 designation. The term of the DA is 15 years, with two five-year extensions. The DA became effective on April 11, 2013, and the earliest expiration could be in 2028 (2013+15). Consequently, Phase 1 Tract Map No. 17763 was recorded on June 19, 2015, for Phase 1 development.
2. On June 27, 2013, Zoning Administrator adopted Resolution ZA2013-033, approving Tentative Parcel Map No. 2013-010 filed as PA2013-085 and recorded as County Parcel Map No. 2013-108 on December 20, 2013, to allow a four-lot subdivision for conveyance purposes to accommodate PC-58 future development. The tentative parcel map also included a declaration of easements for various ingress, egress, reciprocal parking and traffic circulation, and utilities.
3. The proposed TPM will consolidate the remnants of Parcel Nos. 1 & 4 of Parcel Map No. 2013-108 into one parcel and subdivide the consolidated parcel into two parcels for conveyance purposes only for Phase 2 future development in PC-58. These underlying remnant parcels were created when Phase 1 Tract Map No. 17763 was recorded over the parcel boundaries of Parcel Map No. 2013-108. In this process, the remainder Parcel No. 1, which is a small gap of land between the boundaries of Tract Map No. 17763 and

the Parcel No. 1 boundary lines, was inadvertently created. The remnant of Parcel No. 4 is the remaining Parcel No. 4 of 2013 Parcel Map after Phase 1 Tract Map was recorded.

4. No development or improvements are requested with the proposed TPM. Any improvements within Phase 2 development will require future application submittals and approvals including recordation of subdivision map(s), prior to development of the Property pursuant to PC-58.
5. PC-58 permits the existing industrial development currently located on the subject property as an allowed interim use until the existing TowerJazz lease expires. An amendment to DA is being considered to extend its allowable term for an additional 3.5 years, from March 12, 2027, to September 12, 2030. Also, a request to exercise the DA's first of two 5-year time extensions, pursuant to Section 5.1 (Extension) of the DA has been submitted by the applicant to extend the term of the DA to 2033. The existing light industrial use, therefore, will continue operating as a legal, nonconforming use pursuant to the Newport Beach Municipal Code.
6. The proposed TPM is for conveyance purposes in preparation for Phase 2 development and is therefore consistent with the intent of MU-H2 and phasing development allowed by PC-58.

Finding:

B. That the site is physically suitable for the type and density of development.

Facts in Support of Finding:

1. No development or improvements are requested with the proposed TPM. The proposed TPM is for conveyance purposes only for the future development in Phase 2 of PC-58. Any improvements within Phase 2 development will require future application submittals and approvals including recordation of subdivision map(s), as required per PC-58.

Finding:

C. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Facts in Support of Finding:

1. The Project has been reviewed and is deemed consistent with the previously certified Environmental Impact Report No. ER2012-001 (SCH No. 2010051094), First Addendum No. ER2012-001 and Second Addendum No. ER2020-001 for PC-58.

Finding:

- D. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

1. No development or improvements are requested with the proposed TPM. Any improvements within Phase 2 development will require future application submittals and approvals, including recordation of subdivision map(s), as required by PC-58 and will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

- E. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Facts in Support of Finding:

1. The design of the TPM will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed TPM as there are no public easements located on the Property.
2. The proposed easements are in favor of the proposed parcels for on-site access and utility purposes to accommodate future Phase 2 development and to be in compliance with Condition Nos. 2 and 3.

Finding:

- F. That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision*

of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.

Finding:

- G. *That, in the case of a “land project” as defined in Section 11000.5 of the California Business and Professions Code: (1) There is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. The Property is not a “land project” as defined in Section 11000.5 of the California Business and Professions Code because the proposed subdivision does not contain 50 or more parcels.
2. The Project is located within PC-58 and is currently improved with the existing light industrial development. TowerJazz is a permitted interim use until its existing lease expires. The Project is for conveyance purposes only to accommodate future Phase 2 development and therefore consistent with PC-58.

Finding:

- H. *That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Facts in Support of Finding:

1. The proposed TPM does not include development or improvements. Any future improvements within Phase 2 development, under separate entitlement application(s), will be subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- I. *That the subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City’s share of the regional housing needs and that it balances the housing needs of the region against the*

public service needs of the City's residents and available fiscal and environmental resources.

Facts in Support of Finding:

1. The TPM proposes the consolidation of remnants Parcel Nos. 1 & 4 of Parcel Map No. 2013-108 into one parcel and subdivide the consolidated parcel into two parcels for conveyance purposes. Although no development or improvements are requested, and any improvements will require future application submittals and approvals including recordation of subdivision map(s), the proposed TPM will accommodate the conveyance of parcels intended for the future residential development of Phase 2. Therefore, the proposed TPM will not affect the City in meeting its share of the regional housing needs.

Finding:

- J. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Facts in Support of Finding:

1. No development or improvements are proposed. Existing wastewater discharge into the existing sewer system are designed to comply with the Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Facts in Support of Finding:

1. The Project is not located within the Coastal Zone and therefore is not applicable in regard to conformance with the certified Local Coastal Program and public access and recreation policies of Chapter Three of the Coastal Act.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Statement of Facts, CEQA Determination and Required Findings set forth above are true and correct and incorporated herein by reference.
2. The Zoning Administrator of the City of Newport Beach hereby approves Tentative Parcel Map filed as PA2025-0110 (County Tentative Parcel Map No. 2025-139), subject to the conditions outlined in Exhibit A, which is attached hereto and incorporated by reference.

3. This action shall become final and effective 10 days after the adoption of this Resolution unless within such time an appeal is filed with the Director of Community Development by the provisions of Title 19 Subdivisions, of the Newport Beach Municipal Code.

PASSED, APPROVED, AND ADOPTED THIS 10th DAY OF JULY 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"**CONDITIONS OF APPROVAL**

(Project-specific conditions are in italics)

Planning Division

1. *The approval of Tentative Parcel Map (TPM) filed as PA2025-0110 (County Tentative Parcel Map No. 2025-139) shall be for financing and conveyance purposes only. Any improvements shall require future application submittals and approvals and recordation of subdivision map(s), as required per PC-58.*
2. *A reciprocal access and parking agreement, subject to the review and approval of the Community Development Department and City Attorney's Office, shall be recorded prior to the recordation of TPM, to ensure access and parking will be continually provided for the existing industrial development until its lease expires and the facility is demolished, unless other arrangements can be provided to the satisfaction of Community Development.*
3. *The proposed 46-foot-wide access easement to Birch Street shall be maintained until a final map for Phase 2 development is recorded with a private roadway and consistent in size, design and location to accommodate the proposed future private roadway for Phase 2 development or as otherwise approved by the Community Development and Public Works Departments.*
4. This TPM shall expire if the map has not been recorded within 24 months of the date of approval, unless an extension is granted by the Director of Community Development in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.
5. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the **Uptown Newport-TowerJazz Parcel Map including, but not limited to, the TPM filed as PA2025-0110 (County Tentative Parcel Map No. 2025-139)**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

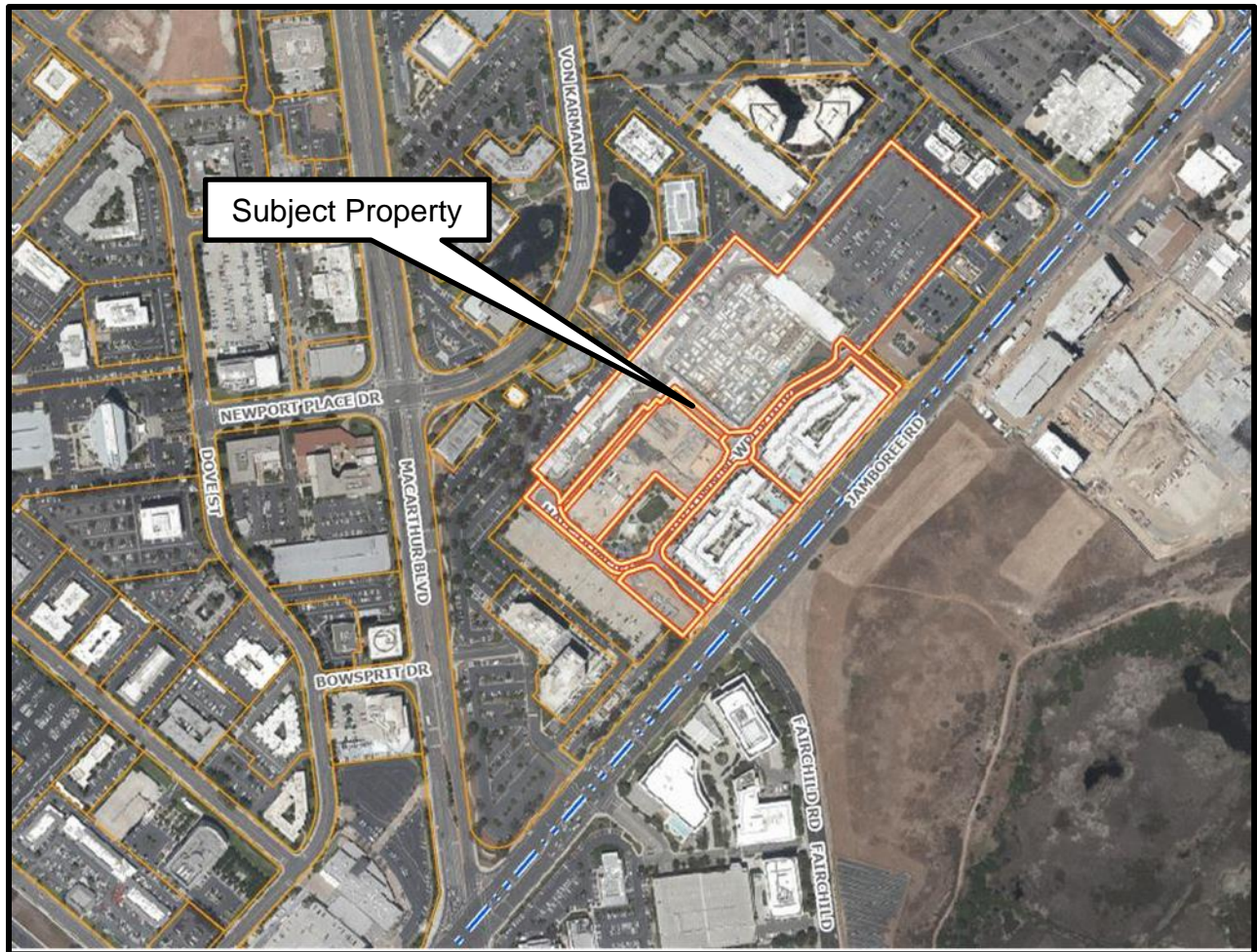
Public Works Department

6. A parcel map shall be recorded. The Map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the Map, the surveyor/engineer preparing the Map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.**
7. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Tentative Parcel Map No. PA2025-0110

4321 Jamboree Road

Attachment No. ZA 3
County Tentative Parcel Map
No. 2025-139

**IN THE CITY OF NEWPORT BEACH, CA
FOR CONVEYANCE PURPOSES ONLY**

**IN THE CITY OF NEWPORT BEACH, CA
FOR CONVEYANCE PURPOSES ONLY**



<u>OWNER / APPLICANT</u>	<u>ENGINEER / SURVEYOR</u>
<p>UPTOWN NEWPORT JAMBOREE, LLC 18565 JAMBOREE RD, SUITE 200 IRVINE, CA 92612 CONTACT: TOM BITNEY PH: (949) 417-1396 EMAIL: TBITNEY@SHOPOFF.COM</p>	<p>DAVID EVANS AND ASSOCIATES 17542 E. 17TH STREET TUSTIN, CA 92780 CONTACT: LINDA SANDUSKY PH: 714.665.4549 EMAIL: LSANDUSKY@DEAINC.COM</p>

4321 JAMBOREE ROAD
NEWPORT BEACH, CA 92660

SITE AREA = 12.57 ACRES

EXISTING USE: INDUSTRIAL
PROPOSED USE: NO CHANGE

EXISTING ZONING: PC-58
PROPOSED ZONING: NO CHANGE

1. THE PURPOSE OF THIS TYPN IS TO PROPOSED LOT MERGER OF EXISTING PARCELS AND SUBDIVISION FOR CONVEYANCE PURPOSES ONLY.
2. NO OTHER CIVIL IMPROVEMENTS ARE PROPOSED AS PART OF THIS PROJECT.
3. THE PROJECT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ZONE Z. AREA OF 500' OF FLOOD ON THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL MAP NO. 0286 EFFECTIVE DATE: FEBRUARY 18, 2004.
4. THE EXISTING EASEMENTS AND PRIORITIES OF EXISTING EASEMENTS AFFECTING THE PROPERTY WITHIN THE BOUNDARY OF THIS MAP WILL BE OUTLINED TO THE EXTENT NECESSARY TO APPROPRIATE THE PROPOSED PROJECT.
5. THE PROPOSED LOT MERGER AND THE PROPOSED LOT LAYOUT ON SITE SEWER AND STORM DRAIN WILL BE PRIVATELY OWNED AND MAINTAINED.
6. ALL EGRESS EASEMENTS GRANTING INGRESS AND EGRESS SHALL BE MAINTAINED.

PARCEL A:

REMAINDER PORTION OF PARCEL 4 OF PARCEL MAP NO. 2013-108, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 378, PAGES 10 THROUGH 12 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 445-133-07

REMAINDER PORTION OF PARCEL 1 OF PARCEL MAP NO. 2013-108, IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 378, PAGES 10 THROUGH 12 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 445-133-08

HORIZONTAL:
THE BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN
O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6175R1 AND STATION
GPS NO. 6168R1 BEING N06°59'37"W PER RECORDS ON FILE IN THE
OFFICE OF THE ORANGE COUNTY SURVEYOR.

VERTICAL:
BM NO. 3J-13-70 ELEVATION: 54.540 (NAVD88) 1989

DESCRIBED BY PCS 2001 - FOUND 3 3/4" OGS ALUMINUM BENCHMARK DISK STAMPED "CJ-13-70". SET IN THE TOP OF A 4 IN. BY 4 IN. CONCRETE POST. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF JAMBORREE ROAD AND FAIRCHILD, 72.3 FT. SOUTHERLY OF THE CENTER OF THE CENTER MEDIAN ALONG MACARTHUR, 2.8 FT. WESTERLY OF THE WEST END OF THE SOUTHWEST CURB RETURN. MONUMENT IS DOWN 0.1 FT. FROM THE TOP OF CURB.

SEWER PURVEYOR:	CITY OF NEWPORT BEACH
WATER PURVEYOR:	IRVINE RANCH WATER DISTRICT
SCHOOL DISTRICT:	SANTA ANA UNIFIED SCHOOL DISTRICT
FIRE DISTRICT:	NEWPORT BEACH FIRE DEPARTMENT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON

**TOWER JAZZ TPM
TENTATIVE PARCEL MAP NO 2025-XXX**

**THE SHOPOFF GROUP
COVER PAGE**

PA2025-0110

CITY OF NEWPORT BEACH

[illegible]

CHECKED BY: JB
DESIGNED BY: JB
DRAWN BY: JB

SUBMITTAL DATE: 06/20/25

PROJECT NO.
SHOPTSGP3006

SHEET NO. **1** OF **2**

22



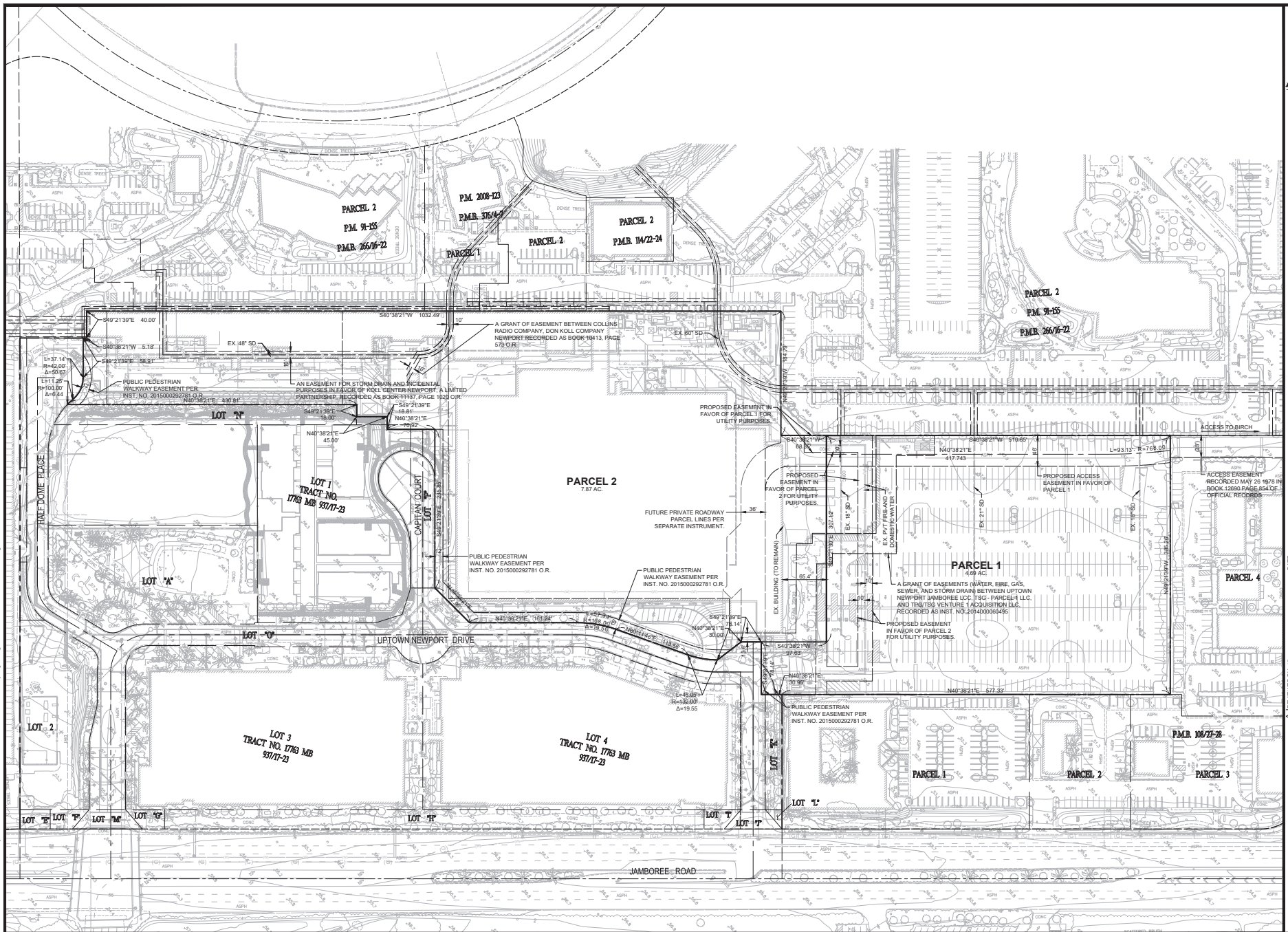
CITY OF NEWPORT BEACH

CHECKED BY: JB
DESIGNED BY: JB
DRAWN BY: JB

SUBMITTAL DATE: 08/20/25

PROJECT NO.
SHOPTSGP3006

SHEET NO. **2** OF **2**



Attachment No. ZA 4
The Applicant's Letter of Request



DAVID EVANS
AND ASSOCIATES INC.

June 24, 2025

TPM 2025-139 – Subdivision for Conveyance Purposes
4321 Jamboree Road, Newport Beach, CA 92660

Project Description

The proposed Tentative Parcel Map 2025-139 proposes to merge the remnant parcels 1 and 4 of PM2013-108 and then subdivide the site into two parcels for **conveyance purposes only with no improvements proposed**. These underlying remnant parcels were created when the Phase 1 Tract Map 17763 recorded over the parcel boundaries of said underlying parcel map, PM 2013-108. In this process, the remainder of Parcel 1 was inadvertently created in a gap between the boundaries of TR17763 and the Parcel 1 boundary lines. The majority of the site consists of the remainder of Parcel 4.

See the attached Exhibit "Mapping Boundaries Exhibit" for reference showing the overlay of TR17763 over PM 2013-108.

As part of the process to create conveyable parcels, TPM2025-139 proposes two (2) easements to maintain existing usage and maintenance of the site. These easements include:

- Cross lot easement for vehicular access
- Cross lot easement for utility purposes

See the attached Exhibit "Proposed Easement Exhibit" for reference showing the locations of said proposed easements.

