



# NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that on **Thursday, July 10, 2025**, at **10:00 a.m.** or soon thereafter as the matter shall be heard, a public hearing will be conducted online via Zoom. The Zoning Administrator of the City of Newport Beach will consider the following application:

**Uptown Newport-TowerJazz Parcel Map** – A request for tentative parcel map 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.

**NOTICE IS HEREBY FURTHER GIVEN** that all significant environmental concerns for the proposed project have been addressed in a 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](http://www.newportbeachca.gov/CEQA).

All interested parties may appear and present testimony regarding this application. If you challenge this project in court, you may be limited to raising only those issues you raised at the public hearing or in written correspondence delivered to the City, at, or before, the public hearing. Administrative procedures for appeals are provided in the Newport Beach Municipal Code Chapter 19.12 (Tentative Map Review). The application may be continued to a specific future meeting date; if such an action occurs, additional public notice of the continuance will not be provided.

The agenda, staff report, and corresponding documents will be available by end of business day on the Friday preceding the public hearing and may be reviewed at the Community Development Department Permit Center (Bay C-1st Floor), at 100 Civic Center Drive, Newport Beach, CA 92660 or the City of Newport Beach website at [www.newportbeachca.gov/zoningadministrator](http://www.newportbeachca.gov/zoningadministrator). **Please review the Zoning Administrator Agenda for Zoom participation instructions.** Individuals not able to attend the meeting may contact the Planning Division or access the City's website after the meeting to review the action on this application. All mail or written communications (including email) from the public, residents, or applicants regarding an agenda item must be submitted by 12:00 p.m. on the business day immediately before the meeting. This allows time for the Zoning Administrator to adequately consider the submitted correspondence.

For questions regarding this public hearing item please contact Rosalinh Ung, Principal Planner, at 949-644-3208 or [rung@newportbeachca.gov](mailto:rung@newportbeachca.gov), at 100 Civic Center Drive, Newport Beach, CA 92660.

**Project File No.:** PA2025-0110

**Activity:** Tentative Parcel Map

**Zone:** PC-58 (Uptown Newport Planned Community)

**General Plan:** MU-H2 (Mixed-Use Horizontal 2)

**Location:** 4321 Jamboree Road, North side of Jamboree Road, between MacArthur Boulevard and Birch Street

**Applicant:** Bill Shopoff of Uptown Newport Jamboree, LLC