



**CITY OF NEWPORT BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION ACTION REPORT**

TO: CITY COUNCIL, CITY MANAGER, AND PLANNING COMMISSION  
FROM: Jaime Murillo, Community Development Director  
SUBJECT: Report of actions taken by the Zoning Administrator, and/or Community Development Director for the week ending March 6, 2026.

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**COMMUNITY DEVELOPMENT DIRECTOR  
OR ZONING ADMINISTRATOR ACTIONS**  
(Non-Hearing Items)

Item 1: Parkhouse Residences - In-Lieu Fee Credits Towards Public Benefit Fees (PA2024-0229)  
Site Address: 4251, 4261, 4271, 4281 & 4291 Uptown Newport Drive

Action: Approved

Council District 3

APPEAL PERIOD: An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949 644-3200.



COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
100 Civic Center Drive, P.O. Box 1768, Newport Beach, CA 92658-8915  
949-644-3200  
[www.newportbeachca.gov](http://www.newportbeachca.gov)

**COMMUNITY DEVELOPMENT DIRECTOR ACTION  
LETTER**

**Subject:** Parkhouse Residences - In-Lieu Fee Credits Towards Public Benefit Fees (PA2024-0229)  
▪ Staff Approval

**Site Location** 4251, 4261, 4271, 4281 & 4291 Uptown Newport Drive

**Applicant** Parkhouse Residences, LLC

On **March 3, 2026**, the Community Development Director approved a Staff Approval (PA2024-0229) to allow a portion of the \$824,637.32 of unused park in-lieu fee credits from Phase 1 of Uptown Newport Planned Community (PC-58), in the amount of \$332,836.03, to be applied towards the required public benefit fees for the Parkhouse Residences Project (Parkhouse), pursuant to Section 4.6 Park In-Lieu Fee Credits of Uptown Newport Development Agreement Amendment 2 (DA Amendment #2).

**Background**

*Uptown Newport Planned Community PC-58 and Park Dedication Requirements*

[Uptown Newport Planned Community](#) (PC-58) is 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, to be built in two separate phases.

Phase 1 is 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 one-acre public park and a total of 548 units constructed. Of the remaining 132 unbuilt units, 77 units were transferred to nearby property located at 1300 Bristol Street and 55 units will be transferred to Phase 2.

Phase 2 is located on the easterly side of the property and currently occupied by TowerJazz Semiconductor (TowerJazz) and its ancillary uses. Timing for Phase 2 construction is contingent on the existing lease with the TowerJazz facility, which has been extended to March 2027. This phase will consist of a total of 619 residential units (564 originally planned + 55 unbuilt units transferred from Phase 1), 11,500 square feet of retail space transferred from Phase 1, and a remaining one-acre public park.

Overall, PC-58 requires a total of 13.62 acres of parkland, of which 2.049 acres will be satisfied through the dedication and completion of the two required parks. The remaining 11.571 acres of parkland are to be satisfied through the payment of in-lieu park fees in

the amount of \$19,941.07 per residential unit for Phase 1, and \$25,779.60 per residential unit for Phase 2.

The Shopoff Group, master developer, and its co-owners are eligible to receive credits against the payment of park in-lieu fees as PC-58 gets developed. Specifically, General Plan Land Use Element Policy [LU 6.15.16](#), [Chapter 19.52](#), and the [Uptown Newport Development Agreement](#) provide for the following three potential credits to park in-lieu fees based on the value of: 1) full construction and improvement costs for completed on-site public parks; 2) up to 30% of on-site open space developed within each individual residential project where it is accessible to the public during daylight hours, visible from public rights-of-way, and is of sufficient size to accommodate recreational use by the public; and 3) up to 20% of private recreational amenities constructed within each individual residential project.

### *Approved Park In-Lieu Fee Credits*

To date, the City has considered and approved two park in-lieu fee credit requests for Phase 1 development as described below:

- *2017 Approval Park In-Lieu Fees and Credits:* On April 11, 2017, the City Council approved [Resolution No. 2017-23](#) approving a park in-lieu fee credit in the amount of \$7,144,965 for the provision of private recreational facilities and public recreational open space areas within the 458-unit, One Uptown Newport apartment project and an estimate of public park construction costs of the Phase 1 park. This fee credit has been given to the One Uptown Newport apartment project.
- *2021 Approval Park In-Lieu Fees and Credits:* On October 27, 2021, the Community Development Director approved [Staff Action Letter](#) (PA2021-165) that identified residual park fees and park in-lieu fee credits for the Phase 1 Park construction costs, the provision of public recreational open space areas around and between the approved 30-unit, for-sale, Parkhouse condominium project and the 60-unit, for-sale, Uptown Newport Residences condominium project and their individual private recreational facilities. After applying the total amount of eligible credits (\$2,619,333.50) to the total in-lieu park fee requirements due (\$1,794,696.18) for the two projects, the total estimated remaining park in-lieu fee credit is \$824,637.32. This remaining credit was intended to be used towards future residential projects in Phase 2 (since Phase 1 will be completed upon completion of the two above-mentioned residential projects).

Table 1 below provides a summary of approved park in-lieu fee credits.

**Table 1 - Park In-lieu Fee and Credit Summary**

Total Fee for Parkhouse (30 units)	\$598,232.06
Total Fee for Uptown Newport Residences (USAI) (60 units)	\$1,196,464.12
Total In-lieu Fee (\$19,941.07/unit)	\$1,794,696.18
Credit Phase 1 Park Construction and Improvement Costs	(\$1,635,050.03)
Credit Public Recreational Open Space Areas	(\$538,408.85)
Credit Private Recreational Amenities	(\$358,939.24)
Credit Units Not Built (4) <sup>1</sup>	(\$86,935.38)
Total Credits	(\$2,619,333.50)
Remaining In-lieu Fee Credits	(\$824,637.32)

<sup>1</sup> In 2017, the Picerne Group paid park in-lieu fees for One Uptown Newport 462-unit apartment project; however, only 458 residential units were constructed and occupied. The per unit fee amount in 2017 was \$21,733.84 based upon the 2017 City Council action so the total overpayment of \$86,935.36 (\$21,733.84 X 4 units) was applied as a credit toward park in-lieu fees.

***Use of Excess Park In-lieu Fee Credits (Amendment #2 to Development Agreement) Approval***

Instead of using the \$824,637.32 remaining park in-lieu fee credit towards future residential projects in Phase 2, the master developer and its co-owners submitted a request to amend Uptown Newport Development Agreement to allow this total amount and any future excess park in-lieu fee credits to be applied towards applicable public benefit fee obligations for residential projects located within PC-58.

On October 22, 2024, the City Council approved [Ordinance No. 2024-24](#), a second amendment to Uptown Newport Development Agreement (DA Amendment #2), to allow the landowners within PC-58 to submit a staff approval application for the use of excess park in-lieu fee credits to be applied towards applicable public benefit fee obligations for residential projects located within PC-58.

**Applicant Request**

The Parkhouse project consists of 30 for-sale residential units and is subject to a public benefit fee of \$32,500 per residential dwelling unit, adjusted annually based on the Consumer Price Index (“CPI”), and payable prior to the issuance of final certificate of occupancy for each residential unit pursuant to Uptown Newport Development Agreement.

The construction of Parkhouse is nearly completed. Of 30 residential units, 24 units were issued Certificate of Occupancies with payments of public benefits fees as shown in Table 2 below:

**Table 2 – Public Benefit Fee Payment**

	Residential Units	Public Benefit Fee	Payment Date
	22	\$976,379.14 (\$44,380.87/unit for year of 2024)	12/23/2024
	2	\$91,800.92 (\$45,900.46/unit for the year of 2025)	04/23/2025
<b>TOTAL</b>	<b>24</b>	<b>\$1,068,180.06</b>	

The remaining 6 residential units have not yet received Certificates of Occupancy and are subject to the payment of a public benefit fee totaling \$283,693.68 (\$47,282.28/unit for this year due to CPI adjustments).

The applicant, Parkhouse Residences, LLC, requests to use a portion of the \$824,637.32 unused park in-lieu fee credits from the Uptown Newport Phase 1 development, in the amount of \$332,836.03, to be applied towards the remaining public benefit fees for Parkhouse’s remaining 6 units. The applicant’s request is included as Attachment No. CD 2. Table 3 below provides a breakdown of the requested \$332,836.03 credit amount. This amount includes \$86,935.38 over-fee payment on 4 residential rental units located in the One Uptown Apartment project.

**Table 3 - Park Fee Credit Summary**

	Parkhouse	Uptown Newport Residences <sup>1</sup>	Total
Credit Park Construction and Improvement Costs	(\$545,016.68)	(\$1,090,033.35)	(\$1,635,050.03)
Credit Public Recreational Open Space Areas	(\$179,469.62)	(\$358,939.23)	(\$538,408.85)
Credit Private Recreational Amenities	(\$119,646.41)	(\$239,292.83)	(\$358,939.24)
Credit Units Not Built (4)	(\$86,935.38)	\$0.00	(\$86,935.38)
<b>Total Credits</b>	<b>(\$931,068.09)</b>	<b>(\$1,688,265.41)</b>	<b>(\$2,619,333.50)</b>
Less - Park In-Lieu Fee (\$19,941.07/unit)	\$598,232.06	\$1,196,464.12	\$1,794,696.18
<b>Remaining (Credit)</b>	<b>(\$332,836.03)</b>	<b>(\$491,801.29)</b>	<b>(\$824,637.32)</b>

<sup>1</sup>The maximum potential credits that can be given to Uptown Newport Residences will be confirmed and given upon building permit issuance. Any request to use the remaining portion of the \$491,801.29 unused park in-lieu fee credits towards public benefit fees for this project would require a separate Staff Approval.

The Staff Approval request is consistent with criteria identified in Uptown DA #2. The credits given to Parkhouse for park construction and improvement costs, public recreational open space area and private recreational amenities have been verified as part of the 2021 Approval Park In-Lieu Fees and Credits approval. Applicable public benefit fees for Parkhouse have been correctly determined, and the fee has been paid for 24 residential

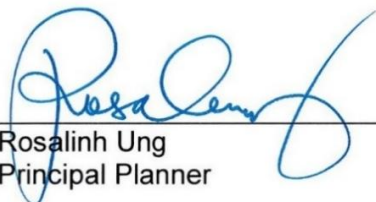
units, in total amount of \$1,068,180.06. Upon approval of this request, the applicant will use \$332,836.03 towards payment of the public benefit fee for the remaining 6 residential units, in total of \$283,693.68 and is due for a refund of \$49,142.35 (\$332,836.03 minus \$283,693.68), as illustrated in Table 4 below.

**Table 4- Parkhouse - Public Benefit Fee Summary**


Public Benefit Fee Paid December 23, 2024 (22 Units)	\$976,379.14	\$44,380.87/unit	See fee receipt as Attachment CD 3
Public Benefit Fee Paid April 23, 2025 (2 Units)	\$91,800.92	\$45,900.46/unit	New fee with CPI increases as of January 1, 2025
<b>Total Public Benefit Fee for 24 units</b>	<b>\$1,068,180.06</b>		
Public Benefit Fee Remaining (6 Units)	\$283,693.68	\$47,282.28/unit	New fee with CPI increases as of January 1, 2026
Less - Remaining Park Fee Credit	(\$332,836.03)		Includes \$86,935.38 credit to be paid by Parkhouse to One Uptown Newport Apartment  See Letter to One Newport Apt as Attachment CD 4
Amount to be REFUND to Applicant	<b>\$49,142.35</b>		

**APPEAL PERIOD:** An appeal or call for review may be filed with the Director of Community Development or City Clerk, as applicable, within fourteen (14) days following the date the action or decision was rendered unless a different period is specified by the Municipal Code (e.g., Title 19 allows ten (10) day appeal period for tentative parcel and tract maps, lot line adjustments, or lot mergers). For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

  
Rosalinh Ung  
Principal Planner

Approved by:

  
Jaime Murillo, AICP  
Community Development Director

JM/ru

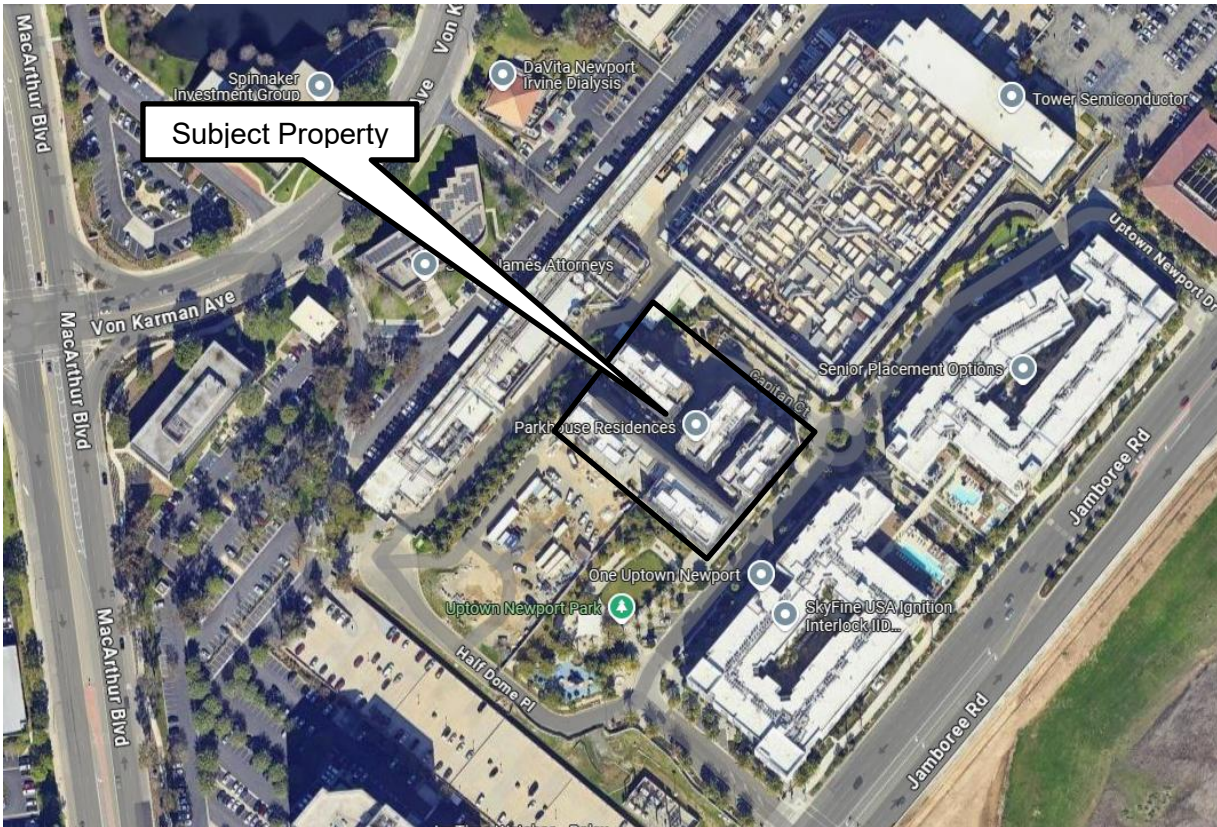
Attachments:

- CD 1 – Vicinity Map
- CD 2 - Applicant Request
- CD 3 – Payment Receipt for Parkhouse 24 Units
- CD 4 – Credit Letter to One Uptown Newport Apartment

# **Attachment No. CD 1**

Vicinity Map

# VICINITY MAP



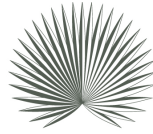
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Staff Approval No.  
PA2024-0229

**4251, 4261, 4271, 4281 & 4291 Uptown Newport  
Drive**

# **Attachment No. CD 2**

Applicant Request



# PARKHOUSE

RESIDENCES AT UPTOWN NEWPORT

March 17, 2025

Ms. Rosalinh Ung  
City of Newport Beach  
Community Development Department  
100 Civic Center Drive  
Newport Beach, CA 92660

RE: Uptown Newport – Parkhouse Residences  
Public Benefit Fee Credit Request

Dear Ms. Ung:

Pursuant to the Uptown Newport Development Agreement, we are respectfully requesting a credit towards the Parkhouse Residences Public Benefit Fees.

The Community Development Director Action Letter dated October 27, 2021 (PA2021-165 “Action Letter”) provides for the determination of a total of \$824,637.21 in Park In-Lieu Fee Credits as shown in the table below. Based on the 2021 Action letter, Park In-Lieu Fees have been satisfied for both the Parkhouse and USAI Condominium projects based on park construction and improvement costs, public recreation open space area credits and private recreational amenities credits.

<b>Table 1 - Park Fee Credit Summary</b>			
	<b>Parkhouse</b>	<b>USAI Condominiums</b>	<b>Total</b>
Credit Park Construction and Improvement Costs	(\$545,016.68)	(\$1,090,033.35)	(\$1,635,050.03)
Credit Public Recreational Open Space Areas	(\$179,469.62)	(\$358,939.23)	(\$538,408.85)
Credit Private Recreational Amenities	(\$119,646.41)	(\$239,292.83)	(\$358,939.24)
Credit Units Not Built (4)	(\$86,935.38)	\$0.00	(\$86,935.38)
<b>Total Credits</b>	<b>(\$931,068.09)</b>	<b>(\$1,688,265.41)</b>	<b>(\$2,619,333.50)</b>
Less - Park In-Lieu Fee	\$598,232.06	\$1,196,464.12	<b>\$1,794,696.18</b>
<b>Remaining (Credit) / Park Fee Due</b>	<b>(\$332,836.03)</b>	<b>(\$491,801.29)</b>	<b>(\$824,637.32)</b>

The changes included in the Second Amendment to the Uptown Development Agreement allow Landowners to submit an application to the City to use the unused Park In-Lieu Fee



# PARKHOUSE

RESIDENCES AT UPTOWN NEWPORT

Credits, or a portion thereof, towards the Landowners' Public Benefit Fee obligations set forth in Section 3.1 or Section 3.2.1 of the DA.

We are requesting a total of \$332,836.03 in credit towards the Parkhouse Residences Public Benefit Fee. Parkhouse Public Benefit fees of \$44,380.17 per unit were paid for 22 units on December 23, 2024 for a total of \$976,379.14. The Public Benefit fee increased to \$45,900.46 on January 1, 2025 based on the CPI adjustment per the Uptown Development Agreement. This leaves an amount of \$367,203.68 in Public Benefit Fees due for the remaining 8 Parkhouse condominiums. **After applying the \$332,836.03 in credit, the net Public Benefit Fee to be paid on the Parkhouse project is \$34,367.65.** Pursuant to a separate letter agreement with Parkhouse and The Picerne Group, Parkhouse will be responsible for payment of \$86,935.38 in Park Fee Credits to The Picerne Group upon approval of this Public Benefit Fee Request.

Parkhouse Public Benefit Fee Summary			
Public Benefit Fee Paid December 23, 2024 (22 Units)	\$976,379.14	\$44,380.87	See receipt
Public Benefit Fee Remaining (8 Units)	\$367,203.68	\$45,900.46	New fee with CPI increase as of January 1, 2025
Less - Remaining Park Fee Credit	<b>(\$332,836.03)</b>		Includes \$86,935.38 credit to be paid by Parkhouse to TF
Amount to be Paid to City of Newport Beach (8 Units)	<b>\$34,367.65</b>		

*Note: USAI Condominium Park In-Lieu Fee and Public Benefit Fee subject to escalation at the time the fees are paid.*

We appreciate the City's efforts in accommodating the fee credits. Should you have any questions or need additional information, please contact me at (949) 302-4668.

Kind Regards,

Brian G. Rupp

Executive Vice President

Parkhouse Residences, LLC

## **Attachment No. CD 3**

Payment Receipt for Parkhouse 24 Units

City of Newport Beach  
Revenue  
100 Civic Center Dr.  
Newport Beach, CA 92660  
949-644-3141  
Welcome

12/23/2024 12:24PM Meg W.  
020108-0001 000103780  
Payment Effective Date 12/23/2024

**MISCELLANEOUS**

MNO049 NEWPORT UPTOWN  
PUBLIC BENEFIT (MN  
2025 Item: MNO049  
1 @ \$976389.14  
MNO049 NEWPORT UPTOWN  
PUBLIC BENEFIT  
(MNO049) \$976,389.14

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**\$976,389.14**

**Subtotal** \$976,389.14  
**Total** \$976,389.14

CHECK \$976,389.14  
Check Number 942

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**Change due** \$0.00

Paid by: PARKHOUSE RESIDENCES, LLC

Comments: FOR PA2020-047

Thank you for your payment

City of Newport Beach COPY  
DUPLICATE RECEIPT

City of Newport Beach  
Revenue  
100 Civic Center Dr.  
Newport Beach, CA 92660  
949-644-3141  
Welcome

04/23/2025 03:35PM Meg W.  
021364-0001 000109000  
Payment Effective Date 04/23/2025

**MISCELLANEOUS**

MNO049 NEWPORT UPTOWN  
PUBLIC BENEFIT (MN  
2025 Item: MNO049  
1 @ \$91800.92  
MNO049 NEWPORT UPTOWN  
PUBLIC BENEFIT  
(MNO049) \$91,800.92

-----  
\$91,800.92

**Subtotal** \$91,800.92  
**Total** \$91,800.92

CHECK \$91,800.92  
Check Number 1009

-----  
**Change due** \$0.00

Paid by: PARKHOUSE RESIDENCES, LLC

Thank you for your payment

City of Newport Beach COPY  
DUPLICATE RECEIPT

## **Attachment No. CD 4**

Credit Letter to One Uptown Newport Apartment



# PARKHOUSE

RESIDENCES AT UPTOWN NEWPORT

December 18, 2024

Gregory Nakahira  
Uptown Newport Building Owner, LLC  
5000 Birch Street, Suite 600  
Newport Beach, CA 92660

Uptown Newport – Development Agreement Amendment No. 2  
One Uptown Park Fee Credit

Dear Greg:

As you are aware, the City of Newport Beach approved Amendment No. 2 to the Uptown Newport Development Agreement, which allows for applying park in-lieu fee credits towards public benefit fees within the Uptown Newport project.

The Community Development Director Action Letter dated October 27, 2021 (PA2021-165 “Action Letter”) provides for the determination of a total of \$824,637.21 in Park In-Lieu Fee Credits as shown in the table below. As we discussed, The One Uptown apartments have a credit of \$86,935.38 due to payment of fees for four (4) units that were not constructed as part of One Uptown.

### ***In-lieu Fee and Credit Summary***

Total Fee for Parkhouse (30 units)	\$598,232.06
Total Fee for USAI (60 units)	\$1,196,464.12
Total In-lieu Fee	\$1,794,696.18
Credit Park Construction and Improvement Costs	(\$1,635,050.03)
Credit Public Recreational Open Space Areas	(\$538,408.85)
Credit Private Recreational Amenities	(\$358,939.24)
Credit Units Not Built (4)	(\$86,935.38)
Total Credits	(\$2,619,333.50)
Remaining In-lieu Fee Credits	(\$824,637.32)

The changes included in the Second Amendment to the Uptown Development Agreement allow unused Park In-Lieu Fee Credits, or a portion thereof, to be used towards the Public Benefit Fee obligations as set forth in Section 3.1 or Section 3.2.1 of the DA.

Of the \$824,637.32 in unused credit, \$245,900.65 is attributed to credits associated with the Parkhouse development and would be available as a credit towards the public benefit fee obligations for this project under the Uptown DA. In addition, a credit of \$86,935.38 is available for fees paid on 4 units in the One Uptown Apartment project within Uptown Newport. We are requesting a total of \$332,836.03 in credit towards the Parkhouse Residences Public Benefit Fee. Upon City approval of the \$332,836.03 in credit, Parkhouse Residences will reimburse \$86,935.38 to One Uptown.


<b>Park In-Lieu Fee Credit Summary</b>	
Credit Units Not Built (4)	\$86,935.38
Parkhouse Residences - 30 Units	\$245,900.65
<b>Total Fee Credits Applied to Public Benefit Fee</b>	<b>\$332,836.03</b>
Remaining Park In-Lieu Fee Credits	\$491,801.29

Please acknowledge your acceptance of the reimbursement of \$86,935.38 in fee credits to One Uptown based on this letter by signing below. If you have any questions or need additional information, please contact me at (949) 302-4668.



Brian G. Rupp  
 Executive Vice President  
 Parkhouse Residences, LLC

Uptown Newport Building Owner, L.P.  
 a Delaware limited partnership

By:   
 Name: Gaby Nakahira  
 Title: EVP  
 Date: 3/6/25