



**Tustin Economic Development Meeting
City of Tustin Project Updates
Prepared By: City of Tustin Community Development Department
April 11, 2019**

Old Town Updates

- **Vintage (420 W. Sixth Street):** Construction continues to progress on the first phases of the Vintage community, including the clubhouse (pictured below). At build-out, Vintage at Old Town Tustin will feature 140 new homes with amenities such as a pool, clubhouse, and a mini-park. The mini-park will be available for use by the public. Please refer to Attachment A for an exhibit displaying the active and completed permits for this project.



**CONTACT
INFORMATION**

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Graffiti Removal Hotline:
714-573-3111

Tustin Legacy Updates

- **Levity in Tustin Legacy (Tustin Ranch Road/Victory Road):** In January 2018, the City Council approved the development of a new 218-unit residential community by CalAtlantic Homes. This project features three (3) new neighborhoods: Fleet at Levity – townhomes; Velocity at Levity – flats; and, Icon at Levity – single family homes. Framing is underway for the model homes and the first phase of development. Please refer to Attachment B for an exhibit displaying the active and completed permits for this project.

- **The Village at Tustin Legacy (Kensington Park Dr. / Edinger Avenue):** Construction of the Hoag facility has been completed. The center is considered to be complete, with the exception of the Health South (acute care) facility, which is anticipated to commence with grading of their site in the near future.

- **Flight at Tustin Legacy (Barranca Parkway/Red Hill Avenue):** This development proposal includes a variety of uses such as: creative office uses; a food hall; and, conference center including a connection into Tustin Legacy Park. Construction is currently in progress at the site. The core office buildings are anticipated to be complete in the near future. The food hall is anticipated to open in May 2019.



- **Veterans Sports Park (Valencia Avenue):** This approximately 30-acre park is designed as a community/sports park and will accommodate large group activities and offer a wide variety of facilities including: Four (4) lighted soccer fields; three (3) lighted ball fields; four (4) lighted tennis courts; two (2) lighted basketball courts; two (2) lighted sand volleyball courts; eight (8) lighted pickleball courts; a skate park; and, a veteran's memorial. The veteran's plaza and memorial area, designed as a place of honor, will be located at the west side of the park. Grading work is complete at the site, and bids have been collected for Phase II of the project (which includes construction of the ball fields and equipment). Construction of the park is in progress (parking lot pictured below), and the park is anticipated to be complete in early 2020.



- **Legacy Magnet Academy (Tustin Ranch Road/Valencia Avenue):** On March 13, 2019, the Tustin Unified School District held a groundbreaking ceremony for the Legacy Magnet Academy. The academy will be focusing on TIDE (Technology, Innovation, Design, Entrepreneurship), which is a business-oriented program for the students. The school is anticipated to open in the Fall of 2020.
- **The Yellow Chilli (2463 Park Avenue):** On July 23, 2018, the Zoning Administrator approved a request to establish a Type 47 ABC License in conjunction with outdoor seating at an existing tenant space within The District (former Sharky's location). The new Indian restaurant is anticipated to open soon.

For further information on projects within the Tustin Legacy area, please see Attachment C which includes a map and a table providing additional information on projects approved, in progress, and proposed for the area.

Other Updates

- **Schools First Credit Union (15332 Newport Avenue):** Schools First has submitted plans for a new three-story 180,000 square foot facility, including a 5,000 square foot branch building. The plans are currently under review by City Staff, and are anticipated to be brought forward to the Planning Commission at a later date. Please refer to Attachment D for a map of development within the Pacific Center East Specific Plan area.
- **Costco Gas Station (2655 El Camino Real):** Plans have been submitted, and are currently under review by City staff, to construct a new gas station adjacent to the existing warehouse site. Discussions with the applicant continue to focus on traffic flow throughout the shopping center, based on the design proposal.
- **Trinity Broadcasting Network (14131, 52, & 71 Chambers Rd., 14101 & 31 Franklin Ave., 2442 Michelle Dr.)** An application has been submitted for Trinity Broadcasting Network to perform an extensive interior remodel and façade improvements of their campus buildings. Plans for the remodel are currently under review by City Staff.



- **Family Promise Transitional Housing (1914 El Camino Real):** On November 6, 2018, the City Council adopted an Exclusive Negotiating Agreement with Family Promise of Orange County, who is proposing to construct a project consisting of seven (7) units, including a family resource center, for the purpose of providing short-term transitional housing for homeless families.
- **Rock & Brews (1222 Irvine Boulevard):** On August 14, 2018, the Planning Commission approved a request to expand the former Lone Star Steakhouse converting it into a Rock & Brews Restaurant. Construction was delayed due to a change in contractors for the project; however, it is anticipated that construction will continue to progress.
- **Jack's Surfboards (13711 Newport Avenue):** Tenant improvements are now complete, and a new surfer's outlet store is open in the former Aaron Brothers location in Tustin Plaza.
- **Pediatric Urgent Care (14971 Holt Avenue):** On April 9, 2019, the Planning Commission approved a request to establish a pediatric urgent care within the former Coco's building within the Tustin Courtyard Shopping Center. The new facility will include a lobby, eleven (11) exam rooms, two (2) flex exam rooms, and separate areas for labs, x-ray, and a nurse station.



- **Tustin Historic Register Nomination – Bouchard House (255 S. A Street):** On April 9, 2019, the Planning Commission, as the Historic and Cultural Resources Advisor, approved the nomination of 255 South A Street to the City's Historic Register Plaque Program and selected "Bouchard House - 1923" as the most appropriate historical name and date of construction of the property. A plaque for the property will be presented to the property owner in the coming months.

Attachments:

- A. Vintage Active and Complete Permits Exhibit
- B. Levity Active and Complete Permits Exhibit
- C. Tustin Legacy Map and Project Table
- D. Pacific Center East Specific Plan Area Map

ATTACHMENT A
VINTAGE ACTIVE AND COMPLETE PERMITS EXHIBIT

SIXTH STREET

B' STREET

INTERSTATE 5 FREEWAY

Vintage

Active Permits
Completed

April 4, 2019



ATTACHMENT B

LEVITY ACTIVE AND COMPLETE PERMITS EXHIBIT

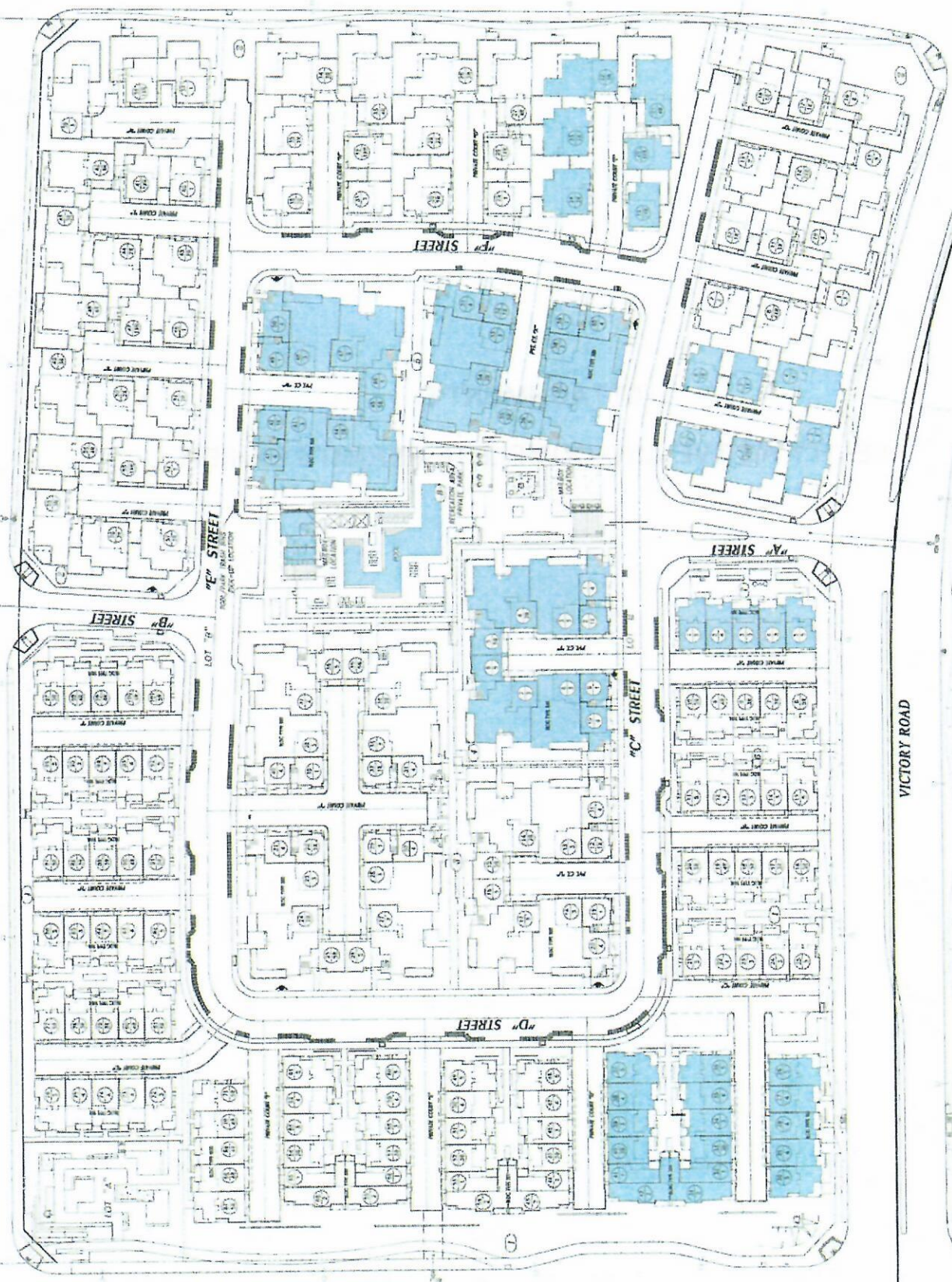
LEVITY in Tustin

MOFFETT DRIVE

TUSTIN RANCH ROAD

VICTORY ROAD

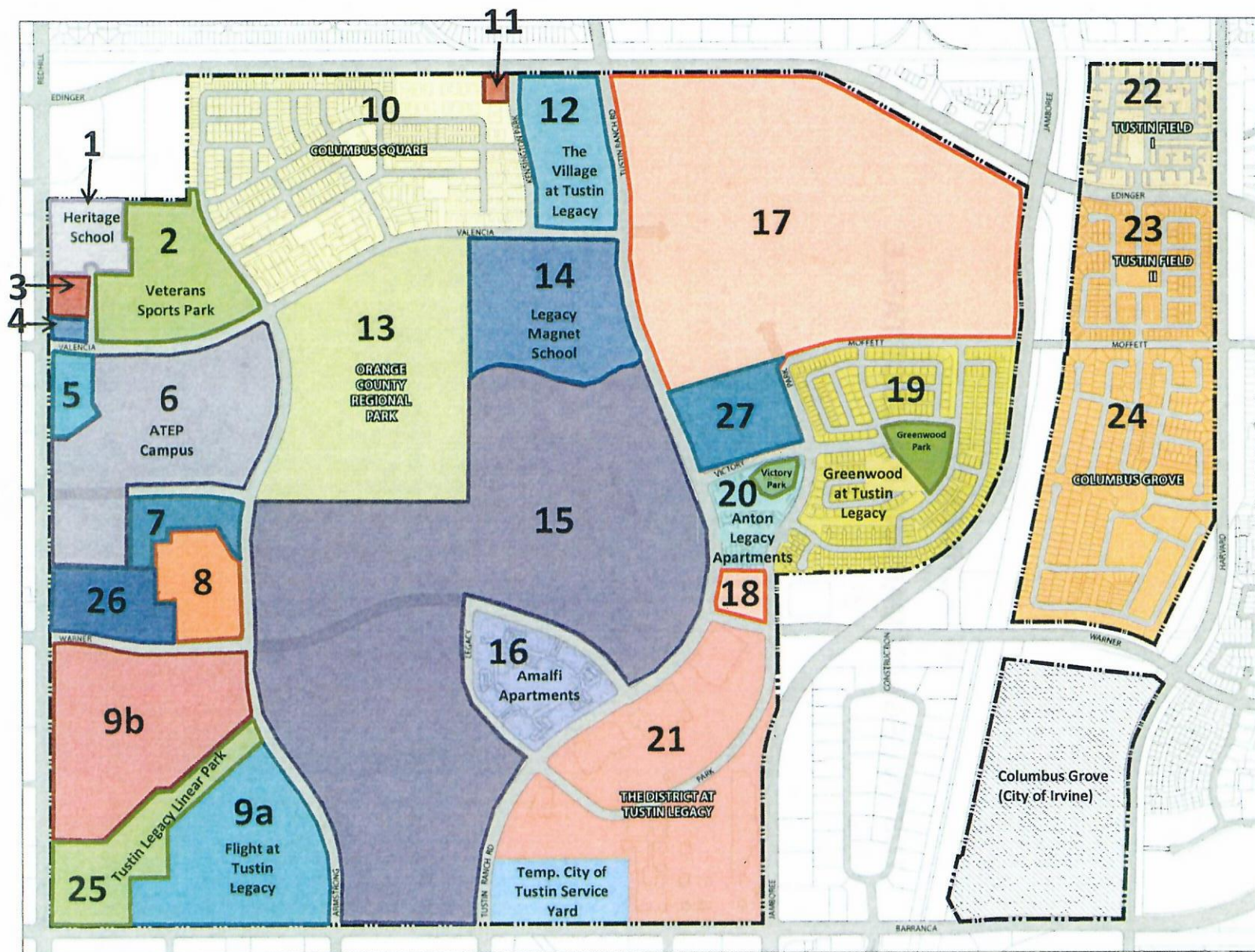
PARK AVENUE



Active Permits
Completed
April 1, 2019

ATTACHMENT C

TUSTIN LEGACY MAP AND PROJECT TABLE



BUILT AND ENTITLED PROJECTS

TUSTIN | CA



DATE: 07.21.2014

1" = 400'

0 400' 600' 1200'

1. Heritage Elementary School
2. Veterans Sports Park
3. OC Social Services
4. City of Tustin Facility
5. OC Rescue Mission
6. ATEP Campus (SOCCCD)
7. OC Animal Care Facility
8. Rancho Santiago College District Sheriff's Training Facility
- 9a. Flight – Business / Office/R&D, approx. 860,000sf
- 9b. Cornerstone 2 Business/Office/R&D
10. Columbus Square – 1,075 Residential Units
11. Fire Station # 37
12. The Village at Tustin Legacy – Shopping Center
13. OC Regional Park
14. Legacy Magnet School
15. Neighborhood D Community Core –Mixed-use Urban Village
16. Amalfi Apartments – 533 Residential Units
17. Neighborhood G – Mixed-use Transit
18. Jamboree Housing – 114 Affordable Residential Units
19. Greenwood – 375 Residential Units & Greenwood Park
20. Anton Legacy Apartments – 225 Affordable Residential Units & Victory Park
21. The District – Shopping Center
22. Tustin Field I – 376 Residential Units
23. Tustin Field II – 189 Residential Units
24. Columbus Grove – 465 Residential Units
25. Tustin Legacy Linear Park
26. Army Reserve Center
27. Levity in Tustin Legacy – 218 Residential Units

TUSTIN LEGACY PROJECTS – UPDATED 04-09-19

Map Number	Project	Description and Status
1	Heritage Elementary School	Heritage School is now open as a STEAM (Science, Technology, Engineering, Arts, Math) Elementary School.
2	Veterans Sports Park	The Veterans Sports Park is a plan for a 31.5-acre park which will serve the recreational needs of the surrounding community. It will offer a wide variety of facilities including lighted soccer fields, ballfields, tennis courts, basketball courts, sand volleyball courts, and pickleball courts. A children's play environment, splash pad, and picnic areas are also proposed, as well as a Veterans Memorial Plaza. Grading work is complete at the site, and bids have been collected for Phase II of the project (which includes construction of the ball fields and equipment). Construction of the park has commenced, and it is estimated that construction of the park will be complete during early 2020.
3	OC Social Services	The Tustin Family Campus for Abused and Neglected Children involves a multi-treatment campus which includes residential buildings and stand-alone homes, and a campus service center with a total capacity to serve 90 beds for abused and neglected children and their parents as well as emancipated youth. This project is complete.
4	Future City of Tustin Facility	The City of Tustin acquired this property through a recent land exchange with the South Orange County Community College District. The future use of this building is yet to be determined.
5	Orange County Rescue Mission	The Village of Hope facility is a 387-bed transitional home for the homeless which is operated by the Orange County Rescue Mission. This project is complete.
6	ATEP Campus	Construction is now complete for the first ATEP building which now houses career technical programs for Irvine Valley College.
7	Orange County Animal Care Facility	This new facility, which is replacing the former facility in Orange, is now open as of March 25, 2018.
8	Rancho Santiago College District Sheriff's Training Facility	This Sheriff's Training Facility/Academy is now complete.

9a	Flight at Tustin Legacy (Formerly Cornerstone 1)	This development proposal includes a variety of uses such as: creative office uses; a food hall; and, conference center including a connection into Tustin Legacy Park. Construction of Flight is now underway, with an anticipated completion date during the first quarter of 2019.
9b	Cornerstone 2	Phase two of the Cornerstone development will consist of a variety of uses including research and development, office, and specialized employment uses.
10	Columbus Square	1,075 residential units are now complete within this neighborhood.
11	Fire Station #37	Orange County Fire Authority Station #37 moved from its old location off of Red Hill Avenue to this new location at Edinger/Kensington Park Dr. The Fire Station is now open.
12	The Village at Tustin Legacy	Construction continues to progress on the medical office portion of this new center which includes 248,292 square feet of retail and medical uses. The Health South (acute care) facility will commence grading soon. Many of the retail businesses are now open within the shopping center.
13	Orange County Regional Park	The County of Orange has future plans for an 84.5-acre regional park to be located surrounding the North Hangar. A concept plan has been approved by the OC Board of Supervisors. Please visit ocparks.com for further details on this proposed project.
14	Legacy Magnet Academy	The Tustin Unified School District (TUSD) is currently working on the design of a new magnet school called Legacy Magnet Academy, which will be a TIDE school focusing on Technology, Innovation, Design, and Entrepreneurship. A groundbreaking for the site was held on March 13, 2019, and construction of the new school is anticipated to be complete in 2020.
15	Mixed-Use Urban Village (Neighborhood D Community Core)	A mixed-use urban village concept within the community core of Tustin Legacy is proposed. Next steps will include the preparation of a concept plan and business plan as the basis for development of the urban village.
16	Amalfi Apartments	The Irvine Company has constructed a new apartment community consisting of 533 units adjacent to The District at Tustin Legacy.

17	Neighborhood G	This remaining residential core consists of 1,097 residential units. This area will provide a range of housing types including senior housing, detached and attached single-family, multifamily, affordable housing, and mixed-use commercial opportunities. As a transit oriented community, this neighborhood will provide access between the Tustin Metrolink and the Tustin Legacy area.
18	Jamboree Housing	Preliminary plans have been submitted by Jamboree Housing to provide 114 affordable rental housing units within Tustin Legacy in the area between Anton Legacy Apartments and The District at Tustin Legacy. The submitted plans are currently under review by City Staff.
19	Greenwood in Tustin Legacy & Greenwood Park	A total of 375 detached homes have been built by CalAtlantic Homes. Construction of the homes is now complete.
20	Anton Legacy Apartments & Victory Park	St. Anton Partners has completed construction of their 225 unit affordable apartments, and Victory Park is now open.
21	The District at Tustin Legacy	This Class-A Retail Development project has been completed. The District at Tustin Legacy offers a variety of retail services, restaurants, and entertainment venues.
22	Tustin Field I	376 residential units are now complete.
23	Tustin Field II	189 residential units are now complete.
24	Columbus Grove	465 residential units are now complete.
25	Tustin Legacy Linear Park	The City of Tustin is proposing to construct and maintain a 26-acre park and stormwater detention basin. Construction of Phase I of the park (detention basin) is complete, with Phase II of the park (landscaping through Armstrong Avenue, parking lot, restroom facilities) is anticipated to commence along with completion of the Flight project during mid-2019.
26	Army Reserve Relocation	The U.S. Army has relocated from their current Army Reserve Center located on Barranca Parkway adjacent to The District shopping center, to a new location at the north east corner of Red Hill Avenue and Warner Avenue.

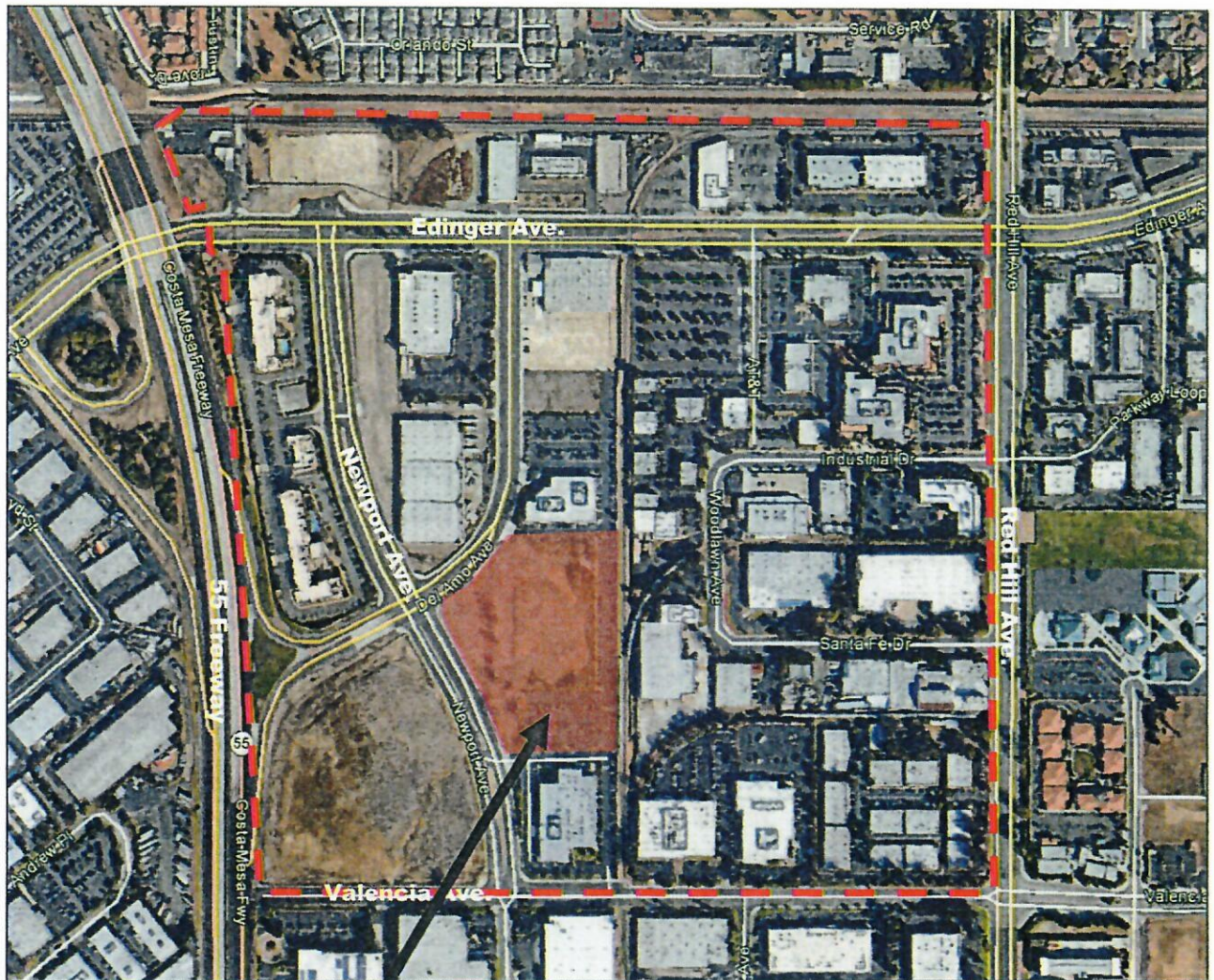
In January 2018, the City Council approved the development of a new 218-unit residential community by CalAtlantic Homes, on an approximately 20-acre lot, bounded by Tustin Ranch Road, Victory Road, Moffett Drive, and Park Avenue. This project features three new neighborhoods: Fleet at Levity – townhomes; Velocity at Levity – flats; and, Icon at Levity – single family homes. Construction of the model homes, and the first phase of development, is in progress.

ATTACHMENT D

PACIFIC CENTER EAST SPECIFIC PLAN MAP AREA

PACIFIC CENTER EAST SPECIFIC PLAN

AREA MAP



Schools First Proposed Construction Site