



# AGENDA REPORT

ITEM #2

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MEETING DATE:           SEPTEMBER 10, 2019

TO:                        PLANNING COMMISSION

FROM:                    COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT:                SUMMARY OF PROJECTS

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## RECOMMENDATION:

That the Planning Commission receive and file this item.

## DISCUSSION:

The following report provides a summary of projects and activities since the last Summary of Projects report was presented at the May 14, 2019, Planning Commission meeting. The report focuses on the status of projects that the Planning Commission, Zoning Administrator, or staff approved; major improvement projects; Certificates of Appropriateness; Code Enforcement activities; and, other items which may be of interest to the Commission.

### Old Town Updates:

- **Vintage at Old Town Tustin (1208 Belmont Court):** Construction continues to progress on Vintage at Old Town Tustin. Currently, residents have moved into the first two phases of the community. The amenities and mini-park are also complete. At build-out, Vintage will feature 140 new homes with amenities. Please refer to Attachment A for an exhibit displaying the active and completed permits for this project.



The pool/clubhouse (top) and  
mini park (bottom) are open



- **Historical Resources Survey Update:** The Community Development Department is currently interviewing potential consultants to complete a comprehensive update to the City's 2003 Historical Resources Survey. As part of this project, the consulting team will be asked to update the existing records from the 2003 survey, identify buildings which may have been missed in the previous survey, and identify any new buildings which have reached 45 years of age since the previous survey.

### Tustin Legacy Updates

- **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. Construction of the park is in progress, and the park is anticipated to be complete in early 2020.



Aerial view of Veterans Sports Park playground

- **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. Phase I of the Flight campus is nearing completion, and the food hall celebrated its grand opening on July 20, 2019.



The Mess Hall is open  
(photo credit: OC Register)



- **Tustin Legacy Linear Park (Barranca Parkway / Red Hill Avenue):** Phase II of the anchor to Tustin Legacy Linear Park is currently in progress, and includes construction of the bio retention basins in the parking lot, along with paving and landscaping throughout the park. Construction is anticipated to be complete toward the end of Summer 2019.
- **The Village at Tustin Legacy (Kensington Park Dr. / Edinger Avenue):** Construction of the Hoag facility has been completed. The center is considered to be substantially completed, with the exception of the Health South (acute care) facility, which is awaiting approval from the State for the building. Grading of the Health South site has recently commenced.
- **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. On June 11, 2019, the Planning Commission approved construction of the temporary home sales center for the community. The home center and model homes are anticipated to open in September. Please refer to Attachment B for an exhibit displaying the active and completed permits for this project.



Model home for Velocity (flats)



- **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. Construction is currently underway at the site, and the school is anticipated to open in the Fall of 2020.



Framing of Legacy Magnet Academy



#### **Other Updates:**

- **Schools First Credit Union (15332 Newport Avenue):** On July 2, 2019, the City Council approved a new three-story 180,000 square foot facility, including a 5,000 square foot branch building for Schools First Credit Union.
- **Costco Gas Station (2655 El Camino Real):** On July 9, 2019, the Planning Commission approved a new Costco Gas Station on an existing Costco site; however, the item was appealed, and will be heard by the City Council on October 15, 2019. The project, as proposed, would consist of sixteen (16) pumps with 32 fueling dispensers, including an overhead canopy, and associated equipment.
- **Rock & Brews (1222 Irvine Boulevard):** During 2018, the Planning Commission approved a request to expand the former Lone Star Steakhouse converting it into a Rock & Brews Restaurant. Construction is progressing on the new restaurant, which has an anticipated opening date toward the end of 2019.
- **Athleta (2993 El Camino Real):** A new clothing store, which specializes in athletic attire, will be opening in the newly constructed tenant space next to Sephora in The Market Place. The store is anticipated to open in November 2019.
- **Escape Room (13031 Newport Avenue #202):** The Zoning Administrator recently approved a request to establish an escape room entertainment venue in an existing tenant space within Plaza Lafayette.



- **Veterinary Clinic (3059 Edinger Avenue):** On July 8, 2019, the Zoning Administrator approved a request for a veterinary clinic offering a combination of general and specialty veterinary services to locate in an existing tenant space within Jamboree Plaza.
- **Chiropractic Office (165 Yorba Street):** On July 18, 2019, the Zoning Administrator approved a chiropractic office with associated massage therapy services within an existing office space.

### Certificates of Appropriateness

A Certificate of Appropriateness is a no-fee development permit that applies specifically to structures within the Cultural Resources District or a designated cultural resource outside of the District. A Certificate of Appropriateness is necessary prior to, or concurrent with, a building permit for all permitted structures in the Cultural Resources District. Obtaining a Certificate of Appropriateness is necessary to ensure the goals of the District are implemented. As stated in Tustin City Code Section 9252f, a Certificate of Appropriateness shall be required prior to: Alteration of the exterior features of a building or site within a designated Cultural Resource District, or alteration of a Designated Cultural Resource, or construction of improvements within a designated Cultural Resources District requiring a City building permit; and Demolition or removal of any Designated Cultural Resource or of any improvements in a Cultural Resources District. A Certificate of Appropriateness is issued by the Director of Community Development in conjunction with Design Review or plan check.

ADDRESS	DATE APPROVED	PROJECT	RATING <sup>1</sup>
160 S. A St.	6/17/19	Reroof with composite shingles	5D1
255 S. A St.	7/19/19	Garage door replacement	5B1
510 W. Second St.	7/22/19	Earthquake retrofit foundation (interior only)	S3
160 S. A St.	8/5/19	A/C Unit & fan in attic	5D1
425 W. Main	8/8/19	Reroof	5D1
315 Pasadena Ave.	8/8/19	Reroof	N/A
330 W. Main St.	8/13/19	New driveway gate	5B1
145 W. Main St.	8/16/19	Reroof	N/A

<sup>1</sup> **Rating System for Certificates of Appropriateness:**

A Obvious examples of historically significant architecture and structures that were significant in local history.

B Unusual or distinctive buildings in terms of age and architecture.

C Pre-1940 buildings with much of the original architectural style.

D Pre-1940 buildings with substantial alteration or no significant architecture style.

5B1 Eligible for local listing only

5D1 Eligible for local listing only; contributor to District listed, or eligible under local ordinance

5S3 Appears to be individually eligible for local listing or designation through survey evaluation

S3 Appears eligible for listing on the National Register as a separate property

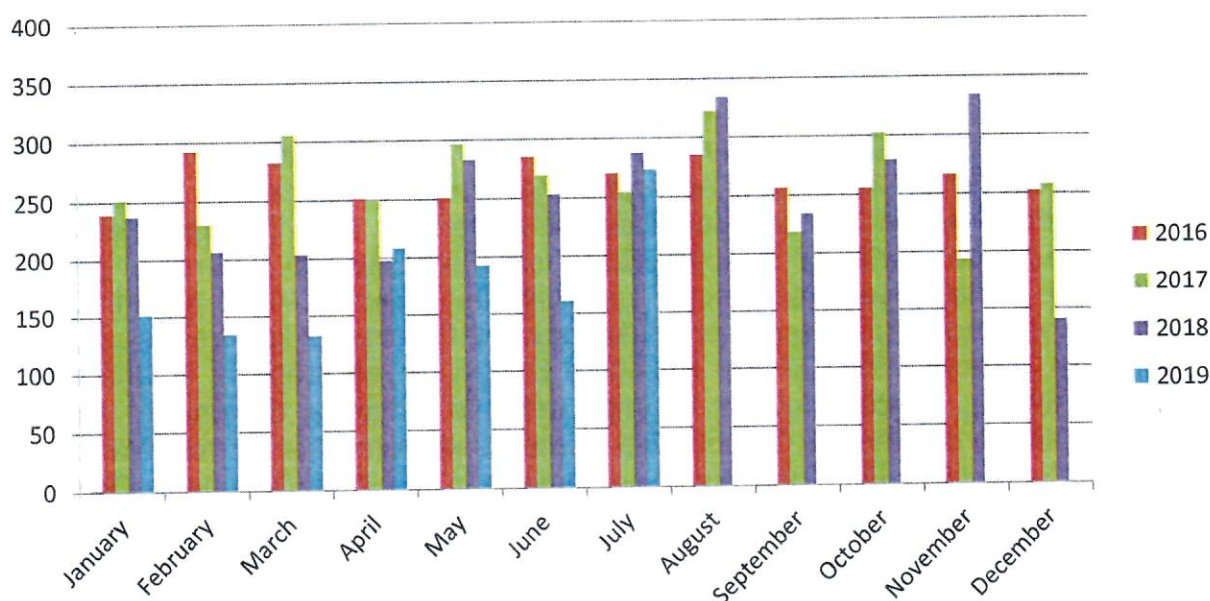
**Non-contributing Buildings:** Buildings that are located in the Cultural Resources District but do not fall under any of the above categories.



### Code Enforcement Updates:

**Graffiti:** The chart below displays the number of graffiti incidents from the prior three (3) calendar years, through the year-to-date. Attachment D to this report includes the locations of graffiti incidents from May – July 2019.

### Number of Graffiti Incidents - City of Tustin



- **Water Quality:**

National Pollutant Discharge Elimination System (NPDES) inspections are separated into categories based on a business' use, and the intensity each use has on water quality. The two (2) categories are industrial and commercial and are separated into high, medium, and low priority. Each year, City staff conducts inspections based on the priority of a project.

- **Industrial NPDES Inspections:** During the 2019-20 fiscal year, City staff is focusing on high and medium priority inspections. During 2019-20 fiscal year, City staff anticipates completing seven (7) high priority, twenty-two (22) medium priority, and ten (10) low priority inspections.
- **Commercial NPDES Inspections:** This year, City staff is focusing on high, medium, and low priority inspections. During the 2019-20 fiscal year, City staff anticipates completing eleven (11) high priority, twenty-three (23) medium priority, and ten (10) low priority inspections thus far.

The goal of the Water Quality Management Plan (WQMP) is to develop and implement practical programs and policies to minimize the effects of urbanization on site hydrology, urban runoff flow rates or velocities, and pollutant loads. Developers are



required to submit a WQMP for any new development or significant redevelopment which increases the impervious surface of a developed site. The WQMP is required to include Best Management Practices (BMPs) for source control, pollution prevention, and/or structural treatment BMPs.

- **WQMP's:** There are 157 properties that have a WQMP in place. Six (6) WQMP's were approved during the previous 2018-19 fiscal year. There are five (5) additional WQMP's under review by City Staff. City Staff anticipates completing inspections at thirty (30) locations with established WQMPs.

### **Public Works Department Updates (Public Improvements)**

- **Peters Canyon Channel Widening (CIP No. 50040):** The 30' widening of this channel from the railroad tracks north of Edinger Avenue to the southern city limits near Warner Avenue is taking place along the eastern edge and will ultimately include an extension of the Peter's Canyon Bikeway. Construction also includes an extension of the regional riding and hiking trail on the western edge. Widening is substantially complete along the entire length of the channel. The improvements are anticipated to be complete toward the end of 2019.
- **Simon Ranch Reservoir, Booster Pump Station and Pipeline Replacement Project (CIP 60114):** The Simon Ranch Reservoir is located in North Tustin at the intersection of Valhalla Drive and Outlook Lane within the unincorporated territory of Orange County. The project consists of the replacement of the existing buried, gunite lined, earthen reservoir with a new pre-stressed concrete tank, including a new booster pump station to be integrated within the site, and a pipeline to feed the new pump station and reservoir. The environmental phase is complete and the project is currently in the final design phase. Construction is anticipated to begin in Fall 2019. The project is funded with 2013 Water Bond Funds.
- **Parkcenter Lane at Bryan Avenue and Lansdowne Road at Valencia Avenue New Traffic Signals (CIP Nos. 40091 & 40090):** A construction contract has been awarded for these projects, and they commenced during Summer 2019. It is anticipated that both projects will be completed by the end of 2019.
- **Main Street Improvement Project (CIP No. 40087):** The improvements on Main Street within Old Town are intended to create a more pedestrian and bicycle-friendly environment with traffic calming features and to create a strong entrance into Old Town with the inclusion of a gateway entry sign. This project also includes proposed improvements to add parking at the Respite Park on El Camino Real. This project is funded by a federal grant administered by OCTA under their Bicycle Corridor Improvement Program (BCIP). Bid packages will be sent out as soon as the grant funding becomes available.



- **Newport Avenue, First Street, and Irvine Boulevard Median Landscape Rehabilitation Project (CIP 10074):** Median improvements along Irvine Boulevard between SR-55 and Old Irvine Boulevard, First Street between SR-55 and Newport Avenue, and Newport Avenue between Wass Street and McFadden Avenue are being done in compliance with State of California mandated water use restrictions in public street medians. The work includes removal of dead median turf and replacement with drought tolerant plant material, installation of water efficient irrigation systems, replacement of substandard height median curbs with full height curbs, installation of median pavers and decorative hardscape, and utility relocations. Construction is complete on Irvine Boulevard and First Street. Work nearly complete on Newport Avenue.
- **Moffett Drive bridge construction over Peters Canyon Channel (CIP No. 70224):** The bridge arch has been delivered and installed, and the project is anticipated to be complete during Fall 2019.



Construction progresses on Moffett Drive bridge

- **Tustin Ranch Road Signal Synchronization Project (CIP No. 40089):** This project is a collaborative effort and lead by the City of Irvine and involves developing and implementing optimized signal synchronization timing improvements for 30 intersections (19 in Tustin) on Tustin Ranch Road/Von Karman Avenue from Pioneer Way (Tustin) to Campus Drive (Irvine). Signal improvements include replacing signal cabinets and controllers, installing conduit and new interconnect, upgrading the city's Traffic Operations Center with Centracs Advanced Transportation System and



communications integration. This project is partially funded by OCTA's 2016 Comprehensive Transportation Funding Program's (CTFP) Regional Traffic Signal Synchronization Program (RTSSP), or Project P. The City recently signed an agreement with Caltrans to provide equipment, signal timing changes, and to cover labor costs. Construction began in April 2019.

- **Edinger Avenue Signal Synchronization Project (CIP No. 40088):** This project is a collaborative effort and lead by the City of Irvine and involves developing and implementing optimized signal synchronization timing improvements for 38 intersections (9 in Tustin) on Edinger Avenue/Irvine Center Drive from Newport Avenue (Tustin) to Protocol Drive (Irvine). Signal improvements include replacing signal cabinets and controllers, installing conduit and new interconnect, upgrading the city's Traffic Operations Center with Centracs Advanced Transportation System and communications integration. This project is partially funded by OCTA's 2016 Comprehensive Transportation Funding Program's (CTFP) Regional Traffic Signal Synchronization Program (RTSSP), or Project P. The design work was completed in 2018 and job was recently awarded. Construction began in May 2019.
- **Newport Avenue Signal Synchronization Project (CIP No. 40085):** This project is in its last stages with timing changes recently implemented to twelve (12) signals along Newport Avenue between Old Irvine Boulevard and Sycamore Avenue. Caltrans in the past has not been a participant in synchronization projects but recently with a cooperative agreement between Caltrans and the City, the Caltrans controlled signal of the I-5 Northbound Off-Ramp will be synchronized with the City's signals on El Camino Real to the north and Mitchell Avenue to the south. This project is currently in the second year of the two-year Operations and Maintenance (O&M) phase.
- **Seventeenth Street Signal Synchronization Project (CIP No. 40086):** As part of OCTA's Comprehensive Transportation Funding Program's (CTFP) Regional Traffic Signal Synchronization Program (RTSSP), or Project P, 2015 Call for Projects, this project involving six (6) agencies commenced in August 2016. The City is proposing to upgrade existing controllers at three (3) intersections (includes Yorba Street South at Vandenberg Lane). The City is also proposing to install fiber optic cable in new and existing conduit and upgrade communication at all three (3) intersections. Construction is underway and is anticipated to be completed soon.
- **Accessible Pedestrian Signal (APS) Device Installation (CIP No. 70236):** To provide for all users of Tustin's public facilities, audible-tactile pedestrian push buttons will be installed at signalized intersections with major pedestrian activity within the city. Along with the installation of APS buttons and where necessary, pedestrian heads will be replaced with countdown type units. Units have recently been installed at Tustin Legacy intersections and along Edinger Avenue. Work has begun in high-pedestrian areas such as near schools and commercial areas, and at intersections along the city boundaries maintained by Tustin.



- **Pollution Clean Up Event at Peters Canyon Regional Park:** This year marks the 35<sup>th</sup> anniversary of Coastal Cleanup Day and the 23<sup>rd</sup> anniversary of the Inner Coastal and Watershed Cleanup Day. This cleanup event is a great opportunity for you to protect your local watershed by picking up trash and debris that accumulates in storm channels and creeks. Previous cleanup day events have prevented trash like soda cans, food wrappers, newspapers, and some not so common items such as couches, toilets, and even the kitchen sink from ruining our beaches. Orange County cities and community groups hold cleanup day events throughout the county every year collecting hundreds of pounds of trash. In 2018, Trails4All's 22<sup>nd</sup> annual "Inner-Coastal & Watershed Cleanup" consisted of twenty volunteer sites throughout Orange County and more than 7,294 volunteers cleaned their community by removing 53,259 pounds of trash out of our parks, rivers and beaches.

This year Peters Canyon Regional Park will be hosting a cleanup event. The event will be held on Saturday, September 21, 2019 from 9:00 a.m. – 11:00 a.m. This half-day event is a great opportunity for you, your family or your local civic group to help our environment by removing trash and keeping our waterways clean. If you would like to participate contact Trails4All at 310-344-9229 or OC Watersheds at 714-955-0654.

Attachments:

- A. Vintage Active and Complete Permits Exhibit
- B. Levity Active and Complete Permits Exhibit
- C. Tustin Legacy Map and Project Table
- D. Graffiti Location Map



**ATTACHMENT A**  
**VINTAGE ACTIVE AND COMPLETE PERMITS EXHIBIT**



SIXTH STREET

PUBLIC PARK

LOT A

CLUBHOUSE

LOT 1

'B' STREET

LOT 2

INTERSTATE 5 FREEWAY

Vintage



Active Permits



Completed

June 27, 2019

BLDG #701

BLDG #702

BLDG #703

BLDG #704

BLDG #601

BLDG #602

BLDG #603

BLDG #401

BLDG #402

BLDG #501

BLDG #705

BLDG #402

BLDG #401

BLDG #401

BLDG #502

BLDG #408

BLDG #408

BLDG #407

BLDG #406

BLDG #706

BLDG #405

BLDG #404

BLDG #604

BLDG #403

BLDG #402

BLDG #401



**ATTACHMENT B**  
**LEVITY ACTIVE AND COMPLETE PERMITS EXHIBIT**



TUSTIN RANCH ROAD

MOFFETT DRIVE

"B" STREET

"C" STREET

POOL/PATH TRASH RM  
PICK-UP LOCATION

RECREATION AREA  
PRIVATE PARK-1

MAINT. LOCATION

"A" STREET

VICTORY ROAD

PARK AVENUE

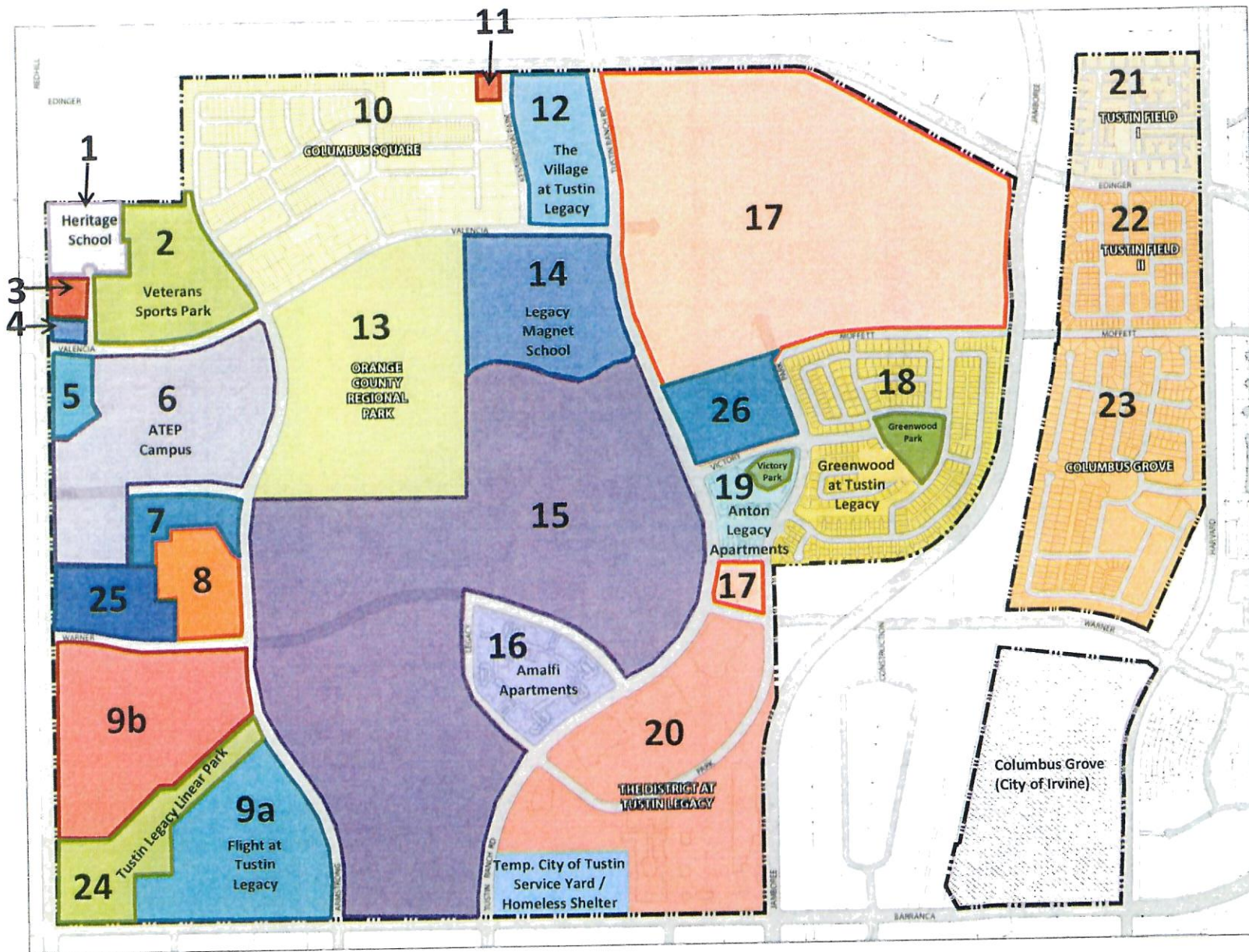
LEVITY in Tustin

Active Permits  
Completed



**ATTACHMENT C**  
**TUSTIN LEGACY MAP AND PROJECT TABLE**





## BUILT AND ENTITLED PROJECTS

TUSTIN | CA



DATE: 07.21.2014

1" = 400'

0 400 800 1200



## TUSTIN LEGACY PROJECTS – UPDATED 08-19-19

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. 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. Phase I of the Flight campus is nearing completion, and the food hall celebrated its grand opening on July 20, 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 of the Hoag facility has been completed. The center is considered to be substantially completed, with the exception of the Health South (acute care) facility, which is awaiting approval from the State for the building. Grading of the Health South site has recently commenced.
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 <a href="http://ocparks.com">ocparks.com</a> 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.



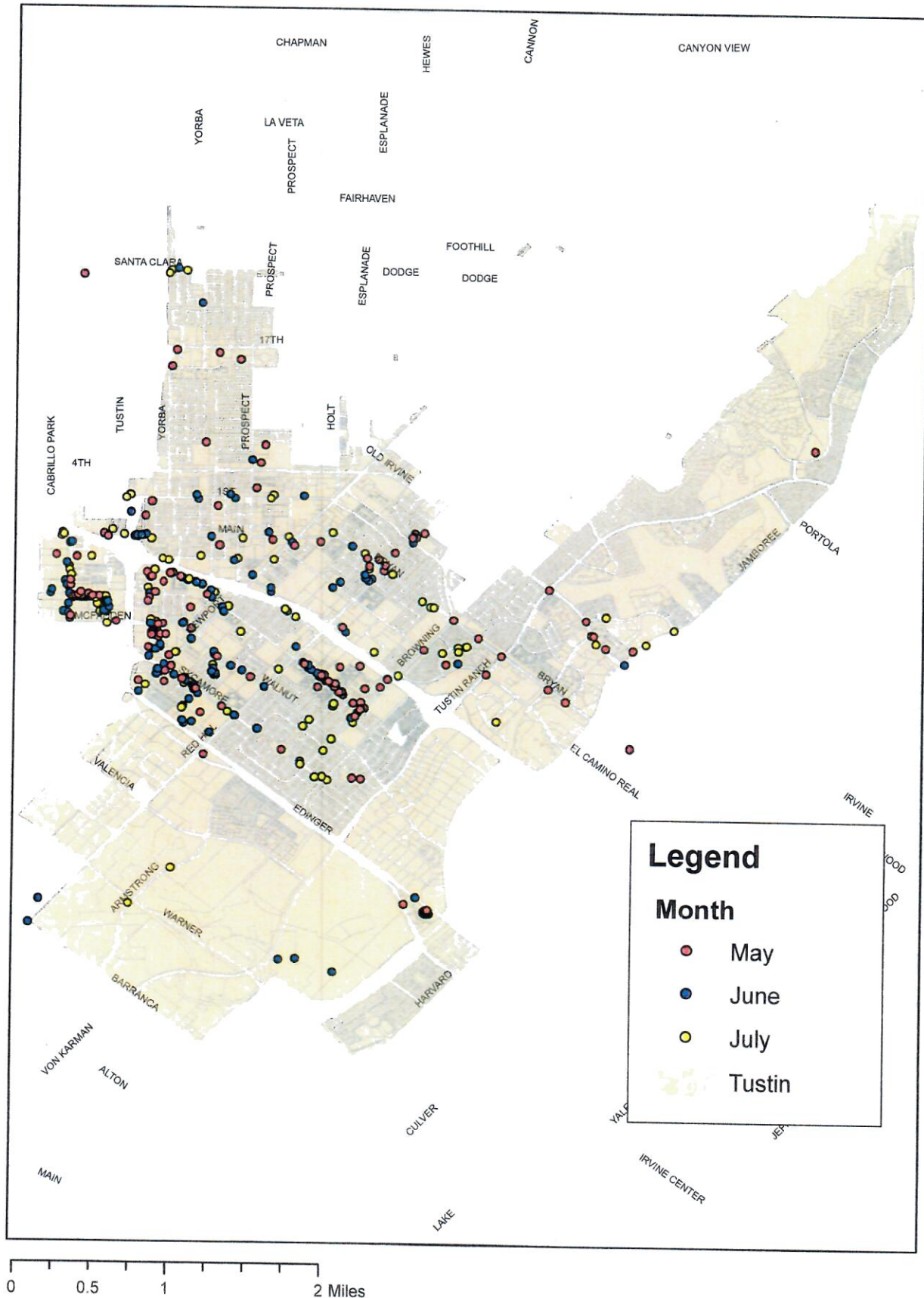
17	Neighborhood G	This remaining residential core consists of 1,097 residential units. This area will provide a range of housing types including senior housing, detached and attached single-family, multifamily, affordable housing, and mixed-use commercial opportunities. As a transit oriented community, this neighborhood will provide access between the Tustin Metrolink and the Tustin Legacy area.
18	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.
19	Anton Legacy Apartments & Victory Park	St. Anton Partners has completed construction of their 225 unit affordable apartments, and Victory Park is now open.
20	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.
21	Tustin Field I	376 residential units are now complete.
22	Tustin Field II	189 residential units are now complete.
23	Columbus Grove	465 residential units are now complete.
24	Tustin Legacy Linear Park	Construction of a 26-acre park and stormwater detention basin continues to progress. Construction of Phase I of the park is complete. Phase II is currently in progress, and includes construction of bio retention basins in the parking lot, along with paving and landscaping throughout the park. Construction is anticipated to be complete toward the end of Summer 2019.
25	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.
26	Levity in Tustin Legacy	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. On June 11, 2019, the Planning Commission approved construction of the temporary home sales center for the community. The home center and model homes are anticipated to open in September.



**ATTACHMENT D**  
**GRAFFITI LOCATION MAP**

# Graffiti Reporting

May 2019 - July 2019





THE TUSTIN PARKS AND RECREATION DEPARTMENT INVITES YOU TO THE 2019

# TUSTIN TILLER DAYS

FESTIVAL AND PARADE

OCTOBER  
4, 5, 6

PREVIEW NIGHT  
OCTOBER 3  
6-10PM  
\$2 RIDES!

GAMES & CARNIVAL RIDES  
RIDE WRISTBAND PRE-SALE \$25  
FOOD & DRINKS  
LIVE ENTERTAINMENT & CONTESTS  
SPORTS ZONE & BACKYARD BREWFEST  
PARADE SATURDAY, OCT. 5 AT 10AM!  
Fun for the whole family!



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CALL (714) 573-3326 OR VISIT [WWW.TUSTINTILLERDAYS.ORG](http://WWW.TUSTINTILLERDAYS.ORG) FOR MORE INFORMATION



Tustin Parks and Recreation Department Presents

# 12th Annual ART WALK and Craft Crawl

Join US!

-Saturday, October 19, 2019

11am-5pm

-Sidewalk Artists

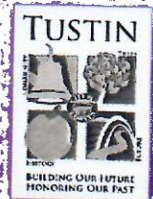
-Wine and Beer Tasting

-Live Music

-Kids Art Village



Sponsored By



In the heart of Old Town Tustin

Main Street & El Camino Real

[www.tustinca.org/artwalk](http://www.tustinca.org/artwalk)

(714) 576-3326





Dear Tustin Economic Development Committee:

Enclosed please find recent and projected New Store Openings, District Happenings and Marketing Updates at The District.

**The Promenade:**

1. Union Market Tustin (21,570 SF) – Orange County's original independent retail and food hall is always serving up new and exciting concepts including:
  - Roba Noodle Bar – NOW OPEN. A fast-casual eatery serving Japanese-inspired noodle bowls and grilled robata skewers.
  - Flippin – NOW OPEN. Serving freshly made pastries and drinks.
  - Indulge Activewear – NOW OPEN. Luxurious Columbian inspired activewear/shapewear for men and women. Designed for high performance and high fashion.
  - Leaf N Cream – NOW OPEN. Mix N' Match your own fruit/milk tea by choosing up to 3 flavors. All the Mix N' Match tea drinks are made to order & hand shaken.
  - Hermosa Taqueria – COMING SOON - this sophisticated taqueria concept serving simple traditional Mexican food and fun drinks. Scheduled to open in Fall.
2. AMC Tustin 14 – Best New Upcoming Movies include:
  - September 11<sup>th</sup> - You Are Here: A Come From Away Story
  - September 13<sup>th</sup> includes the following mix of comedy, drama, romance, horror and thriller movie releases:
    - i. Hustlers
    - ii. The Goldfinch
    - iii. The Sound of Silence
    - iv. Can You Keep a Secret?
    - v. Haunt
    - vi. The Harvesters
    - vii. Monos
    - viii. Tall Girl
3. More exciting concepts coming soon...stay tuned!

Center Hours

Monday - Thursday | 10am - 9pm  
Friday - Saturday | 10am - 10pm  
Sunday | 11am - 6pm

Management Team

Monday - Friday | 8am - 5pm  
2437 Park Ave  
Tustin, CA 92782  
(714) 259-9090

Security Director

Delaune Cheney  
24 Hour Line: (714) 258-1414

General Manager

Arian Maher  
Amaher@vestar.com

Assistant Property Manager

Lori Gertsch  
Lgertsch@vestar.com

Marketing Director

Shannon Campbell  
Scampbell@vestar.com

Marketing Manager

Veronica Salgado Rico  
vsalgado-rico@vestar.com

Sales & Insurance

John Conrekas  
Jconrekas@vestar.com



## Upcoming Activities:

### **SOUTHERN CALIFORNIA BLOOD DRIVE**

Friday, September 13 | 11am-4pm

*Lowe's Parking Lot*

The Southern California Blood Bank will host a blood drive this Friday, September 13th — consider joining us between 11am and 4pm in the Lowe's Parking Lot and give a "gift of life" to others in our community who are sick or injured. Register at [www.myscbb.org/schedule](http://www.myscbb.org/schedule)



### **SUSAN G. KOMEN MORE THAN PINK WALK**

Sunday, September 22 | 6:30am – 12noon

*700 Newport Center Dr, Newport Beach, CA (offsite)*

The District at Tustin Legacy will host a booth in partnership with the thousands of men & women walking to fund life-saving research and support Orange County women & families whose lives have been impacted by breast cancer. Register at <http://www.info-komen.org>



### **THE GOLDEN FOODIE AWARDS SPONSORSHIP**

Sunday, September 29 | Ticketed Event

*The Marriot Newport Beach (offsite)*

Now in its 8<sup>th</sup> year, The District at Tustin Legacy sponsors The Golden Foodies as the "People's Choice Food Awards" for the best chefs, libations and cuisine of chef-driven and independent restaurants. Past winners have included several restaurants at the center, including The Winery Restaurant & Wine Bar.



### **OC WALK TO REMEMBER**

Saturday, October 12 | 7:15am-12noon

*PetSmart Parking Lot*

The OC Walk to Remember honors families who have experienced pregnancy loss and infant death. Parents, and their loved ones and friends, are invited to walk in their steps. Register at <http://www.foreverfootprints.org/remembrance/events/oc-walk-to-remember/>

ocwalkto  
**REMEMBER**  
a forever footprints event

### **HALLOWEEN SPOOKFEST**

Thursday, October 31 | 5pm-7pm

*The Promenade near AMC | FREE EVENT*

Dress your kids up and bring them to enjoy the excitement of Halloween including live DJ, kid's activities, costumed characters, and, of course, trick-or-treating. Trick or treat back available at The District booth near AMC Tustin 14.





## THE MARKET PLACE

### SEPTEMBER TENANT PROMOTIONS. (continued)

#### AMAZING LASH | INTRODUCTORY RATE OFFER

**September 1st - September 31st**

Amazing Lash Studio provides high-quality, lush eyelash extensions. With their Introductory Rate Offer of \$89.99 for a Full Set, you'll be able to achieve longer, fuller lashes at an affordable rate.

#### CHA CHA'S LATIN KITCHEN | CHAMPAGNE BRUNCH

**Every Sunday | 11AM - 3PM**

Enjoy live Latin music, signature dishes, bottomless mimosas, and award-winning margaritas in a lively atmosphere. Guests can take advantage of the 2-course special for \$24.

### COMING SOON.



will be located next to Barbeques Galore and open on 9/6 with the largest selection of adult costumes, kids costumes, and accessories at the lowest possible prices.

#### ATHLETA

will be located next to Sephora and offers clothing that integrates performance and technical features for active women and girls.

#### AspireDental

will be located at the former Payless space. Aspire Dental will offer general and special dentistry services.

#### MATHISBROTHERS FURNITURE

will be located at the former Lowe's space. Mathis Brothers will offer more than 10,000 items across all price points.

### NOW OPEN.



offers exercise classes focusing on various stretching options. StretchLab is located next to Postal Annex.



is located by Bank of America and offers tea drinks, fruit cups, desserts and related tea accessories, along with the sale of smoothies.

#### Bath & Body Works® White Barn



performed a full-store remodel and added their White Barn Candle concept located next to Lane Bryant.

### CENTER PROJECTS.

- **Installing new & improved music systems in all three food courts** from September - November.
- **Replacing EV charging stations** near California Fish Grill by November.
- **New roofing** at 24 Hour Fitness and Stein Mart will be completed by November.

### CONTACTS.

#### MANAGEMENT OFFICE

8AM - 5PM, Monday - Friday  
2961 El Camino Real, Tustin, CA 92782  
(714) 730-4124  
www.ShopTheMarketPlace.com

#### 24-HOUR SECURITY

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## THE MARKET PLACE



# SEPTEMBER NEWS.

This is what's happening at  
The Market Place this month!

## WHAT YOU NEED TO KNOW.



- **Saturday Style** has returned and will be Saturday, September 21st, 12-3PM. This fall fashion and beauty event includes various in-store activations and experiences throughout the center.
- **Earn & Learn** at The Market Place launches this month. This is a school rewards program, where local schools will earn points and be rewarded simply for shopping at The Market Place. More details to follow.
- **OC Delivery Express** is back and better than ever. This is an exclusive delivery service for your customers at The Market Place. Delivery can be scheduled for same-day or a future date and starts at \$59 for deliveries within 5 miles of The Market Place. To initiate a delivery simply call 800.307.1170 or visit [ocdeliveryexpress.com](http://ocdeliveryexpress.com)
- Take advantage of our free marketing programs to help support your business. Marketing opportunities include website event/promotion listings, banner ads, round-up email campaigns, monthly newsletters, and more. Submit your content/questions to Emily Montante at [emontante@irvinecompany.com](mailto:emontante@irvinecompany.com)

## SEPTEMBER TENANT PROMOTIONS.

### YOGURTLAND | NO WEIGH WEDNESDAY

**September 18th | 3 - 7PM**

Fill up your cup as much as you want for the flat rate of \$5! Valid only at The Market Place. Yogurt cup can be filled one time only, no refills. Toppings can be subject to change upon management's discretion.

### EDWARDS STADIUM 10 | FRIENDS 25TH: THE ONE WITH THE ANNIVERSARY

**September 23rd & September 28th**

Your friends are still there for you, 25 years later! Celebrate the milestone anniversary of the beloved sitcom, coming to the big screen for the first time! Get tickets now! Visit [fathomevents.com](http://fathomevents.com) for more information!

### THE GOOD FEET STORE

**September 1st - December 31st**

Take advantage of a 10% discount off our 3-Step Arch Support System. The Good Feet Store provides a No-Obligation consultation and offers you the opportunity to try these amazing Arch Supports. Get back to living life, two feet at a time!

### BARNES & NOBLE | SPECIAL EDUCATOR APPRECIATION SHOPPING WEEKENDS

**Every Saturday and Sunday through September 15th**

Pre-K to grade 12 educators, enjoy 25% off most books, toys, games, movies, music, and more, in-store and online plus 10% off Café consumables (Café stores only). While supplies last.

### TEXAS DE BRAZIL | SUPPORT ST. JUDE CHILDREN'S RESEARCH HOSPITAL

**Now through September 15th**

For every \$5 donated, you will receive a \$5 certificate to use at your next dining experience! On Mondays, you will receive \$10 in certificates to use at your next visit for every \$5 donated! Texas de Brazil will match donations up to \$25,000! Learn more: <http://bit.ly/2SRqFQ>.

### COREPOWER YOGA | WELLNESS FAIR

**September 7th | 12 - 2PM**

Join CorePower Yoga for a 2-hour wellness fair. Stop by to connect with local health and wellness vendors throughout Orange County about healthy food options, Ayurveda, essential oils, clean beauty, and more. All attendees will get goodies to take home, plus opportunities to win raffle prizes from many of our vendors. The event is FREE to attend.