



**Tustin Economic Development Meeting
City of Tustin Project Updates
Prepared By: City of Tustin Community Development Department
January 9, 2020**

Old Town Updates

- **Vintage at Old Town Tustin (420 W. Sixth Street):** Construction continues to progress on Vintage at Old Town Tustin. Residents continue to move 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.



**CONTACT
INFORMATION**

Community Development
General Inquiries:
714-573-3106

Planning Division:
714-573-3140
tustinplanning@tustinca.org

Building Division:
714-573-3130
tustinbuilding@tustinca.org

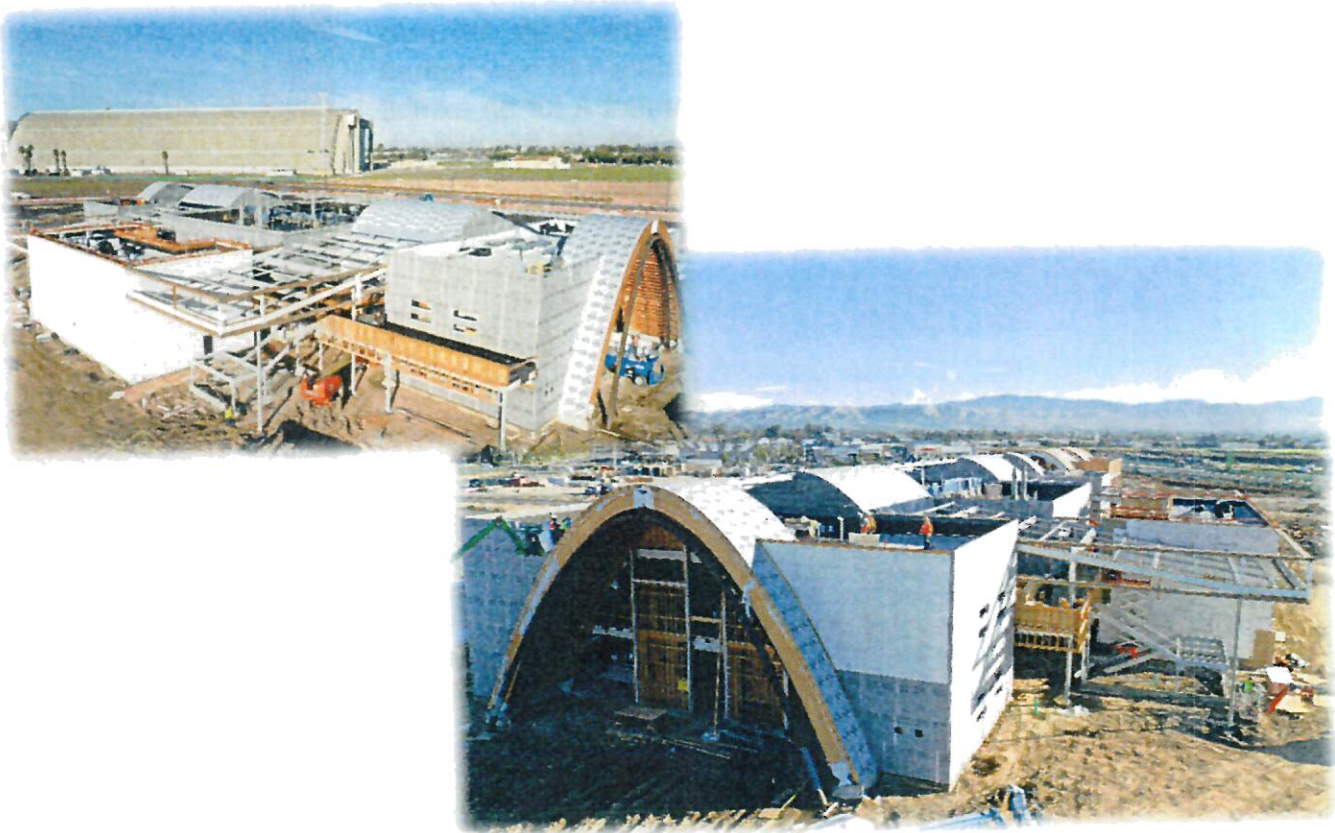
Code Enforcement:
714-573-3135 (north of 5 freeway)
714-573-3134 (south of 5 freeway)
TustinCodeEnforcement@tustinca.org

Graffiti Removal Hotline:
714-573-3111

- **Historic Resources Survey Update:** The Community Development Department is beginning 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. A presentation on the update is anticipated to be provided to the TED Committee at their next meeting on February 13, 2020.

Tustin Legacy Updates

- **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.



- **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, and the food hall, are both complete. Future development of Phase II of the Flight campus is under negotiation.
- **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. The home center and model homes are now open, and construction continues to progress on the new community. Please refer to Attachment B for an exhibit displaying the active and completed permits for this project.

- **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.



- **Residential Community (Tustin Ranch Road/Warner Avenue):** On December 3, 2019, the City Council approved an application submitted by Brookfield Residential to construct a new community within Tustin Legacy. The community is proposed to include 400 residential units, including open space, park areas, and community amenities. The neighborhoods will be comprised of 117 detached homes, 129 triplex townhomes, and 154 stacked flats and townhomes.



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

- **Trinity Broadcasting Network (2442 Michelle Drive, 14131, 14152, and 14171 Chambers Road, and 14101 and 14131 Franklin Avenue):** Trinity Broadcasting Network has submitted a request to establish joint-use parking at their site, consolidate four lots into one parcel, and complete façade, landscape, and hardscape improvements including modified parking stalls at their existing facility. The item was continued by the Planning Commission to their January 28, 2020, hearing.



- **Freeway Display Billboards Ordinance:** On December 10, 2019, the Planning Commission recommended that the City Council approve an Ordinance which authorizes freeway adjacent digital display boards, subject to certain criteria. The City Council is anticipated to hold a public hearing on the Ordinance on January 21, 2020.
- **Club Studio (1091 Old Irvine Boulevard):** An application has been submitted for a new gym and fitness center which will include a variety of amenities such as fitness classes, circuit (HIIT) training, a spa, sauna, steam room, and child care services on-site while members utilize the facility. Club Studio is proposed to locate within the former OSH tenant space, and will be initiating an interior and exterior remodel of the facility. Plans are currently under review by City Staff.



- **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. Permits have been issued for grading, which has recently commenced at the site.
- **Costco Gas (2655 El Camino Real):** On October 15, 2019, the City Council approved a new Costco Gas Station an existing Costco site. A lawsuit against the project was subsequently filed in superior court. The project, as proposed, would consist of sixteen (16) pumps with 32 fueling dispensers at the existing Costco site.

Attachments:

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

ATTACHMENT A
VINTAGE ACTIVE AND COMPLETE PERMITS EXHIBIT

SIXTH STREET

PUBLIC PARK

LOT A

CLUBHOUSE

TEMP. CELL
TOWER

'B' STREET

Vintage

Active Permits

Completed

December 10, 2019

BLDG #701
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31
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21
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BLDG #702
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BLDG #703
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BLDG #704
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BLDG #601
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BLDG #602
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BLDG #603
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BLDG #421
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BLDG #422
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BLDG #501
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BLDG #705
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LOT 1
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BLDG #502
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BLDG #706
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BLDG #604
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BLDG #412
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15
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BLDG #411
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137
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BLDG #410
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132
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BLDG #409
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BLDG #408
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BLDG #407
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BLDG #406
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BLDG #405
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BLDG #404
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BLDG #403
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BLDG #402
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BLDG #401
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11
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31

INTERSTATE 5 FREEWAY

LOT 2

ATTACHMENT B

LEVITY ACTIVE AND COMPLETE PERMITS EXHIBIT

TUSTIN RANCH ROAD

MOFFETT DRIVE

"B" STREET

"E" STREET

LOT "D"

"D" STREET

"C" STREET

LOT "B"

"A" STREET

"F" STREET

PARK AVENUE

VICTORY ROAD

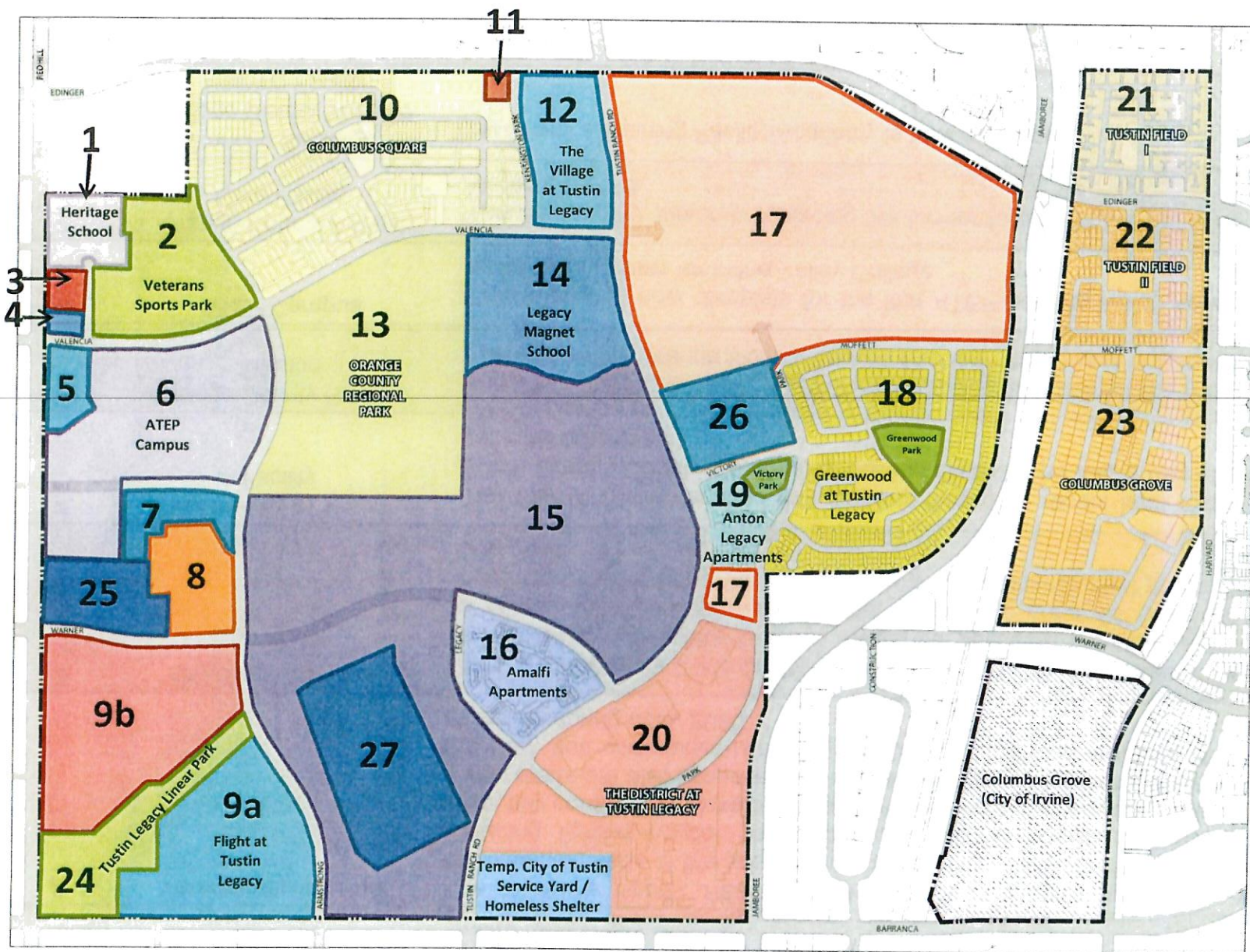
- Active Permits
- Completed

December 10, 2019



LEVITY in Tustin Legacy

ATTACHMENT C
TUSTIN LEGACY MAP AND PROJECT TABLE



BUILT AND ENTITLED PROJECTS

TUSTIN | CA



DATE: 07.21.2014
1" = 400'

0 400 800 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. Greenwood - 375 Residential Units & Greenwood Park
19. Anton Legacy Apartments - 225 Affordable Residential Units & Victory Park
20. The District - Shopping Center
21. Tustin Field I - 376 Residential Units
22. Tustin Field II - 189 Residential Units
23. Columbus Grove - 465 Residential Units
24. Tustin Legacy Linear Park
25. Army Reserve Center
26. Levity in Tustin Legacy - 218 Residential Units
27. Residential Community - 400 Residential Units

TUSTIN LEGACY PROJECTS – UPDATED 01-08-2020

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 now complete.
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 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. Construction of the new school is currently in progress, and 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. The home center and model homes are now open, and construction continues to progress on the new community.

27	Residential Community	In December 2019 the City Council approved an application submitted by Brookfield Residential to construct a new community within Tustin Legacy. The community is proposed to include 400 residential units, including open space, park areas, and community amenities. The neighborhoods will be comprised of 117 detached homes, 129 triplex townhomes, and 154 stacked flats and townhomes.
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City of Tustin Parks and Recreation Department Presents

Community Yard Sale

April 4, 2020, 8:00 a.m.-12:00 p.m.



Make your spring cleaning a success by participating in our Community Yard Sale. This annual event has over 70 spaces for Tustin residents to come out and sell their extra stuff. Event will happen rain or shine.

Early Bird Registration

January 2-January 31

\$25*

Registration

February 1-March 27

\$30*

Applications can be picked up at
the Parks and Recreation Department at City Hall (300 Centennial Way).

For more information, call Karl Halili at (714)573-3335.



**Parks
Make
Life
Better!**

*Higher registration rates for non-residents. See vendor application for all prices and rules.



Senate Republican Office of Policy

A Look Ahead

Policy Committee Summary Report

Week of January 6, 2020

This report lists selected bills from the January 6 Daily File that are scheduled to be heard in Senate policy committees next week.

Elections and Constitutional Amendments

Tuesday, January 7

SB 57 (Bates) Returns voter registration at the Department of Motor Vehicles (DMV) (a.k.a. California's Motor Voter Program) to an opt in process.

Health

Wednesday, January 8

SB 406 (Pan) Expands the list of preventative medical services exempted from copays or other cost sharing requirements. These services include evidence-based preventative services, as recommended by the United States Preventive Services Task Force, immunizations, as recommended by the Advisory Committee on Immunization Practices

of the federal Centers for Disease Control and Prevention (CDC), as well as additional preventive care and screenings for infants, children, adolescents, and women, including breast cancer.

SB 640 (Moorlach) Clarifies the definition of "Gravely Disabled" for purposes of the Lanterman-Petris-Short Act.

AB 713 (Mullin) Harmonizes the California Consumer Privacy Act to make it consistent with existing medical privacy and medical confidentiality law.

ACR 101 (Lackey) Resolution calling for increased research on the causes, cures, and early detection of pediatric cancer.

Education

Wednesday, January 8

SB 444 (Umberg) Creates a two-year pilot to allow the University of California (UC) Irvine School of Law and the UC Berkeley School of Law to work with their respective county superior courts to develop artificial intelligence that would support self-representing litigants.

Floor Session

Monday, January 6, 2:00 p.m.

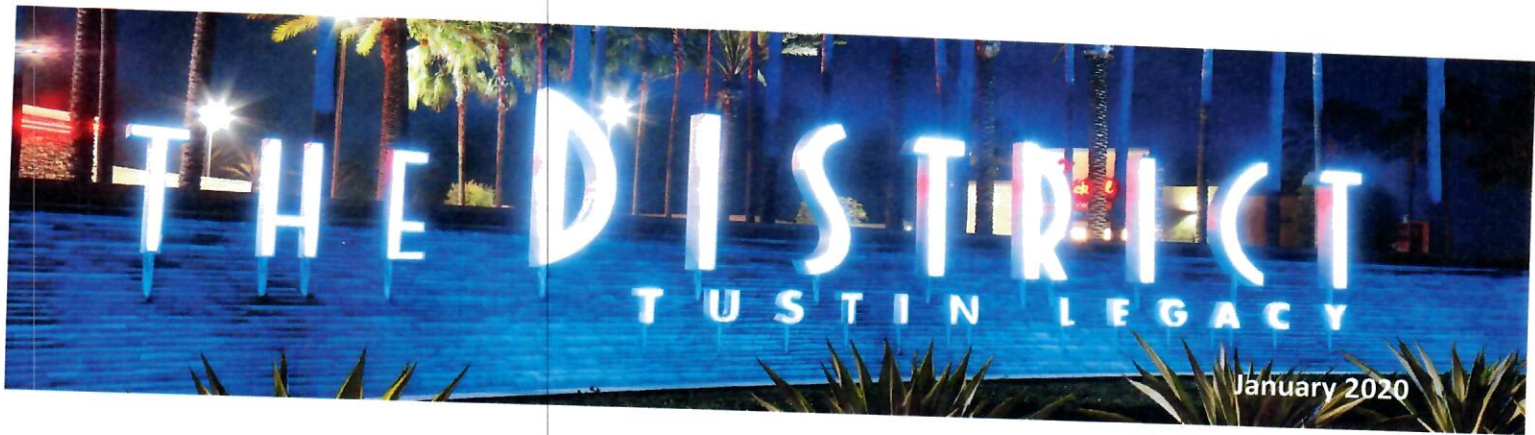
Tuesday, January 7, Check-In

Wednesday, January 8, Check-In

Thursday, January 9, 9:00 a.m.

Senate Republican Policy
Office

Senator Shannon Grove
Senate Republican Leader



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. Spice-C Hot Chicken Tenders (1,594 SF) – Opening in 2020 next to AMC Tustin 14, spicy chicken is the next big concept growing roots throughout the foodie world.
2. Union Market Tustin (21,570 SF) – Orange County's original independent retail and food hall is always serving up new and exciting concepts including:
 - Hermosa Taqueria – COMING SOON - this sophisticated taqueria concept serving simple traditional Mexican food and fun drinks.
 - Woofpak – NOW OPEN – offering healthier, kinder, meals for dogs. Learn more at woofpakfresh.com.
3. AMC Tustin 14 – Upcoming January Movies include:
 - 1917
 - Like a Boss
 - The Grudge
 - Underwater
 - Cats
 - Just Mercy
 - Knives Out

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:

LUNAR NEW YEAR FAMILY EVENT **Saturday, January 25 | 12-2pm** **The Promenade near Union Market**

Family-fun FREE event featuring live entertainment, including 2 Lion Dances, fan dancing and stilt walkers, kid's crafts & activities, glitter body art, balloon twisting, fun photos opps and a LUCKY RED ENVELOPE giveaway to the first 500 guests (1 per guest).



3RD ANNUAL LADIES NIGHT OUT **Benefiting Boys & Girls Clubs of Tustin** **Wednesday, February 12 | 6-9pm** **Hosted by Jasper Plum at Luna Rossa Ristorante**

Join us for the 3rd annual Ladies Night Out event just in time to celebrate "Galentine's Day"! Featuring special guest, Tustin City Councilmember Leticia Clark, along with fabulous food, signature cocktails, wine, bling, swag bags, fashion show, music, shopping discount, raffle giveaway, and more!

For tickets and a great night you'll really enjoy, visit <https://www.bgctustin.org/LadiesNightOut>
All proceeds will benefit programs through the Boys and Girls Clubs of Tustin to empower our girls!



Tustin Parks and Recreation Department Presents

PARENTS NIGHT OUT

**TUSTIN COMMUNITY
CENTER AT THE MARKET
PLACE**

2961 El Camino Real

02.14.20

5:00 p.m. - 9:00 p.m.

Pre-registration required

Barcode: 3278 \$20.00

ACTIVITIES

Arts & Crafts

Dinner

Movie

**DROP YOUR 5-10 YEAR OLD
OFF AND WE'LL WATCH
THEM FOR THE NIGHT!**

**Parks
Make
Life
Better!**

**CITY OF TUSTIN
PARKS & RECREATION**

"Making a Difference in Tustin"

FOR REGISTRATION, CALL PARKS AND RECREATION AT 714.573.3326