



AGENDA REPORT

Agenda Item _____

Reviewed: _____

City Manager _____

Finance Director _____

MEETING DATE: JUNE 1, 2021

TO: MATTHEW S. WEST, CITY MANAGER

FROM: COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENT

SUBJECT: SUMMARY OF PROJECTS – COMMUNITY DEVELOPMENT & PUBLIC WORKS DEPARTMENT

SUMMARY:

The following report provides a summary of projects and activities from the Community Development and Public Works Department to the Tustin City Council. 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 of interest.

RECOMMENDATION:

That the City Council receive and file this item.

FISCAL IMPACT:

No fiscal impact.

CORRELATION TO THE STRATEGIC PLAN:

This summary of projects report contributes to Goal E of the Strategic Plan in Organizational Excellence and Customer Service. It is staff's desire to keep the community informed on the status of recent projects which are progressing throughout the City. Sharing this report to the Planning Commission, City Council, and through the City's website, contributes toward both organizational excellence and customer service.

DISCUSSION:

Below are updates from the Community Development Department related to: the Old Town area; Tustin Legacy; other planning and building project updates throughout Tustin; recent Certificate of Appropriateness documentation; and, updates related to Code Enforcement. Additionally, included are public improvement project updates from the Public Works Department.

Old Town Updates:

- **Vintage at Old Town Tustin (1208 Belmont Court):** Construction is now complete on the Vintage community which features 140 new homes with amenities such as a pool, clubhouse, and a publicly accessible mini-park.



Vintage at Old Town Tustin

- **Historical Resources Survey Update:** The Community Development Department is continuing to move forward with the comprehensive update to the City's 2003 Historical Resources Survey. During the months of January through March, 2021, the City's consultant continued to reach out to noted individuals with historic knowledge of Tustin, conduct background research, update property lists and maps, and conduct property-specific background research. The reconnaissance and intensive surveys, which involved the consultants driving street by street through the City (excluding East Tustin Specific Plan and Legacy) have been completed. Staff and consultants are currently coordinating survey findings to incorporate with the City's Geographic Information Systems (GIS). The GIS system will allow staff to quickly identify historic resources within the City. Staff is anticipating receipt of master findings and hosting a public workshop with the Planning Commission in early Summer 2021.

- **ImprovCity (138 W. Main Street):** On April 29, 2021, the Zoning Administrator approved a request to allow improv group instruction/classes and improv live entertainment/performances within the former Brushstrokes location. Tenant improvements are currently being completed at the site, and ImprovCity anticipates opening for classes and performances during Summer 2021.



Future Tenant Space of
ImprovCity

Tustin Legacy Updates

- **The Landing – A residential community by Brookfield Residential (Tustin Ranch Road/Warner Avenue):** Grading work is currently in progress for a new residential community. 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. Construction plans are currently in plan check.
- **Encompass Health Rehabilitation Hospital of Tustin (15120 Kensington Park Drive):** Construction of a new acute care facility continues to progress within The Village at Tustin Legacy Shopping Center. The new medical facility will include a 65,000 square foot hospital, with 65 private patient rooms, a therapy gym, on-site pharmacy services, and various rehabilitation rooms. Construction is anticipated to be complete during 2021.



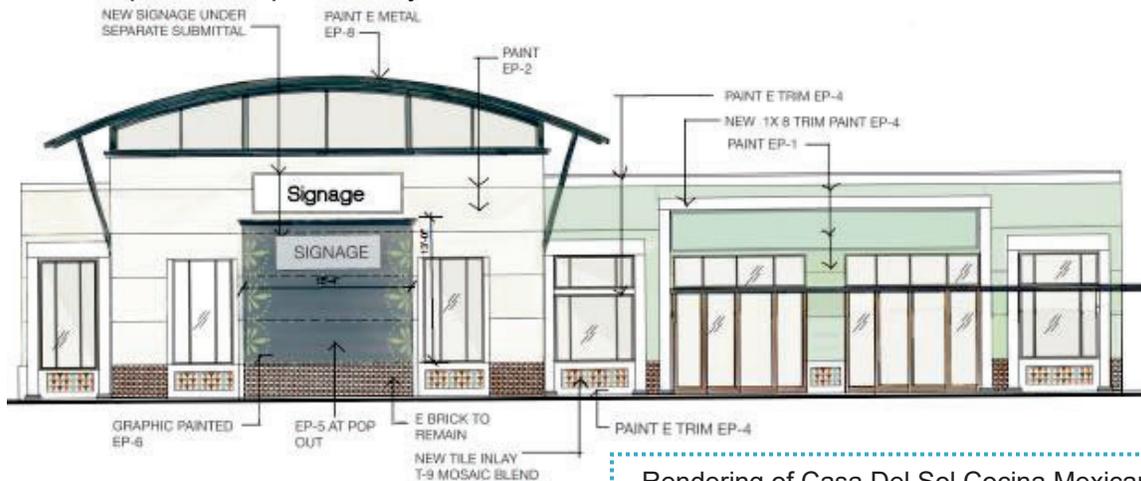
Construction progress of
Encompass Health:
January 2021 – May 2021

- **Levity in Tustin Legacy (Tustin Ranch Road/Victory Road):** In 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. Construction of the new community is now essentially complete.



Construction of Levity is essentially complete

- **Updates from The District:** Tenant updates from The District at Tustin Legacy include:
 - **Casa Del Sol Cocina Mexicana (2497 Park Avenue):** On April 27, 2021, the Planning Commission approved a request to attain a new type 47 alcohol license (beer, wine, and distilled spirits), provide a live Grammy-nominated mariachi band (Friday-Sunday evenings), and install a mural in conjunction with a new restaurant business which will open in the former Auld Dubliner location. The restaurant is anticipated to open in July.



Rendering of Casa Del Sol Cocina Mexicana

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- **Dolce Gelato (2461 Park Avenue):** A new family-owned business, selling made-from-scratch gelato, including 32 flavors (10 of which are vegan), is anticipated to open in May 2021 next to The Yellow Chilli and the AMC Theater.

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

Other Updates

The U.S. Congress passed the Coronavirus Aid, Relief, and Economic Security Act (CARES Act), which was signed into law on March 27, 2020. In response to the growing effects of this historic public health crisis, the City of Tustin has implemented a variety of new grant programs and incentives, called Tustin Cares, to assist the residents, businesses, and non-profits within the City.

- **Temporary Use Permit for Expanded Outdoor Seating: Temporary Use Permit for Expanded Outdoor Seating:** In response to COVID-19, the City of Tustin is delivering an innovative solution to assist local business owners to navigate their re-openings by introducing the Temporary Use Permit (TUP) for outdoor restaurant seating, retail establishments, and assembly uses. These businesses now have the opportunity to apply for a no-fee permit, to provide outdoor dining and assembly areas for their customers, while adhering to state and local public health regulations. Restaurants may temporarily convert portions of adjacent parking areas, walkways, patios, sidewalks, and public rights-of-way into customer dining areas. Other qualified businesses also would be provided the same opportunities. Approximately 90 businesses have been granted permits for temporary outdoor expansions from March 2020 to-date. On May 18, 2021, the City Council extended the program through the end of 2021, or 90 days after the City's local emergency ends.
- **Temporary Outdoor Expansion Grant Program:** The City initiated a grant program which provides funding to assist eligible businesses such as restaurants and retailers (including gyms) to expand their outdoor areas and activities to mitigate restrictions placed on indoor activities due to COVID-19 related State and County health orders. This program provides eligible businesses with a grant, up to \$2,000, to pay for purchases or rentals of furniture, shade structures (with only one wall), decor, landscaping, lighting, fencing/barricades, PPE, outdoor dining ware or other items to support allowable outside activities. These grants are available to Tustin businesses that have an approved and active Temporary Use Permit (see above) that has been issued since June 2, 2020, for new or expanded outdoor activities. Approximately 51 Temporary Outdoor Expansion grants have been awarded thus far, totaling \$100,000 in CARES Act Funding.
- **Tustin Small Business Emergency Grant Program:** The City of Tustin has partnered with the Orange County/Inland Empire Small Business Development Center (OCIE SBDC) to develop the Small Business Emergency Grant Program. Utilizing a combination of Federal CARES Act funding, and County of Orange funding, the program provides vital economic support to small businesses needing

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assistance in overcoming the temporary loss of revenue due to COVID-19. The program has since been launched in three phases as follows: Phase I awarded 44 grants totaling \$440,000; Phase IIA awarded 24 grants to home-based businesses totaling \$60,000 and 93 grants to commercial businesses totaling \$930,000; Phase IIB awarded 97 grants to commercial businesses totaling \$970,000; and, Phase III awarded 55 grants to commercial businesses totaling \$273,800. Comprehensively, 289 grants were awarded to commercial businesses and 24 to home-based businesses totaling \$2,673,800.

- **Emergency Rental and Utilities Assistance Program (for families):** In partnership with Family Solutions Collaborative, an allocation of \$250,000 in Community Development Block Grant (CDBG) funds was authorized to be used to assist families that have been affected by COVID-19 and have struggled financially to meet their rent and utility bills. The program benefits Tustin families who are at-risk of homelessness, and will help them to maintain stable housing. To date, 180 Tustin residents, including adults and children, have received assistance, utilizing approximately \$172,000 in CDBG funding.
- **Emergency Rental and Utilities Assistance (for singles, couples, and homeless adults):** In partnership with Families Together of Orange County, an allocation of \$100,000 in Community Development Block Grant (CDBG) funds has been fully expensed to assist singles, couples, and homeless adults that have been affected by COVID-19 and have struggled financially to meet their rent and utility bills. To date, 46 Tustin residents have been assisted by this program.
- **Tustin Non-Profit Emergency Grant Program:** The City of Tustin has created a Non-profit Emergency Grant Program, in partnership with Tustin Community Foundation, which provided funding to non-profits needing financial assistance to assist with overcoming the temporary loss of revenue due to the COVID-19 outbreak. This program was able to provide 30 non-profits with up to \$15,000 in grant funding each, totaling \$250,000.
- **Supplemental CDBG Funding for Meals on Wheels:** In May 2020, the Tustin City Council authorized \$20,000 in additional CDBG funding to be granted to Meals on Wheels Orange County (above and beyond their original 2019-20 allocation), in order to supplement their Lunch Café and Home Delivered Meal programs, enabling them to continue to serve seven (7) meals per week to Tustin seniors. Meals on Wheels reported serving approximately 250 (unduplicated) seniors through their programming during the 2019-20 Fiscal Year.
- **Tustin Senior Grocery Gift Card Program:** The City of Tustin has utilized a portion of its CARES Act funding to establish a grocery gift card program for Tustin seniors. Through this program, \$45,000 in gift cards were given to 300 Tustin seniors valued at \$150 each.

- **Friends Feeding Seniors:** The City of Tustin has partnered with Tustin Community Foundation to provide three restaurant meals per weekend to seniors. This equates to 75 or more seniors fed per week through this program. The City of Tustin recently provided additional CDBG funds toward this program, to ensure its continued operation through the month of June.
- **Supplemental Funding for Existing CDBG Subrecipients:** In September 2020, the Tustin City Council authorized allocations awarded to the existing non-profit subrecipients to be doubled, designating that the additional funding should be spent to prevent, prepare for, or respond to COVID-19. A total of \$127,200 was awarded to the non-profit subrecipients. Non-profit subrecipients have proposed to spend their allocations on costs incurred due to telecommuting, COVID-19 public health messaging and education, to supplement the additional staff needed to provide support to clients due to COVID-19, and PPE costs.
- **House of Ruth (1941 El Camino Real):** On March 2, 2021, the City Council approved a new seven (7) unit multi-family residential facility to house families with children who are homeless, or at risk of experiencing homelessness. The project includes, a 2-story, 8,098 square feet building with a resource room, office, common areas, and amenities. The House of Ruth will be constructed by HomeAid of Orange County and administered by Family Promise of Orange County.



Rendering of House of Ruth

- **Jack-in-the-Box (14002 Newport Avenue):** On April 27, 2021, the Planning Commission approved a request to demolish and remodel the existing Jack-in-the-Box on the corner of Newport Avenue and El Camino Real. Improvements to the street corner of Newport Avenue and El Camino Real will be made in addition to the restaurant remodel.



Rendering of Jack-in-the-Box remodel & street corner improvements

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- **Fast5Express Carwash (2762 El Camino Real):** In February 2021, the Zoning Administrator approved a request to demolish the existing Manny’s Carwash within The Marketplace, and construct a new carwash including vacuum apparatuses and landscaping. Tenant improvements are underway at the site, and the carwash is anticipated to open in Summer 2021.
- **Schools First Credit Union (15332 Newport Avenue):** During 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. Construction continues to progress at the site, and is anticipated to be complete during 2021.



Construction progress exterior and within the interior of SchoolsFirst

- **Key Inn Remodel (1611 El Camino Real):** Plans are under review for a full renovation and remodel of the existing Key Inn Motel, along with rebranding the motel to “EuroInn.” The plans for the remodel have recently been resubmitted and are under staff review.



Rendering of EuroInn remodel

- **Aldi (1091 Old Irvine Boulevard):** Plans are currently under review for a new Aldi grocery store in the former OSH Hardware location. This project is anticipated to be considered by the Planning Commission in June 2021.

- **Commercial Building Addition & Remodel (535 E. Main Street):** On April 27, 2021, the Planning Commission approved a request to remodel and expand an existing commercial building including a 3,227 SF addition and a 2,282 SF remodeled area.
- **OC Sheriff's Facility (1382 Bell Avenue):** On April 13, 2021, the Planning Commission considered a request for the lease of the facility at 1382 Bell Avenue to the County of Orange Sheriff-Coroner's Technology Division and Emergency Call Center, and made the determination that this lease is in conformance with the City's General Plan. The facility lease will bring approximately 260 new jobs to Tustin.
- **At-Home Furnishings (2525 El Camino Real):** Plans are currently under review for a new home furnishing store within the former Ansar Gallery tenant space. The project will consist of interior improvements and a façade remodel of the tenant space.
- **ABC License at Chevron (2740 Bryan Avenue):** On May 6, 2021, the Zoning Administrator approved a request to establish a Type 21 ABC License at an existing Chevron service station, allowing the sale of off-site alcoholic beverages.
- **Artis Senior Living Memory Care Facility (17802 & 17842 Irvine Blvd.):** A request has been received to demolish two (2) existing office centers on adjacent parcels within Tustin Business Center, and build a two-story 44,427 sq. ft. 80-unit memory care facility. The facility is proposed to feature private rooms, shared residential living areas, outdoor courtyards, a health center, a community center, a studio, and salon. The application is currently under review, and is anticipated to be brought forward to the Planning Commission in June 2021.
- **New Mixed-Use Project (13751 & 13841 Red Hill Avenue):** Plans are under review to construct a new mixed-use project with 137 residential rental units and 7,000 SF of retail space, as well as on site amenities such as open air courtyards, a pool/spa, community club room, fitness center, mailroom/lounge, co-working area, bike storage room, dog walk/garden courtyard area, and tenant storage areas on a 3.8-acre site within the Red Hill Avenue Specific Plan (RHASP) Area.



Rendering of Red Hill Mixed-Use Project

- **Housing Element Update:** The City's Housing Element update is currently in process with a virtual joint workshop which was held regarding the project on May 11, 2021. Public comments were welcomed during the workshop. Following the workshop, and after further evaluation of the comments received, City Staff will incorporate the public comments into the Draft Housing Element before finalizing the document and forwarded to Housing and Community Development (HCD) for their review. Updates on HCD's review and the public review process will be posted on the City's focused webpage www.tustinca.org/HousingElement.
- **Strategic Plan Workshop:** On Wednesday, May 12, 2021, the Tustin City Council held a second workshop regarding the update to the City's Strategic Plan. The objectives of this workshop were to review the results of the feasibility analysis which was prepared by staff based on items directed by the Council during their first workshop on April 14, 2021, and affirm the timing of Council priorities for Fiscal Year 2021-22 and 2022-23. Information regarding the materials presented at the workshop can be found [here](#).

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 Community Development Director in conjunction with Design Review or plan check.

ADDRESS	DATE APPROVED	PROJECT DESCRIPTION	RATING ¹
255 W. 6 th Street	07-20-2020	Accessory dwelling unit	Non-Contributing
256 Pacific Street	01-04-2021	Interior remodel	Non-Contributing
155 Pacific Street	01-07-2021	Replace driveway gate	5B1
265 Pacific Street	01-21-2021	Step replacement	S3
320 S. Myrtle	01-21-2021	Addition, new windows & deck	Non-Contributing
520 Pacific Street	02-01-2021	Interior remodel	5B1
520 Pacific Street	02-22-2021	Replacement of exterior wood siding & interior remodel	5B1
145 W. Main Street	03-03-2021	Wall, fence, gate replacement	Non-Contributing
140 S. B Street	03-04-2021	Reroof	5S3
530 W. 2 nd Street	05-03-2021	Interior remodel, new detached garage & ADU	5B1

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¹ **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.

4S2 Potentially eligible for the National Register of Historic Places, once additional research is completed.

5B1 Eligible for local listing only

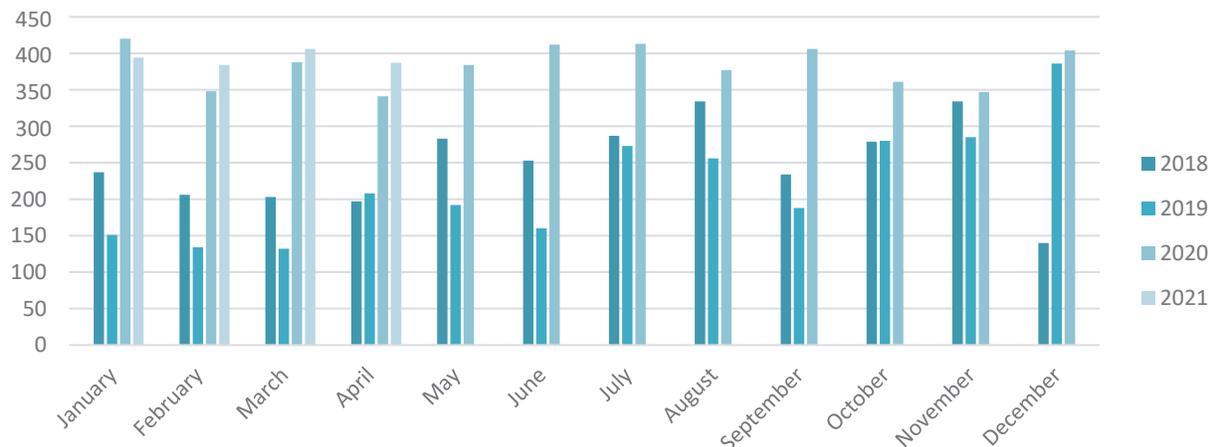
5D1 Eligible for local listing only; contributor to District listed, or eligible under local ordinance

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. Graffiti is actively monitored and discussed at the City's Neighborhood Improvement Task Force meetings, which is a collaborative group made up of representatives from each City Department and outside agencies with the purpose of identifying and resolving Community issues. The Tustin Police Department has been analyzing graffiti trends, and has stated more juveniles being home during 2020, contributes to the overall increase. Attachment B to this report includes the locations of graffiti incidents from January – April 2021.

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 2020-21 fiscal year, City staff is focusing on high and medium priority inspections. During 2020-21 fiscal year thus far, eight (8) high priority, two (2) medium priority, and one (1) low priority inspection has been performed.
- **Commercial NPDES Inspections:** This year, City staff is focusing on high, medium, and low priority inspections. During the 2020-21 fiscal year thus far, seventeen (17) high priority, fourteen (14) medium priority, and eight (8) low priority inspections have been performed.

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:** During the 2020-21 fiscal year thus far, there were 25 inspections completed at facilities with WQMP's in place.

Public Works Department Updates (Public Improvements):

- **Peter's Canyon Channel Widening:** The 30-foot widening of this channel from the railroad tracks north of Edinger Avenue to the southern city limits near Warner Avenue took place along the eastern edge and will ultimately include an extension of the Peter's Canyon Bikeway. Construction also included an extension of the regional riding and hiking trail on the western edge. Widening is now complete along the entire length of the channel.
- **Simon Ranch Reservoir, Booster Pump Station and Pipeline Replacement Project :** 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. Construction began in March 2020 and is expected to be complete by the end of Summer 2021. The project is primarily funded with 2013 Water Bond Funds.



Construction progress of Simon Ranch Reservoir

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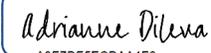
- **FY 2020-2021 Roadway Rehabilitation and Sidewalk Repair Project:** The next roadway rehabilitation and sidewalk repair project will be in Zone 2 of the City's Pavement Management Program. Zone 2 is generally bounded by Irvine Boulevard to the north, Newport Avenue to the east, OCTA/SCRRA Railway to the south and the Costa Mesa Freeway (ST-55) to the west. The work will include street rehabilitation and annual sidewalk repair work which focuses on removal and replacement of damaged sidewalk at numerous locations. The project is anticipated to begin construction in Spring 2021 and be completed Fall 2021.
- **Joint City of Tustin and County of Orange Street Repair – Phase 1:** In a joint project between the City of Tustin and the County of Orange, street and concrete repair work will be completed on areas of where shared boundaries occur. The jurisdictions will work together to provide a cohesive repair project for the residents within the shared boundary areas. Localized street and sidewalk repair work will occur on Wass Street, Melvin Way, Woodland Drive, Irvine Bouvard, Red Hill Avenue, and Browning Avenue. Construction for Phase I will begin April 2021 and anticipated to be completed June 2021.
- **Joint City of Tustin and County of Orange Street Rehabilitation – Phase 2:** As a continuation of the joint street repair project between the City of Tustin and the County of Orange, Phase 2 will focus on street rehabilitation through slurry and grind and cap work. The street rehabilitation will be located on Wass, Irvine Boulevard, Red Hill Avenue, Melvin Way, Woodland Drive, Riverford Road, Nixon Circle, Red Mill Circle and Bryan Avenue. Construction is planned to begin Fall 2021 and anticipated to be completed by the end of 2021.
- **Tustin Legacy N-D South Infrastructure Improvements Project:** In preparation for Brookfield Homes new residential development, public infrastructure work has started in the area bounded by Armstrong Avenue, Warner Avenue, Legacy Road, and Barranca Parkway. This work includes the extensions of public roads including Flight Way and Compass Avenue with a new signalized intersection with Tustin Ranch Road. The project construction is anticipated to be complete by the first quarter of 2022.
- **Newport Avenue Pavement Rehabilitation Project:** The Newport Avenue Pavement Rehabilitation Project between Sycamore Avenue and Holt Avenue includes construction of a new asphalt rubber hot mix (ARHM) overlay, replacement of damaged curb & gutter and sidewalks, and reconstruction of curb ramps to be in compliance with current federal Americans with Disabilities Act (ADA) requirements. Construction is anticipated to begin in Summer 2021 and be completed in Fall 2021. The project is funded with State of California Senate Bill 1 (SB1) Local Streets and Roads Program funds.
- **Red Hill Avenue Median Improvements Project:** The Red Hill Avenue Median Improvements Project will remove dead median turf along Red Hill Avenue between Lance Drive and First Street and replace with drought tolerant plant material and water efficient irrigation systems. Also included in the project are lengthening of the left turn

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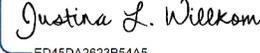
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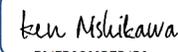
pockets at Bryan Avenue, removal of existing substandard height median curbs and replacement with full height curbs, and installation of median pavers and decorative hardscape. Construction is anticipated to begin in Summer 2021 and be completed in Fall 2021.

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Adrienne DiLeva
Management Analyst II

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Justina Willkom
Community Development Director

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Douglas S. Stack, P.E.
Director of Public Works/City Engineer

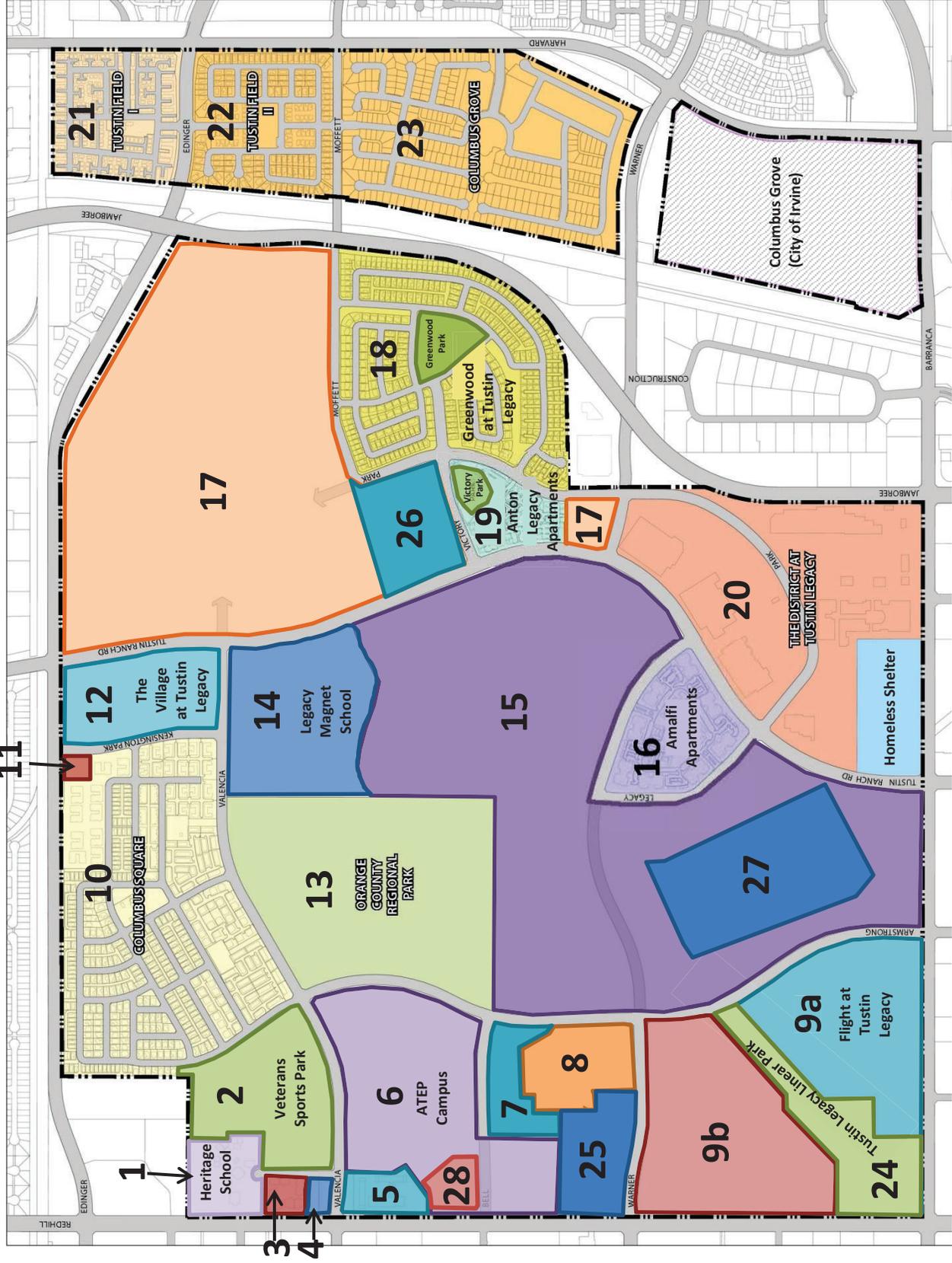
Attachments:

- A. Tustin Legacy Map and Project Table
- B. Graffiti Location Map

Attachment A

Tustin Legacy Map & Project Table

1. Heritage Elementary
2. Veterans Sports Park
3. OC Social Services
4. The Annex (City of Tustin Facility)
5. OC Rescue Mission
6. ATEP Campus (SOCCCD)
7. OC Animal Care Facility
8. 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
28. Legacy Medical Plaza



TUSTIN LEGACY PROJECTS – UPDATED 05-06-2021

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 31.5-acre park which serves the recreational needs of the surrounding community. It offers 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 included within the park, as well as a Veterans Memorial Plaza. Veteran's Sports Park is now open to the public.
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	The Annex	The City of Tustin acquired this property through a land exchange with the South Orange County Community College District. "The Annex" is currently being utilized by the Parks and Recreation Department for their programming.
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 the year 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 is complete, and construction has now 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) has opened a new magnet school called Legacy Magnet Academy, which is a TIDE school focusing on Technology, Innovation, Design, and Entrepreneurship. The new school welcomed its first class of students during Fall 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.

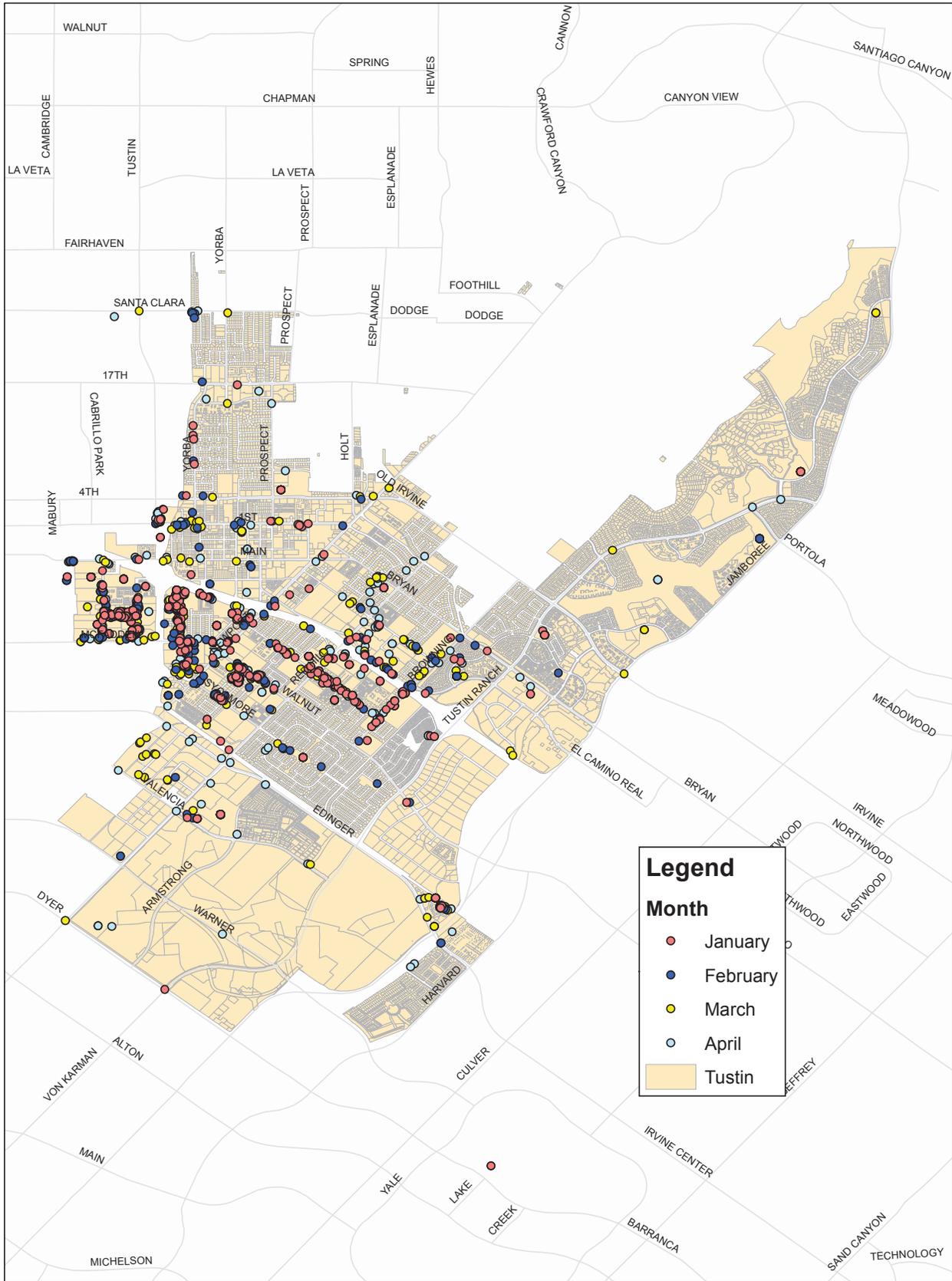
27 The Landing by Brookfield Residential
In December 2019, the City Council approved an application submitted by Brookfield Residential to construct a new community, The Landing, within Tustin Legacy. The community is proposed to include 400 residential units, including open space, park areas, and community amenities. The neighborhoods will be comprised of 117 detached homes, 129 triplex townhomes, and 154 stacked flats and townhomes. Ground was broken on the project in October 2020, and grading is currently underway at the site.

28 Legacy Medical Plaza
On May 11, 2020, the Planning Commission approved a request to construct a new 50,000 square foot medical office building within the ATEP Education Village area. The facility is intended to provide the following services: urgent care; an imaging center; outpatient surgery center; ophthalmology; dental offices; laboratories; and, additional uses to be determined.

Attachment B
Graffiti Location Map

Graffiti Reporting

January 2021 - April 2021



0 0.5 1 2 Miles