



**OFFICIAL NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
AND PUBLIC REVIEW PERIOD
CITY OF TUSTIN**

Project Title: 17332 Irvine Boulevard Residential Project (PROJ-R-2026-0001)

Project Location: The Project site is located at 17332 Irvine Boulevard, Tustin, California 92780 (Assessor Parcel Number 401-512-01). It is bounded by Irvine Boulevard on the north; by Mountain View Drive on the east; by commercial and residential uses on the south; and by Yorba Street on the west. Tustin is situated in the central part of Orange County and is surrounded by the City of Irvine to the east and south, the City of Santa Ana to the west, and the City of Orange and unincorporated Orange County to the north. (See *Project Site Location Map Below*).

Project Description: The Project site is approximately 0.99-acre and is currently developed with a 24,287-square foot, two story office building, surface parking and landscaping. The proposed Project would demolish the existing building and site improvements and construct 15 for-sale residential units, which would result in a net site density of 15.1 dwelling units per acre (du/ac).

The proposed 15-unit development consists of seven detached homes and four duplex buildings. All buildings would be three stories, with a maximum height of 39 feet. The Project also includes an on-site two-way drive aisle providing access to each unit's two-car garage. The drive aisle would be accessed from reconstructed driveway entrances along Yorba Street and Mountain View Drive. On-site stormwater and utility improvements would also be provided to serve the proposed development. The Project includes the following requests:

- General Plan Amendment (GPA) 2026-0001 to change the site's General Plan land use designation from Professional Office (PO) to Planned Community Residential (PC RES);
- Zone Change (ZC) 2026-0001 to change the site's zoning from Professional District (PR) to Planned Community Residential (PC RES), and adopt new Planned Community regulations to establish site specific residential uses and development standards;
- Subdivision (SUB) 2026-0006/Vesting Tentative Tract Map (VTTM) No. 19483 to subdivide the existing parcel into a development parcel for condominium purposes; and
- Design Review (DR) 2026-0004 for approval of the proposed site plan, architecture, landscaping, and related site improvements.

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**If you require special accommodations, please contact
the Community Development Department at (714) 573-3106.**



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Purpose: An Initial Study and Negative Declaration has been prepared for the above project in accordance with Sections 15063 and 15072 of Title 14 of the California Code of Regulations, and notice is provided pursuant to State of California Public Resources Code Section 21092. Pursuant to California Environmental Quality Act Guidelines Section 15070, the City hereby finds:

Although there is substantial evidence that the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project to reduce the effect to a level that is less than significant. Therefore, the preparation of an Environmental Impact Report is not required.

A Draft Mitigated Negative Declaration (MND) is available for review online at <https://www.tustinca.org/1080/Current-Projects>. Physical copies are available for public review at Tustin City Hall and the Tustin Library during regular business hours. For further information regarding public viewing options, please email JJara@tustinca.org or call (714) 573-3090. The public is invited to comment on the appropriateness of this MND during a 20-day review period between September 25, 2026, and October 15, 2026. This review period may be extended if deemed necessary by the Community Development Director.

Public Review: PUBLIC REVIEW PERIOD ENDS ON OCTOBER 15, 2026

Please send written comments to Jose Jara, Associate Planner, Community Development Department, 300 Centennial Way, Tustin, California, 92780 or JJara@tustinca.org prior to October 15, 2026.

A public hearing before the Planning Commission is tentatively scheduled for October 27, 2026, at 6:00 p.m. in the Council Chamber, 300 Centennial Way, Tustin, California.

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Project Location

The map shows the project location at the intersection of E 4th St and the Costa Mesa Fwy (SR 55). The project is marked with a red square. The map includes various street names such as E 1st St, E Main St, W 1st St, W 2nd St, W 3rd St, W Main St, and W 4th St. A north arrow is located in the bottom right corner.

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