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subject: Draw Your Community  
Map

To Whom It May Concern,

I am attaching a map that shows my idea of where new district boundaries for the City of Tustin should be drawn.

Here is my logic for those boundaries.

The I-5 freeway is a main dividing line within the City's limits, since there are only 5 connections between areas to the northeast and areas to the southwest. These connections are SR-55 on the west, Jamboree Road on the east, and between them Tustin Ranch Road, Red Hill Avenue, and Newport Avenue. Newport Avenue is actually not a through road, since it does not connect to Edinger Avenue.

The portion of the City lying southwest of I-5 can be reasonably divided into two districts. My map labels these as Area 1 (southwest of Edinger Avenue, but including a small extension north of Edinger to the east of Jamboree Road) and Area 2 (between Edinger Avenue and I-5).

-- **Area 1** is a mixture of commercial-industrial and a small amount of generally high-density housing, with ample space for future high-density residential development. This area is under-served in terms of shops and small businesses catering to the general public, but there is a new shopping center just west of Tustin Ranch Road. The area's challenges and opportunities are distinctly different from the rest of Tustin, but have much in common with Irvine and Costa Mesa.

-- **Area 2** is dominated by residential uses, including single family dwellings and mainly high-density town home and apartment complexes. It is well-served by numerous groceries, and restaurants, gas stations, small offices complexes, and various small businesses catering to the general public. There is some room for residential and mixed commercial-industrial growth in the southeastern part of this area, but future growth may largely depend on replacement of existing uses elsewhere in the area. Socioeconomically, this area represents a balance of ethnically and linguistically diverse people with primarily lower-middle to middle class status. It functions as a mostly self-sufficient unit within Tustin, and its challenges and opportunities are relatively distinct from other parts of the City.

Northeast of the I-5 freeway, Tustin seems comprised of two communities abutting Red Hill Avenue. Area 3 lies to the northeast, and Area 4 to the northwest of Red Hill.

-- **Area 3** is dominated by residential uses, with a predominance of single family dwellings over high-density complexes. It seems under-served by businesses catering to the general public, but these are readily accessible by east-west connector roads within the City (Irvine Boulevard and Bryan Avenue) and by Jamboree Road with

its access to areas in the City of Irvine. There is some room for future growth in the southeastern corner of this area, but that will almost certainly be restricted to residential uses. Future growth in most of Area 3 may largely depend on redevelopment, which seems unlikely to occur. Ethnically, the residents are dominated by white and Asian people. Socioeconomically, the residents range from middle or upper-middle class to mostly well-off. In many ways, the area is a semi-isolated community, having more internal interests than interests in common with other parts of the City, and more external links to Irvine and North Tustin than to other parts of the City.

-- **Area 4** is dominated by residential uses, especially single family dwellings. It appears somewhat under-served by businesses catering to the general public, but these are readily accessible by east-west connector roads within the City (17th Street, Irvine Boulevard, 1st Street, and Bryan Avenue) and by the SR-55 freeway on the west. There is little room for future growth, which may largely depend on redevelopment, but seems unlikely to occur. Socioeconomically, this area's residents are mostly middle class and not especially ethnically diverse. In many ways, the area is a semi-isolated community, having more internal interests than interests in common with other parts of the Tustin, and more external links to Santa Ana and Orange than to other parts of the City.

FYI, I have lived in Tustin at the 184-unit Tustin Place town home complex (1722 Mitchell Avenue) for 15 years -- within my Area 2 district. My background includes a BA in Sociology-Anthropology, an MA in Anthropology, and over 40 years of employment as an environmental consultant in the state & federal arenas.

--- David C. Hanna, Jr.