



North Mall

Architectural Design Services and Surplus Land Act Process

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Assistant City Manager

The Ask...

Pursue a Surplus Land Act exemption and Approve the First Amendment Professional Services Agreement with SVA Architects

- OR-

Initiate the Surplus Land Act process



November 19, 2025 Meeting

The City Council:

- Requested additional information related to the proposed design team's qualifications to design this project.
- Requested additional information on the Surplus Land Act as it relates to this redevelopment project.
- Provided clarification on the planned project's residential component, including the maximum number of residential units and the strong preference for residential units to be 'for sale' rather than corporate rentals.

SVA Design Qualifications and Project Design Principles

Qualifications



- Designed dozens of completed mixed-use and multi-family projects
- Extensive public sector work
- Proven track record for delivering projects on time and budget
- Understand Corona's goals with the North Mall and "Corona Revival" architecture

Look and Feel – Corona Revival



Look and Feel – Corona Revival



MISSION SPANISH REVIVAL



SPANISH COLONIAL REVIVAL



BROWN STONE REVIVAL



ARTS + CRAFTS REVIVAL



MISSION SPANISH REVIVAL



CRAFTSMAN BUNGALOW REVIVAL



MISSION SPANISH REVIVAL

SPANISH COLONIAL REVIVAL

PORTAL TO PEDESTRIAN PROMENADE

BROWN STONE

ARTS + CRAFTS REVIVAL

MISSION SPANISH REVIVAL

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CRAFTSMAN BUNGALOW REVIVAL

DESIGN STUDY I - WHITE COLOR



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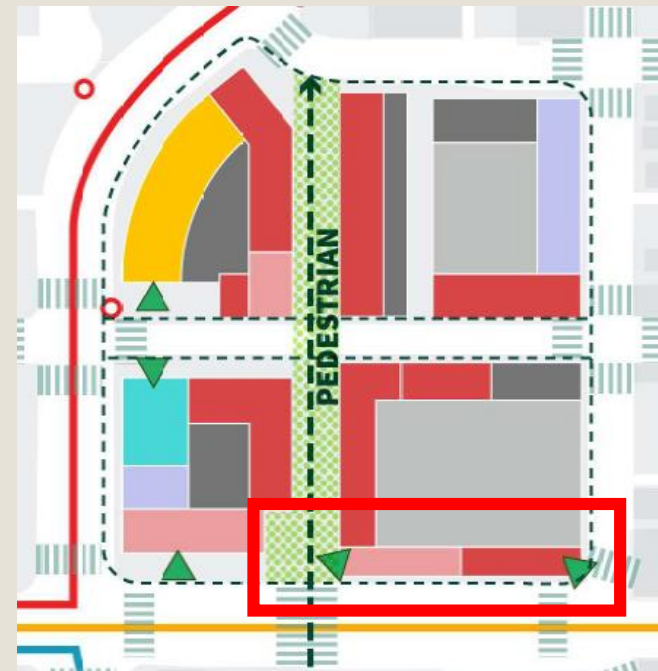
ARTS + CRAFTS
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DESIGN STUDY I - WHITE COLOR



Surplus Land Act follow up

Downtown Revitalization Project Plan

Project #3

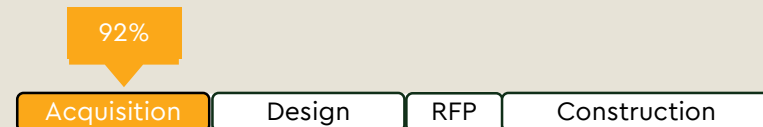
North Mall Redevelopment

Continue acquiring properties and redevelop the North Mall into a thriving, vibrant, mixed-use development with retail, residential, and commercial components.

Timeline



Completion



Surplus Lands Process

For sale or leases in excess of 15 years

1. Council declares property 'Surplus'
2. City files Notice of Availability (NOA) with CA Department of Housing and Community Development (HCD)
3. Good faith negotiations with Affordable Housing and other qualified developers
 1. Preference given to **largest number** of housing units proposed at **deepest affordability** level (min 25% of units affordable)
 2. City cannot demand more than market price for property
4. City provides documentation of process and (no)agreement to HCD
5. HCD makes a determination on compliance with process and outcome

Property Development & Surplus Land Act

'Surplus'

Council declares property **'surplus'**

Notice of Availability (NOA) to HCD

Negotiate with Qualified Affordable Housing Developers

HCD review (process & outcome)

Possible:
RFP for Developer

Development Agreement

'Exempt Surplus'

Council declares property **'exempt surplus'**

HCD review (qualified exemption)

RFP for Developer

Development Agreement

SLA Exemptions

Category	#	Summary
Deadline	6	Agreement prior to 2020
Mixed use	5	100% affordable, size & units, rural, transportation agency
Trust	2	From state to local, into a Community Land Trust for housing
Affordable housing		Land Transferred for Affordable Housing
Government use		Agency Use (NOT commercial, retail, entertainment, or office)
Small parcel		Most < 0.5 acre parcels
Transfer	3	Agency use, other Agency or Tribe, vacated street land
School	2	District lands
Misc	4	Airport land, Military base, Housing restricted, Special services

Surplus Lands Act Guidelines

Exemption - Mixed Use Development of 300+ units with at least 25% of units as affordable

"A mixed-use development on surplus land that is more than one acre but less than 10 acres in area. The land may be a single parcel or multiple adjacent or non-adjacent parcels. **The development must include not less than 300 residential units and restrict at least 25 percent of the residential units to lower-income households as affordable housing** pursuant to section 102(a) of these Guidelines. The requirements of Section 102(a) shall be contained in a covenant or restriction recorded against the surplus land at the time of sale that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation."

Surplus Lands Act Guidelines

Exemption - Mixed Use Development with 100% Affordability:

"A housing development (including mixed-use developments with ancillary commercial ground floor uses) that restricts **100 percent of the residential units to persons and families of low or moderate income, with at least 75 percent of the residential units restricted to lower-income households as affordable** housing pursuant to section 102(a) of these Guidelines. In no event shall the maximum affordable sales price or rent level be higher than 20 percent below the median market rents or sales prices for the neighborhood in which the site is located. The requirements of Section 102(a) shall be contained in a covenant or restriction recorded against the surplus land at the time of sale that shall run with the land and be enforceable against any owner who violates the covenant or restriction and each successor in interest who continues the violation."

Consultations with HCD

- Proceeding with entitlement without HCD determination could be a waste of money
 - Entitled project would be **an option** for a building, **but not required**
 - A project with more housing units or higher offer (at market price) could out-compete the entitled project
- Market viability: Cannot negotiate with building partner until determination from HCD
 - Can have discussions with builders *if* pursuing an exemption
- Two 'mixed-use' exemptions could apply to site:
 - 300 units OR 100% affordable housing
- Community land trust for housing, not mixed use
 - Non-profit controls site
- HCD ***will*** review proposals before a final determination

Summary of Options

1

All Retail (Developer Funded)

Pros

- All Retail!

Cons

- **SLA.** Still requires City to go through SLA!
- **Risk of All Housing.** SLA means all housing is potential outcome.
- **Commercially Unviable.** No one will be building 100% brick and mortar retail in today's market – both for capital and due to long term viability.
- **High Risk.** Does it match the market?

2

All Retail (City Funded)

Pros

- All Retail!

Cons

- **SLA.** Still requires City to go through SLA (for any leases longer than 15 years).
- **Risk of All Housing.** SLA means all housing is potential outcome.
- **Commercially Unviable.** Serious concerns about long-term viability.
- **High Risk.** Does it match the market?
- **Cost-prohibitive.**

3

Mixed Use (SLA Exemption) (300 units)

Pros

- **Maximizes Retail Offerings**
- **Outreach:** Can work with builders to validate concepts while we design.
- **No risk of losing control** to housing only
- **Council Driven.** Council drives design and form via DDA
- **Expedites** revitalization

Cons

- 300 units (if housing seen as undesirable)

4

SLA Process

Pros

- Doesn't require 300 minimum

Cons

- **High risk:** Potential for all residential & no retail
- **Risk of Losing Control.** Less/no control of site
- **Rentals.** Can't dictate sale or lease option
- **Stuck.** Cannot reject a market value proposal we don't like
- **More Housing.** May end up with more than 300 units
- **Delays revitalization**

5

Mixed Use (SLA Exemption) (100% affordable)

Pros

- Affordable Housing

Cons

- **Market Reality.** Affordable housing doesn't pay for retail
- **Rentals.** Not likely to yield for sale units
- **Not Vibrant.** All affordable doesn't create vibrant retail destination
- **Spending Power.** All affordable housing yields lower spending power to support downtown businesses

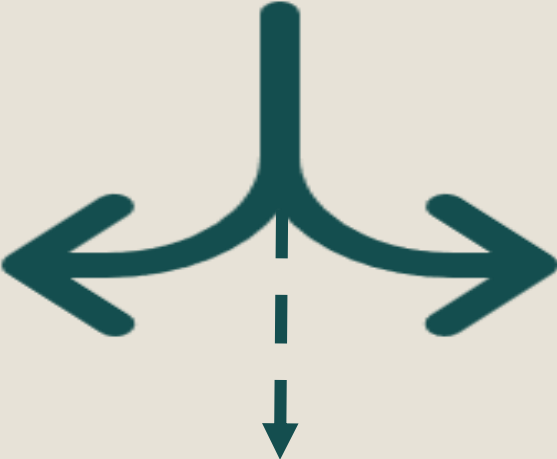
The Original Ask

- Approve the First Amendment Professional Services Agreement with SVA Architects in the amount of \$1,482,150 for Architectural Services for the North Mall Development.
- Authorize the City Manager, or his designee, to execute the First Amendment Professional Services Agreement with SVA Architects in the amount of \$1,482,150 including any non-substantive extensions, change order, and amendments to 10% of the agreement amount, as authorized in Corona Municipal Code Section 3.08.070(I).
- Authorize the City Manager, or his designee, to issue a change order to the on-call purchase order with SVA Architects, (PO B260001) in the amount of \$1,482,150.
- Authorize the City Manager, or his designee, to approve the appropriation of funds in order to execute the Agreement between the City of Corona and SVA Architectural Services.
- Authorize an appropriation in the amount of \$982,150 from the Measure X Fund 120 to the North Corona Mall Acquisition/Improvements, Operating and Maintenance Project No.78390.

Recommendation

Recommended

Option A
Start Entitlement
and Pursue SLA Exemption



High Risk

Option B
Do Not Entitle and Start
Surplus Land Act Process

Not Recommended

Option C
Start Entitlement and
Surplus Land Act Process

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