

CONSENT

Bill No: AB 1834
Author: Patel (D)
Amended: 3/26/26 in Assembly
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 6/10/26

AYES: Durazo, Choi, Arreguín, Ashby, Cervantes, Laird, Seyarto

ASSEMBLY FLOOR: 64-0, 4/9/26 (Consent) - See last page for vote

SUBJECT: Subdivisions: tentative and final map: exceptions

SOURCE: San Diego Regional Chamber of Commerce

DIGEST: This bill exempts certain land zoned for mixed-use development from the requirement to have a tentative and final map for subdivisions of five or more parcels.

ANALYSIS:

Existing law:

- 1) Allows, under the California Constitution, cities and counties to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.”
- 2) Requires every county and city to adopt a general plan that sets out planned uses for all of the area covered by the plan. A general plan must include specified mandatory “elements,” including a housing element that establishes the locations and densities of housing, among other requirements.
- 3) Requires cities’ and counties’ major land use decisions—including zoning ordinances and other aspects of development permitting—must be consistent with their general plans.

- 4) Governs, pursuant to the Subdivision Map Act, how local officials regulate the division of real property into smaller parcels for sale, lease, or financing.
- 5) Requires subdivisions creating five or more parcels to be permitted by issuance of a tentative map, followed by a final map.
- 6) For subdivisions creating four or fewer parcels, requires only a parcel map, but allows cities and counties to require a tentative map followed by a final map.
- 7) Exempts from the requirement for a tentative and final map the following types of subdivisions:
 - a) Each parcel created is over 40 acres in size;
 - b) Each parcel created is 20 or more acres and has approved access to a maintained public street or highway;
 - c) The land before division contains less than five acres, each parcel created by the division abuts upon a maintained public street or highway, and no dedications or improvements are required by the legislative body;
 - d) The land before division consists of a parcel or parcels of land zoned for industrial or commercial development that have approved access to a road;
or
 - e) The subdivision is solely for the creation of habitat, as specified.
- 8) Allows cities and counties to impose many types of conditions and requirements for improvements on subdivision maps.

This bill adds mixed-use development, including development that contains residential uses, to the exemption from the requirement for a tentative and final map if a parcel has approved access to a road.

Comments

- 1) *Purpose of the bill.* According to the author, “By creating this commonsense exemption, mixed-use projects can move through the review process more quickly. This will allow for desperately needed multi-family housing projects in existing area zoned for mixed use to progress faster throughout California. It will also create more commercial space for local businesses to locate within mixed-use developments. This creates economic benefits for local businesses and contributes to lively, walkable communities where residents can shop, dine, and work near where they live.”

2) *Remember when?* Subdivision is essentially a permanent act: it is difficult to reassemble parcels after they have been split and sold to different owners. It is also much harder to coordinate infrastructure development once ownership has been split because it may need to cross or serve multiple properties, the owners of which may not agree. The Map Act regulates subdivisions—in painstaking detail, through dozens of code sections—to ensure that the design of the parcels and the infrastructure necessary to support them facilitate the development of functional and livable communities for prospective buyers and the public at large. The Map Act imposes requirements on cities and counties in part because historically, they could not always be counted on to appropriately regulate subdivisions to ensure the sufficiency of infrastructure and mitigate impacts to the public. This bill allows cities and counties greater flexibility to decide if they want to permit homeownership projects through a parcel map instead of tentative and final map in order to speed delivery of new homes. This bill does not mandate that cities and counties use this process. However, a city or county that wants to approve a controversial project might use this process to advance a project that might otherwise receive public opposition. Is the benefit of faster housing approvals worth the potential loss of some of the Map Act’s safeguards on subdivision?

FISCAL EFFECT: Appropriation: No Fiscal Com.: No Local: No

SUPPORT: (Verified 6/11/26)

San Diego Regional Chamber of Commerce (Source)
California Business Roundtable
Mayor Todd Gloria, City of San Diego

OPPOSITION: (Verified 6/11/26)

None received

ASSEMBLY FLOOR: 64-0, 4/9/26

AYES: Aguiar-Curry, Ahrens, Alanis, Alvarez, Bains, Berman, Boerner, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Fong, Gabriel, Garcia, Gipson, Mark González, Hadwick, Harabedian, Hart, Hoover, Irwin, Jackson, Johnson, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Rivas

NO VOTE RECORDED: Addis, Arambula, Ávila Farías, Bauer-Kahan, Bennett, Bonta, Bryan, Flora, Gallagher, Jeff Gonzalez, Haney, Kalra, Ortega, Celeste Rodriguez, Schultz, Zbur

Prepared by: Anton Favorini-Csorba / L. GOV. / (916) 651-4119
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