



SB 1123 / SB 684

Planning and Zoning: Subdivisions

[Senate Bill 684 \(SB 684\)](#) is California law that took effect on July 1, 2024. It requires a streamlined ministerial approval process for a parcel map or a tentative and final map for a subdivision resulting in 10 or fewer parcels and corresponding housing development projects of 10 or fewer units in multi-family zones. Under SB 684, no public hearing will be necessary for eligible projects unless otherwise required by law, and the California Environmental Quality Act (CEQA) will typically not apply. SB 684 also amends the Subdivision Map Act to facilitate splitting a single parcel into multiple, smaller properties. SB 1123 expands SB 684 to allow the bill to be used on vacant lots in single family zones.

Housing Development Streamlining

SB 684, subsequently amended by SB 1123, introduces streamlined processes for housing development projects meeting specific criteria. Key provisions include:

Effective Dates

- **SB 684:** Effective **July 1, 2024**
- **SB 1123:** Amended provisions effective **July 1, 2025**

Eligibility Criteria

Projects must satisfy several zoning and property requirements to qualify for **ministerial review**, including:

- **Multi-family Zoning**
 - Maximum of **10 residential units**
 - Parcel size: **no larger than 5 acres**
- **Single-family Zoning**
 - Maximum of **10 residential units**
 - Parcel must be **vacant** and no larger than **1.5 acres**
 - **Effective 7/1/2025**
- **No local ordinance is required** for the implementation of SB 684.

- The **City of Marina** will implement SB 684 and SB 1123 by applying the following state Government Code provisions to new parcel map, tentative map, and housing development applications:
 - § 65852.28
 - § 65913.4.5
 - § 66499.41
- Local forms will be used to collect necessary application information for compliance and review.

Additional Resources

- The full text of the legislation is available on the **California Legislative Information website** for reference.