



AB 1834 (Patel) - Mixed-Use Subdivision Streamlining (Effective 1/1/27)



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Overview

AB 1834 (Patel) streamlines subdivision procedures for qualifying mixed-use developments by extending a mapping exception already available to commercial and industrial projects. The measure brings more consistent treatment to developments combining housing with commercial uses, addressing a procedural barrier that can complicate project approvals without changing local zoning or subdivision standards. [Bill Language](#).

CBPA's Role

CBPA was proud to support AB 1834 as part of a broad coalition of commercial real estate, housing, and business organizations. CBPA advocated for this targeted clarification to support members developing mixed-use projects and improve certainty in the subdivision process. The coalition emphasized that the measure removes an unnecessary procedural barrier while preserving local review and oversight.

Key Provisions

- Allows qualifying subdivisions on land zoned for mixed-use development, including projects containing residential uses, to file a parcel map instead of the tentative and final maps otherwise required for subdivisions creating five or more parcels or condominiums.
- Requires approved access to a public street or highway and governing-body approval of street alignments and widths. A parcel map remains required under the streamlined process.

Implications for CRE

AB 1834 will help members advance mixed-use projects with fewer mapping hurdles, reducing administrative delays and improving predictability for development schedules and investment decisions. A simpler path through subdivision review can lower carrying costs and help bring housing, retail space, and other commercial uses into productive use sooner. For owners pursuing redevelopment, the law provides a practical tool to support integrated projects that strengthen commercial corridors and meet local housing needs.

*****This summary provides CBPA members with an overview of AB 1834, its key provisions, and its potential impacts on California's commercial real estate industry. This summary is intended for informational purposes only and does not constitute a legal interpretation or legal advice. Members should consult their legal counsel for guidance on how the law applies to their properties or businesses, including any applicable compliance obligations.*****