



American Planning Association  
**California Chapter**

*Creating Great Communities for All*

April 17, 2024

The Honorable Anna Caballero  
California State Senate  
1021 O Street, 7620  
Sacramento, California 95814

**RE: SB 1123 (Caballero) Planning and zoning: subdivisions: ministerial review – Neutral as Amended**

Dear Senator Caballero:

The American Planning Association, California Chapter (APA California) is neutral as amended to your SB 1123, which would extend small lot subdivision law (SB 684, 2023) to apply to lots that are vacant and zoned for single-family residential development, in addition to other technical changes. **However, our organization would like to express our sincere appreciation to you and the sponsors of your bill for the ongoing engagement with our organization.**

APA California is a non-profit organization made up of practicing planners, citizens and public officials committed to advancing the practice of local, regional, and statewide planning throughout urban, suburban, and rural California. As adopted in APA California's Legislative Platform, *Plan California*, our organization is supportive of efforts that support higher densities in urbanized areas with a range of housing types, especially in infill areas.

Overall, our organization is supportive of the policy behind SB 1123, which will provide for more housing opportunities now on vacant single family lots, and we appreciate your willingness to make technical amendments that we believe will further the goals of the bill. We also appreciate the delayed effective date, which will provide local governments with the time needed to implement and update their ordinances with the new requirements in SB 1123.

We sincerely appreciate the engagement your office and sponsors have provided on both SB 684 as it was moving last year and on SB 1123 this year. While we cannot officially support the bill given it includes changes from 2023 that allow a building permit to be issued prior to a final map being recorded, which our organization expressed concerns about, we always appreciate opportunities to discuss details that will make implementation more successful at the local level. APA California remains committed to provide future feedback, if needed.

If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 916 443-5301, [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com).

Sincerely,

Erik de Kok, AICP  
Vice President Policy and Legislation  
APA California

cc: Senate Local Government Committee  
Senate Republican Caucus  
The Governor  
The Office of Planning and Research  
The California Department of Housing and Community Development

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