AGENDA ITEM 6B

PL22-3598

Zone Text Amendment
Subdivision Ordinance

APRIL 28, 2026

TEMPLE CITY

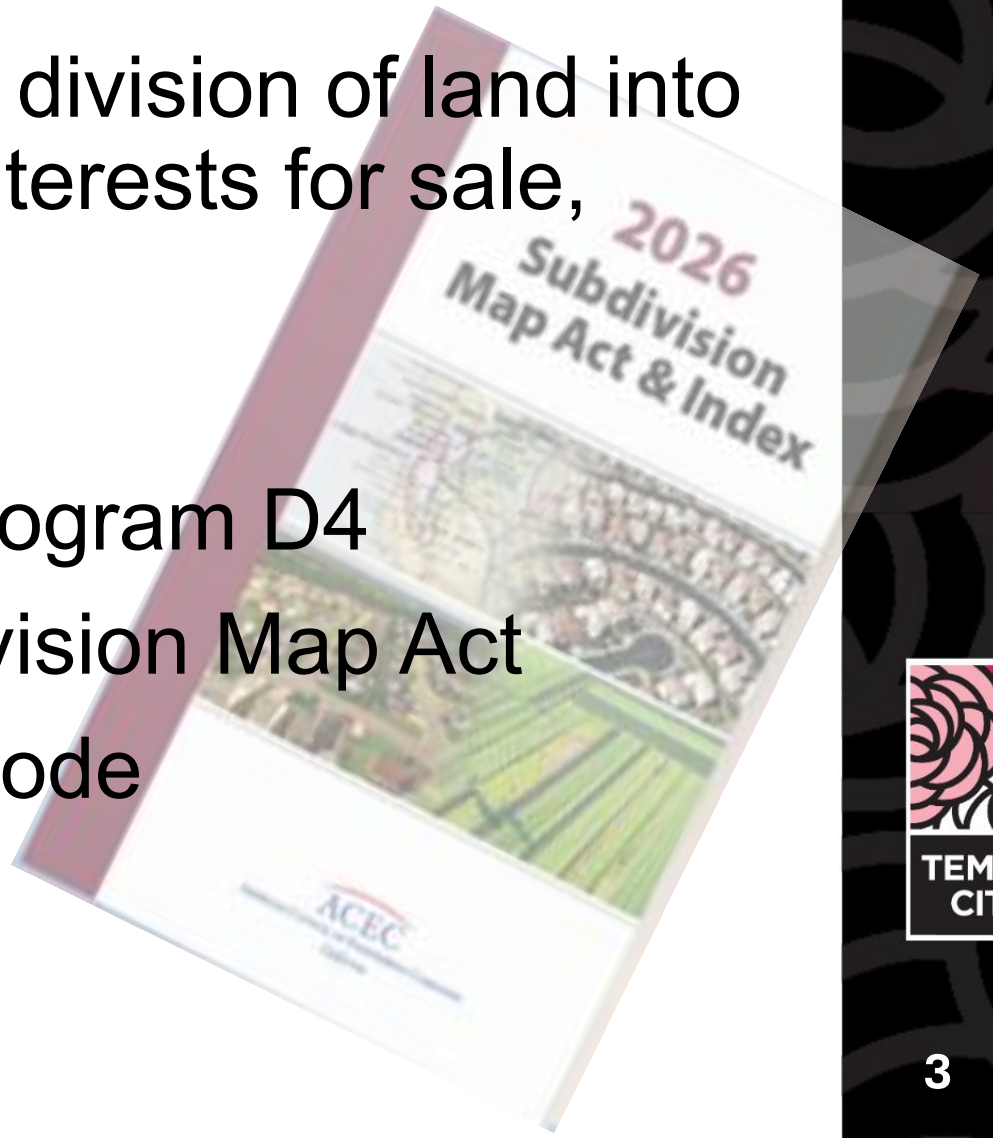
Summary

- Amend Chapter 2 (Subdivision Regulations) and Chapter 3 (Condominium Conversions)

- Delete Chapter 4 (Condominium Constructions and Chapter 6 (Vesting Tentative Maps)

Overview

- **Definition**: A subdivision is any division of land into two or more parcels, units, or interests for sale, lease, or financing



- Implement Housing Element Program D4
- Ensure consistency with Subdivision Map Act
- Align procedures with Zoning Code

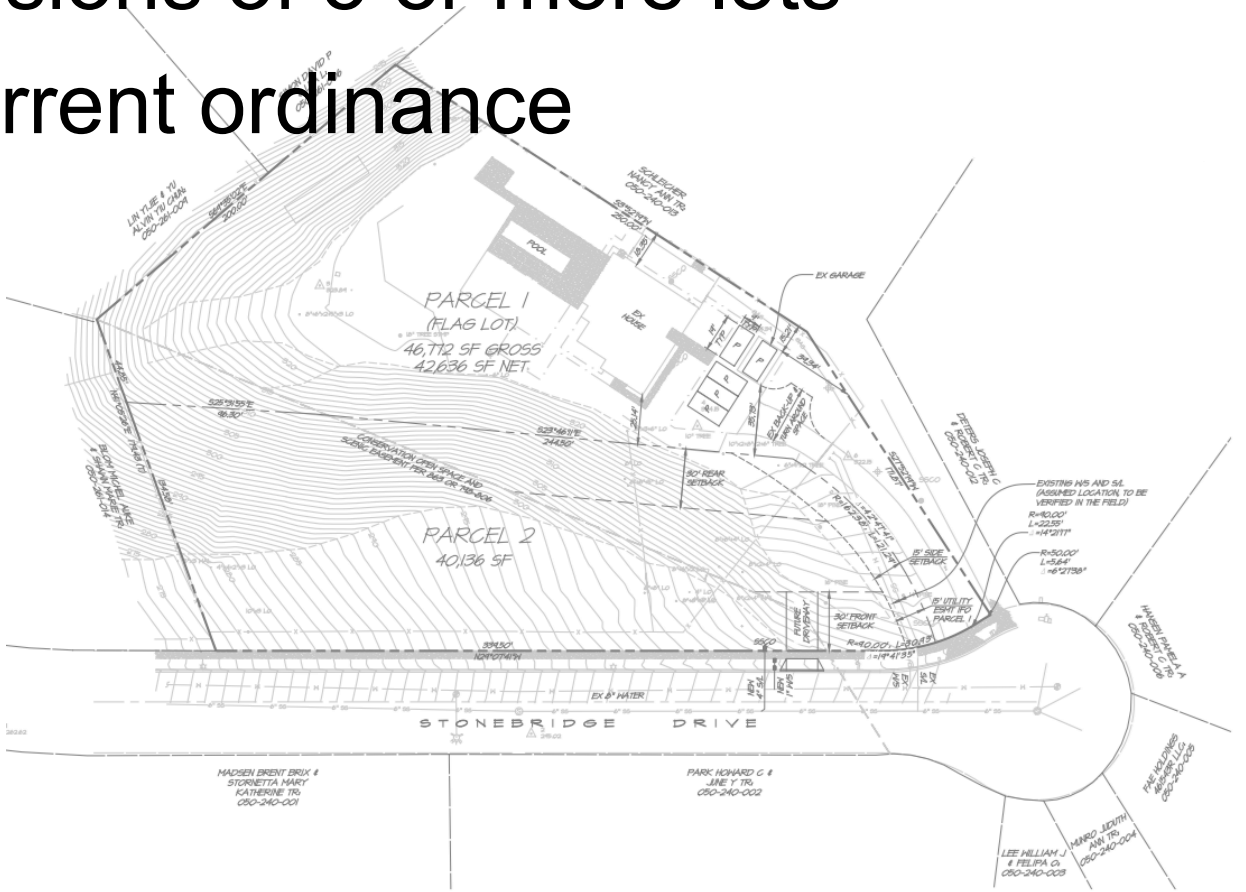
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Overview

- Reorganize & streamline subdivision regulations
- Define map requirements and review authority
- Update procedures for tentative, vesting, and final maps

Map Requirements

- **Parcel Map**: Subdivisions of 4 or fewer lots
- **Tract Map**: Subdivisions of 5 or more lots
- No change from current ordinance



Tentative Maps – Review Authority

- **Current**: All tentative maps go to PC
- **New**: Smaller projects reviewed by Director

- Planning Commission reviews:
- Maps with another entitlement requiring PC review
- Maps with 7+ units or 10,000SF+ (non-residential)

- Ensures consistency with zoning code procedures

Vesting Tentative Maps

- Guarantees development standards in effect as of 'deemed complete' date
- Processed the same as non-vesting maps
- Standards remain valid as long as map does not expire

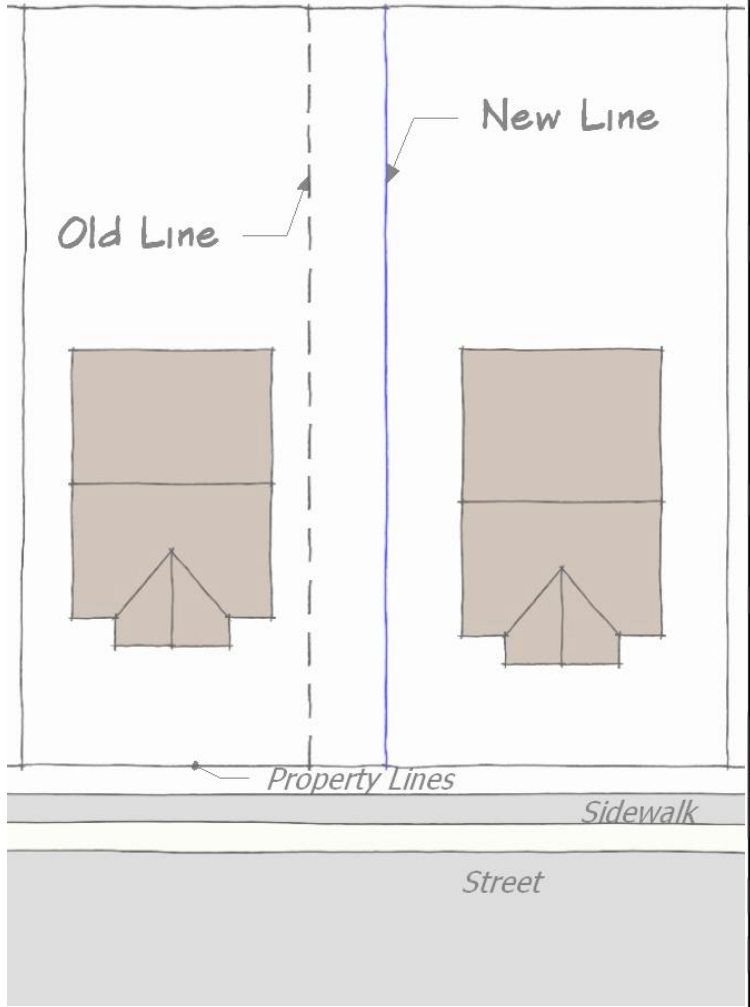
- **Current**: Does not address vesting maps
- **New**: Includes provisions for vesting maps

Final Maps

- **Current**: All final maps go to CC (consent calendar)
- **New**: City Engineer approves final parcel maps with no dedication
- **New**: CC approves final tract & parcel maps with dedication
- No public hearings required for final maps

Lot Line Adjustments

- Reconfigures boundaries between parcels without creating new lots
- Up to 4 adjoining parcels
- Able to merge parcels into one lot
- **Current**: Requires public noticing & comment period
- **New**: Administrative approval; no public notices; limits appeals to denials only



Certificates of Compliance

- Confirmation property was legally created
- Required when selling, getting a building permit, doing a lot split, etc.
- City reviews historical records and verifies compliance with Subdivision Map Act

- **Current**: Not addressed in ordinance
- **New**: New section with application requirements & procedures

Urban Lot Splits (SB 9)

- Aligns subdivision ordinance with SB 9
- Clarifies non-discretionary approval process
- Staff level approval (no hearing)



Small Lot Subdivisions

- **New Laws**: SB 684 & 1123
- Allows small lot subdivisions & multi-family development on urban residential sites
- Streamlined, objective approval process (no public hearing)
- Director must act within 60 days or deemed approved
- Building permits may be issued before map recordation

Condo Conversions – Overview

- Restructuring to align with Housing Element Program D4
- Preserve rental housing
- Expanded procedures & standards
- Tenant protections:
  - Early notice to tenants
  - First chance to buy
  - Ensure units are upgraded/safe before conversion

Condominium Conversion

- **New**: Applicant must demonstrate City's apartment vacancy rate is 5% or greater for at least 90 days
- Limited to residential properties only
- Three or more units
- Minimum conversion standards
- Maintenance funds must be established

Conclusions

- Standardized definitions
- Removes ambiguity
- Predictable development process
- Easier to administer
- Faster entitlement processing

Recommendation

Adopt Resolution recommending that City Council Adopt the proposed Ordinance.

DISCUSSION