

**CITY OF HERMOSA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT**

MEMORANDUM

Date: March 16, 2004

To: Honorable Chairman and Members of the Planning Commission

From: Sol Blumenfeld, Director,
Ken Robertson, Senior Planner
Community Development Department

Subject: Subdivision Map Act – Reversion to Acreage
Follow Up to Planning Commission Request

Recommendation

To Receive and File

The Planning Commission requested that staff report on the status of the City's consistency with the Subdivision Map Act with respect to the Reversion to Acreage provisions in Section 66499.11 through 66499.20 of the Map Act. At the public hearing for the Variance request at 2226 Hermosa Avenue, a request to split a combined lot back into the two original lots, the applicant's representative, Cheryl Vargo, stated that the Variance process could have been avoided if the City had an ordinance to implement these Reversion the Acreage provisions of the Map Act.

Staff consulted with the City Attorney prior to the hearing on the matter, who determined that the subject case did not involve a reversion to acreage, but was the opposite. A reversion occurs where a single lot is subdivided into multiple parcels, and later, the owner seeks to revert back to the single lot. In this case two lots were combined in 1981 to form a single lot. Reverting back would not be to "acreage," and therefore, the Variance was the only option to subdivide the lots back to their original condition substandard to current lot size requirements.

Further, the City Attorney indicated that a City ordinance or special section in the Municipal Code is not necessary to implement the provisions of the Map Act with respect to reverting to acreage should a legitimate "reversion" request be made in the future.