

**CITY OF HERMOSA BEACH  
COMMUNITY DEVELOPMENT DEPARTMENT**

**MEMORANDUM**

**Date:** October 13, 2003

**To:** Honorable Chairman and Members of the Planning Commission

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

**Subject:** 2540 Manhattan Avenue Nonconforming Remodel –  
Clarification of Conditions

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**Recommendation**

To approve the attached resolution, as revised, with a condition requiring a general deed restriction and open stairway to the basement, to address the concern about the basement being used as a separate unit.

At the meeting of August 19, 2003, the Commission approved the subject project, involving the addition and remodel to an existing single-family home. Part of the project involves improving an unfinished basement area adjacent to the garage, and the Commission expressed concern and discussed the potential that this area could be illegally converted to a separate dwelling unit, and thus should have an open stairway and a deed restriction. The applicant indicated their willingness to modify the stair access. At the time of the motion, Commissioner Tucker moved to require a covenant that the basement level be limited to storage only, and the Commission approved the motion without any further discussion or further comment from the applicant. The applicant's intent, however, and one of the primary objectives of the remodel, is to make this area livable and not limit its use to storage. Staff believes the Commission did not necessarily intend to limit the basement to storage only, and believes the concern will be satisfied with the modification to the stairway access, and a more standard condition requiring a deed restriction.