

Planning and Development Department
Land Use Planning Division

Our ref: MISC 07-99900038

May 31, 2007

The Planning and Zoning Resource Corporation
100 N.E. 5th Street
Oklahoma City, OK. 73104
Attn: Leslie McMorris

RE: 2721 Shattuck Avenue, APN # 054 171903800 and APN #054 171903700

Dear Ms. McMorris:

The information below has been prepared in response to your letter received on May 29, 2007.

1) CURRENT ZONING

This property is located in the C-SA South Area Commercial District. The current use of the property is self-storage. This use predates the Zoning Ordinance and is therefore a legal non-conforming use. Attached are the provisions for the C-SA district.

2) SPECIAL RESTRICTIVE/OVERLAY DISTRICT

The project is currently part of the Environmental Management Area and the Avenue Commercial Classification of the General Plan. I have given a brief accounting of what these designation mean below, but for further and more detailed information, please visit our website at <http://www.ci.berkeley.ca.us/planning/landuse/default.html>.

Environmental Management Area. Permit applicants with properties located in this area may encounter potential health and environmental concerns during construction involving underground excavation or dewatering. Other parcels may exist that have soil or groundwater contamination, which are not represented. For larger developments, a review of potential environmental impacts by the Toxics Management Division, at the applicant's expense, is required.

Avenue Commercial Area. These areas of Berkeley are characterized by pedestrian-oriented commercial development and multi-family residential structures. These areas are typically located on wide, multi-lane avenues served by transit or Bay Area Rapid Transit. Appropriate uses include local and regional serving commercial, residential, office, community service, and industrial uses.

3) ABUTTING PROPERTIES ZONING DESIGNATIONS

The property located to the north of 2721 Shattuck Avenue is 2709 Shattuck, zoned C-SA South Area Commercial. 2121 Ward Street, to the east is zoned R-2 Restricted Two-Family Residential District. 2708 Walker Street located northeast is zoned R-2 Restricted Two-Family Residential.

4) VARIANCES, SPECIAL EXCEPTIONS, CONDITIONAL USE PERMITS

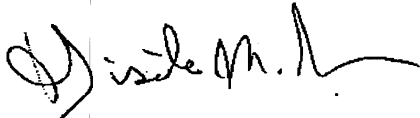
There was a Temporary Variance issued for a Christmas tree lot, November 5, 1991. A copy is attached for your information. The Zoning records do not indicate any other Variances or Use Permits granted for this property.

5) LEGAL NON-CONFORMING ISSUES

Based on the material available in our records, the existing development is a legally non-conforming use and structure. Chapter 23C.04 Conforming and Non-conforming Uses, Buildings and Lots Provisions is attached.

If you have additional questions, please contact the Land Use Planning Division using the information below.

Sincerely,



Gisle M. Sorensen, Senior Planner
For Mark Rhoades, Zoning Officer

Prepared by Pamela Johnson, Assistant Planner

Attachments (4)

23E.52 C-SA District Provisions

Variance #1394

Parcel Conditions Report for 2721 Shattuck APN 054.171903800

Parcel Conditions Report for 2721 Shattuck APN 054 171903700

23C.04 Conforming and Non-Conforming Uses Provisions