

CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 3330 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Planning & Zoning Services Division

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April 9, 2001

James Park
Cal Tech Metal Finishers
841 31st Street
Oakland, CA 94608

Re: Zoning Status of Cal Tech Metal Finishers at 841 31st Street

The electroplating facility at 841 31st Street does not conform to the City of Oakland Planning Code and does not appear to have ever been legally established at that site. The site is located within the R-36 Small Lot Residential zoning district and is designated for Mixed Housing Type Residential development by the Oakland General Plan. These zoning and General Plan classifications do not allow General Manufacturing activities such as electroplating. Furthermore, electroplating facilities are not permitted under current regulations within 1,000 feet of residential zones.

Based on prior comments by Don Dean, former owner of Cal Tech, the metal plating operation has operated at this address since the late 1960s. However, the site has been zoned for residential use for over sixty years. The City's first zoning map in 1935 designated this site as a multiple dwelling residential zone. The site was rezoned to R-70 High Density Residential zone in 1965 and rezoned again to R-36 in recent years. The site has never been zoned to allow electroplating or general manufacturing activities.

According to City records, the existing building at 841 31st Street was constructed in the early 1900s, prior to the adoption of a City zoning ordinance, and was used as a furniture warehouse for many years. This type of use would fall within the "Transport and Warehousing" zoning use category that is not allowed within residential zones, but would have been allowed to continue at this site as a legal nonconforming use following the adoption of the City zoning ordinance. However, conversion of the warehouse to an electroplating facility was not allowed, as that constituted a change to a more intensive use ("General Manufacturing"). During the 1950s, a furnace supply shop was located within the existing warehouse building. In 1966, a permit was issued for Lane Metal Finishers to *repair offices* at 841 31st Street; the proposed use of the building was listed as "polish - store - ship - office". No permit was issued to allow an electroplating operation at the site. It appears that Lane Metal Finishers conducted its electroplating operations at another address, 887 30th Street.

Based on this information, the Zoning Administrator has determined that electroplating is an illegal use at 841 31st Street and Cal Tech Metal Finishers shall not be allowed to resume operations at this site.

Sincerely,

A handwritten signature in dark ink, appearing to read "Gary Patton". The signature is written in a cursive, somewhat stylized font.

Gary Patton
Deputy Planning Director