



## News from: City of Oakland

### FOR IMMEDIATE RELEASE

December 6, 2016

### 31st AVENUE FIRE CITY OF OAKLAND PLANNING AND BUILDING PERMIT AND COMPLAINT RECORDS

OAKLAND, CA – Mayor Libby Schaaf announced tonight the ongoing release of the attached permit and complaint history from the past 30 years from the City of Oakland’s Planning and Building Department related to the warehouse at 1315 31st Avenue and the neighboring vacant lot on a separate parcel at 1305 31st Avenue.

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This 30-year period roughly covers the length of time for which we have electronic records.

The City of Oakland has prioritized compiling the planning and building records related to the warehouse and the lot because the vast majority of questions from the public are related to the contact we have had through this city agency.

We will be compiling public records from other city departments as well.

It is important to note that there are several possible ways in which the City of Oakland primarily comes in contact with a property and the City’s responsibilities vary based on the agency which has the encounter and the nature of the circumstances. For example, if a member of the public contacts the city to complain about building code safety violations, the complaint would be directed to the Building and Planning Department.

Once they are fully compiled, it is our intention to share public records from other agencies. Records will be posted to the City of Oakland [website](http://www2.oaklandnet.com/OAK061753) on a rolling basis at <http://www2.oaklandnet.com/OAK061753>.

### **FREQUENTLY ASKED QUESTIONS**

#### **Who owns the warehouse?**

According to public records the owner is listed as Chor N. Ng.

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**Who owns the lot?**

According to public records the owner is listed as Chor N. Ng.

**What is the permitted use of the warehouse at 1315 31st Avenue?**

The only permitted use for the warehouse is as a commercial space. It was not permitted for residential nor public assembly use.

**How many complaints have there been on the warehouse that was involved in the 31st Avenue Fire?**

Prior to the deadly warehouse fire, there have been three complaints made about the warehouse address – two in 2014 and one in 2005. The complaints were:

- 1) on 10/8/14: constructing house/structure without permits,
- 2) on 9/30/14: Pallets, construction materials blocking the sidewalk; and
- 3) on 11/16/05: Vacant lot next to above address. Lot used as a parking lot and a homeless camping ground.

Currently, there are no open complaints on the warehouse property.

**How many complaints have there been for the vacant lot adjacent to the warehouse – 1305 – 31st Ave?**

There are 18 records in total related to the lot at 1305 31st Ave prior to the warehouse fire. Seven of these records are complaints involving the lot beginning in 1988. There are no visible street addresses for either the warehouse or the vacant lot and their adjacency may have caused complainant confusion. The following two complaints were made on the vacant lot during 2016:

- 1) on 11/14/16: illegal interior building structure;
- 2) on 11/13/16: “There are a ton of garbage piling up on the property on 1305 – 31st Ave. Also, a lot of items are left on the sidewalk near the property. Some of trash was hazardous. This property is a storage but the owner turned it to become trash recycle site. The yard became a trash collection site and the main building was remodel for residential. The change causes our neighborhood looks very bad and creates health issue.”

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