

Guillory, David

From: Kristin Personett <indigodesigngroup@gmail.com>
Sent: Wednesday, March 7, 2018 11:53 AM
To: Gray, Neil D.
Cc: Thai, Danny
Subject: Re: 415 Peterson TPM

Hi Everyone,

I just received my notice that the application is nearing expiration. We are in the process of setting up a series of 3 community meetings with all of the tenants, since most of them do not have zoning clearance forms of business tax licenses. The reason they do NOT have them is because the owner / property manager / tenants were unaware they were required. I have reviewed the two Conditions of Approvals issued for the two separate permits allowing the conversions from warehouse to live/work space and I do not see the Zoning Clearance Forms listed as requirement. Unless I do not have the entire Conditions, I also do not see a requirement that the tenants are required to occupy the units with a business (or as live/work). Can you confirm these two items? This is coming up for me with both of the tenants and the clients.

Thank you!

Warmly,
Kristin

On Thu, Feb 16, 2017 at 1:35 PM, Gray, Neil D. <NGray@oaklandnet.com> wrote:

The problem is that we need to be assured that this is a true commercial facility. If it is not, then the owner will have to follow the rules regarding tenant assistance for condo conversions. The owner should be able to go to the business license office and get more records. Otherwise, the tenants should get their ZC's and businesses licenses. They should already have them if this is a bona fide l/w building.

Neil Gray, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |
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From: Kristin Personett [mailto:indigodesigngroup@gmail.com]
Sent: Thursday, February 16, 2017 1:32 PM
To: Gray, Neil D.
Subject: Re: 415 Peterson TPM

How do I obtain this? My guess is that all of the tenants have not done this, or I would see the ZC records online. Can the City levy fines on them for operating a business without registering? Just wondering how to approach this?

On Thu, Feb 16, 2017 at 1:22 PM, Gray, Neil D. <NGray@oaklandnet.com> wrote:

Hi Kristen,

We are going to need a ZC and business license for each unit.

--Neil

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From: Kristin Personett [mailto:indigodesigngroup@gmail.com]
Sent: Thursday, February 16, 2017 1:06 PM
To: Gray, Neil D.
Subject: 415 Peterson TPM

Hi Neil,

I'm obtaining the County records today. I found the following Zoning Certificates and Home Occupation permits listed for the spaces:

ZC162114

2900 Glascock

Home occupation business making arts, crafts and clothing for sale at off-site locations or on-line

ZC170243, art gallery with retail, 2889 Ford

ZC150139

1889 Ford Unit 21

Home office for a video production services business

ZC071208

2900 Glasscock Unit A

Light manufacturing use - manufacturing puzzles - permitted within the HBX-3 Zone. Also includes retail sales of puzzles as accessory activity (approx. 10% of retail floor area)

County of Alameda Business Name Search / Registration

2900 Glasscock - Dog Collar manufacturing for off site sales

"K9 Collar Club" - <https://www.k9collarclub.com/>

2900 Glasscock Studio C

"dockyard Media" and "Reel Directory"

Media production and editing studio

www.dockyardmedia.com

www.reeldirectory.com/resumes/pdf0_51.pdf

1889 Ford Street Unit 19

"Linda Murry Purse Design"

Purse fabrication and design

415 Peterson

"Consolidated Engineering Laboratories"

Wedding and certification exams and lessons

415 Peterson

"Gribaldo, Jacobs, Jones and Associates"

Geotechnical Consulting Practice

415 Peterson

"Lightfoot Designs"

[510-533-1808](tel:510-533-1808)

Listed in Oakland Businjess Directory

Interior Architectural Designer

Hope this helps! Is this enough or should I keep going?

Warmly,

Kristin

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Kristin Personett

Principal

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