

Decisions from 10.15.03 ZUC Hearing

Topic	Question	Decision
Discretion in Classification (Proposed Section 17.10.095)	Should the proposed Section 17.10.095, granting the Director of City Planning discretion to classify manufacturing activities based on factors such as scale of operations, truck volumes, and toxic materials used or produced, be retained or deleted?	This section should be deleted.
Food Processing	Should food and beverage processing be retained in the Light Manufacturing category?	Yes.
	Should manufacturing of tobacco products processing be retained in the Light Manufacturing category?	Yes.
	Should the processing of fish, yeast, and beer continue to be classified as General Manufacturing?	Yes.
	Should the processing or packing of meat be classified as Light or General Manufacturing?	General Manufacturing.
	Are there additional types of food processing activities which should be classified as General Manufacturing?	No (none identified at this time).
General and Heavy Manufacturing	Should primary metal manufacturing, including smelting and refining, be classified as Heavy Manufacturing?	Yes.
	Should metal fabrication and metal products assembly be classified as General Manufacturing?	Yes, with additional clarification to the text as needed.
	Should the manufacturing of paint, synthetic dye and pigments, coating and adhesives, urethane and other open-cell foam products, be relocated from General to Heavy Manufacturing, as recommended by WOCA?	Yes.
Truck Repair and Truck Sales	Should truck repair and truck sales constitute two separate land use categories?	Yes.
	Shall combined operations including both new truck sales and repair services be classified as "Truck and Other Heavy Vehicle Sales, Rental, and Leasing" while those engaged only in repair, or, in repair and the accessory sale of used vehicles,	Yes.

	be classified as “Truck and Other Heavy Vehicle Service, Repair, and Refueling”?	
Warehousing, Storage, and Distribution – With Accessory Store	Should “Warehousing, Storage, and Distribution” be a separate land use category from “Warehousing, Storage and Distribution – with Accessory Store”?	No.
	Should 20% be the maximum floor area occupied by an accessory store in the “Warehousing, Storage, and Distribution – with Accessory Store” category?	Address through other regulatory methods instead of making it a separate land use category.
Apparel and Textile Manufacturing:	Shall the Custom Manufacturing classification include the production of custom apparel, but not, as currently, “the sewing of garments from pre-cut pieces”?	Yes, agree with concept. Make the language clear.
	Shall Light Manufacturing include establishments that assemble apparel by cutting and sewing purchased textile fabrics and related materials such as leather, rubber, plastics, and furs?	Yes, agree with concept.
	Shall textile mills and textile products mills (i.e. establishments than convert basic natural or synthetic fibers into a product such as yarn or fabric that can be further manufactured into usable items) be classified as General Manufacturing?	Yes.
Warehousing, Distribution, and Storage:	Should text be added to the definition of “Warehousing, Storage, and Distribution” and “Warehousing, Storage and Distribution – with Accessory Store” to clarify that these uses also include the parking and dispatching of trucks (but are distinct from the proposed category “Truck Yard” which includes only truck parking and dispatching and no on-site storage of goods)?	Yes.
Formatting	Should each definition include examples?	Yes.
	Within the text of each land use classification, should the definition, examples, and exclusions be distinguished?	Not addressed.