

Guide to Land Use Classification Revisions 11/19/03		
Land Use Activity Type and Issue		Staff recommendation
Convenience Sales and Service		<i>Eliminate and include such services such as nail salons and self-service laundries in the Personal Service category. Note that "Convenience Markets" are a separate sub-classification within General Food Sales and have nothing to do with this classification.</i>
Consultative and Financial	WOCA suggests adding clarification the difference between large general commercial offices and neighborhood-serving offices.	<i>Add language that such uses generally "generally from small offices" to clarify that they are appropriate in neighborhood servicing commercial areas.</i>
Office	Clarification of how non-profit offices are treated.	<i>Eliminate reference to "profit oriented" reference in this definition to clarify that it does include non-profit offices. The "Administrative Office" within the Civic Classifications is therefore reserved for government and public utility firms including EBMUD, PG&E etc.</i>
Business and Communication Activities	Prior category still left unclear where janitorial and mailbox/mailing services would be classified.	<i>Create four sub-classifications: A. Facility Cleaning and Maintenance B. Digital and Print Production C. Media Production D. Mailing Services</i>
Building Materials Sales & Service	Continued discussion with WOCA for clarification	<i>Neighborhood Hardware and home fixture and furnishing type stores clarified as General Retail Sales. Use two categories only: A) Building Materials Sales and Service for Home Depot/; Truitt & White; bath kitchen cabinet, flooring, showrooms etc. Use B). Wholesale Building Materials Sales & Service for larger, contractor-sales oriented facilities that generally use unenclosed facilities such as Larms; Alta Building Materials, Plywood Lumber Sales etc.</i>
Automobile Sales and Leasing	Currently leasing and rental under one category type. Rental should be allowed to locate in neighborhood convenient commercial areas, whereas Sales and Leasing should only be on larger community commercial corridors.	<i>Different category for a) Auto Sales and Leasing and b) Auto Rental</i>

Taxi and Light Fleet	WOCA was concerned that the repair and maintenance aspect of taxis was heavier than other light fleet/courier services due to their heavy 24 hour/day use. Staff believes we should not break out this category any further, and add ambulance services.	<i>Create a Taxi and Light Fleet Services category that assumes incidental repair and maintenance is involved on-site. Include ambulance services, courier yards but should specifically NOT include yards for larger vans including newspaper distribution yards with large 4 axle truck daily deliveries, UPS/Fedex etc, which should be defined within Truck Yards if they do not involve warehouse facilities and cross docks.</i>
Animal Care	def includes a)Care & Grooming and b) Kennels	<i>Add third category for Pet Day Care w/out overnight boarding</i>
Construction Operations	New Category replacing Contractor Sales and Service which formerly combined both the sale of building materials with contractors' own storage yards.	<i>Adopt this as a category under Industrial Use Classifications since this is a common use in C-60, HBX and Light Industrial districts.</i>
Manufacturing: Light and General	Continuing problems with defining light versus general manufacturing by either material type, types of processes and by square footage limitations. ZUC direction on 10/15 clarified and confirmed description of Custom and Heavy Manufacturing (per staff and WOCA recommendations), with some additional clarification needed for metal fabrication.	<i>Review the changes made consistent with the ZUC Decision Chart from the 10/15/03 meeting (attached). Consider whether the list of examples (inclusions and exclusions) is sufficient. Review these two definitions again in Dec 17the ZUC discussion to confirm as required.</i>