

# Appeal of Administrative Denial Business License Zoning Clearance

Applicant: Xiangqiong Wu  
File No.: PZC25-00381  
Hearing Date: February 11, 2025

## Slide 2 | Timeline

April 2025

- Business license application submitted
- Submitted after consulting City staff
- No notice of CUP requirement

July 2025

- Zoning ordinance amended

December 2025

- Application denied
- Denial relied on amended ordinance

# Slide 3 | Procedural Concerns

- Application submitted prior to ordinance amendment
- Ordinance amendment applied to a pending application
  - No transitional or vested rights analysis
- Follow-up inquiries sent to City seeking clarification
  - No response received prior to submission
- Business classification determined
  - No opportunity provided to clarify or correct

# Slide 4 | What This Appeal Is (And Is Not)

This appeal is:

- About timing and process

This appeal is NOT:

- A challenge to City policy
- A request for special treatment
- An attempt to avoid regulations

# Slide 5 | Request

Applicant respectfully requests:

- Review of the application under the regulations in effect at the time of submission (April 2025),  
based on good faith reliance on City guidance and the information available at that time;