

Planning Manager Repp mentioned there are code enforcement issues with the prior speaker's property.

William Henry, business property owner, stated that the existing establishments should be grandfathered in; expressed his belief the CUP process is expensive, especially with this economy; noted his concern that compliance may put some of these establishments out of business; and pointed out that a lot of these business operators don't own the buildings they are operating from and stated these changes to the properties may be difficult. He noted that some buildings will have to be reconstructed to provide for parking.

Francis Hsu, business property owner, stated he owns one parcel that houses eight auto businesses and questioned whether each business needs to apply for a CUP. He pointed out that this building has been on this site for over 40 years and was there prior to the adjoining condominiums. He stated these existing businesses should be grandfathered in.

Associate Planner Newberg noted for Mr. Hsu that each business on that parcel will have to obtain a CUP.

Mr. Hsu stated that because of the poor economy, the City should postpone this effort for five years.

Don Albin, business property owner, questioned how this will impact the freight forwarding business on his property.

Planning Manager Repp asked Mr. Albin to contact her and Associate Planner Newberg to discuss the situation on his property.

Planning Manager Repp noted for Vice-Chairman Saenz that the City's CUP process is less costly than other cities.

Commissioner Graber expressed his belief a 3-stage clarifier is overkill for small businesses.

Chairman Faletogo noted his support to allow another three to five years for these businesses to comply, highlighting the poor economy.

City Attorney Wynder stated he would not recommend a blanket extension of three to five years, that it should be done on a case-by-case and phased development basis.

Chairman Faletogo noted his concern with the potentially high cost for these upgrades at this time and the hardship it is likely to place upon these small businesses.

Commissioner Verrett expressed her concern with the high cost of signage, landscaping and code compliance in these difficult economic times; and asked staff for further clarification on what they would like to see for landscaping around the mall area.