

CITY OF RANCHO CORDOVA



PLANNING COMMISSION MEETING Wednesday, June 11, 2025

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

How to Observe or Listen to the Meeting:

- Online via Zoom: <https://cityofranhocordova.zoom.us/j/87563639433>
Webinar ID: 875 6363 9433
- By phone: +1 669 900 6833 or +1 253 215 8782
Webinar ID: 875 6363 9433

Public Comment

Members of the public who wish to address the Planning Commission may do so in person during the meeting by completing and submitting a Speaker Card to the Planning Commission Clerk.

Members of the public who wish to provide public comment via email will need to submit comments to PlanningClerk@cityofranhocordova.org no later than 3:00 p.m. on Wednesday, June 11, 2025. Written comments received no later than 3:00 p.m. will be distributed to the Planning Commission, filed in the record, and will not be read aloud. All comments submitted later than 3:00 p.m. will be distributed to the Planning Commission.

AGENDA

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Planning Commission Members - Surender Devarapalli, Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

2. PLEDGE OF ALLEGIANCE

The Chair will call on someone in attendance to lead the Pledge.

3. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the Planning Commission Clerk.

For items on the agenda, speakers will be called by the Chair at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the Planning Commission is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of May 14, 2025.
Recommendation: Adopt the minutes.

5. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

6. PUBLIC HEARING ITEMS

None.

7. REGULAR CALENDAR ITEMS

- 7.1. **Subject:** Discussion and Direction of the Planning Commission Pursuant to Public Resources Code Section 21151.2, Regarding the Acquisition of Sun Creek Middle/High School Site by Elk Grove Unified School District.

Recommendation: Receive a report on the Sun Creek middle/high school site and direct staff to prepare a letter to the Elk Grove Unified School District.

- 7.2. **Subject:** Discussion and Direction for Zoning Code Updates for Mobile Food Vendors.

Recommendation: No formal recommendation is being made by Staff at this time. Staff is requesting that the Planning Commission review current code regulations and processes and provide feedback on proposed code modifications for mobile food vendors regulations within the City's Zoning Code.

8. COMMISSION COMMENTS/IDEAS/QUESTIONS

9. DIRECTOR'S REPORT

10. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

Public documents related to items on the open session portion of this agenda, which are distributed to the Planning Commission less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Planning Commission. Documents are available for inspection at the Planning Office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Regular Planning Commission Meeting.

UPCOMING MEETINGS

July 9, 2025	5:30 PM Regular Meeting
July 23, 2025	5:30 PM Regular Meeting
August 13, 2025	5:30 PM Regular Meeting
September 10, 2025	5:30 PM Regular Meeting
October 8, 2025	5:30 PM Regular Meeting
November 12, 2025	5:30 PM Regular Meeting
December 10, 2025	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Planning Office at (916) 851-8750 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Kelly Whitman, Planning Commission Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the June 11, 2025 Regular Meeting of the Rancho Cordova Planning Commission was posted and available for review on June 6, 2025 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed June 6, 2025 at Rancho Cordova, California.



Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 4.1.

DATE: June 11, 2025
TO: Planning Commission Members
FROM: Kelly Whitman, Planning Commission Clerk
SUBJECT: **MEETING MINUTES FROM THE REGULAR PLANNING COMMISSION MEETING OF MAY 14, 2025**

RECOMMENDATION

Adopt the minutes.

ATTACHMENT(S)

1. May 14, 2025 Planning Commission Draft Meeting Minutes

CITY OF RANCHO CORDOVA



**PLANNING COMMISSION MEETING
Wednesday, May 14, 2025**

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

DRAFT MINUTES

1. PLANNING COMMISSION REGULAR MEETING - CALL TO ORDER ROLL CALL

Chair Frechette called the Regular meeting to order in the David B. Roberts Council Chambers at 5:30 P.M.

Planning Commission Members Present: Dave Huhn, Tegan Knifton, Rehana Rehman, Cynthia Stauss, Elliott Stevenson, and Chair Lee Frechette

Planning Commission Members Absent: Surender Devarapalli

Staff Members Present: Chance Finley-Ross, Arlene Granadosin-Jones, Palmer Hilton, and Kelly Whitman

2. PLEDGE OF ALLEGIANCE

Commissioner Rehman led the pledge.

3. PUBLIC COMMENT

Chair Frechette opened the public comment period. Seeing no speakers, Chair Frechette closed the public comment period.

4. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Chair Frechette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Jonathan Armstrong

Chair Frechette closed the public comment period.

ITEM 4.1.

Rancho Cordova Planning Commission – DRAFT MINUTES
Meeting of Wednesday, May 14, 2025

ATTACHMENT 1

ACTION: Motion to approve item 4.1 by Rehman second by Stevenson;
Motion passed with a 5:0 vote.

AYES: Huhn, Knifton, Rehman, Stevenson, Frechette

NOES: None

ABSENT: Devarapalli

ABSTAIN: Stauss

ACTION: Motion to approve items 4.2 through 4.3 by Stauss second by Knifton;

Motion passed with a 6:0 vote.

AYES: Huhn, Knifton, Rehman, Stauss, Stevenson, Frechette

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

- 4.1. **Subject:** Meeting Minutes from the Regular Planning Commission Meeting of April 9, 2025.

Recommendation: Adopt the minutes.

- 4.2. **Subject:** A Resolution Finding that the Acquisition of Property located at 10801 White Rock Road, APN 072-0610-091-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan.

Recommendation: Adopt the Resolution.

- 4.3. **Subject:** A Resolution Finding that the Acquisition of Property located at 10455 Investment Circle, APN 057-0212-008-0000, for Public Purposes is Consistent with the Rancho Cordova General Plan.

Recommendation: Adopt the Resolution.

5. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

6. **PUBLIC HEARING ITEMS**

- 6.1. **Subject:** Palace Shine Hand Car Wash Conditional Use Permit (CEQA Exempt Pursuant to Section 15301 "Existing Facilities") – Project No. PLND-1024-0112 – Located at 10765 Coloma Road.

Recommendation: Staff recommends that the Planning Commission:

1. Determine the project exempt per CEQA Guidelines Section 15301, "Existing Facilities"; and
2. Adopt the Resolution approving the Conditional Use Permit (CUP) for the Palace Shine Hand Car Wash.

Chair Frechette opened the public comment period. The following individuals addressed the Planning Commission or submitted public comment via email:

1. Jonathan Armstrong

Chair Frechette closed the public comment period.

ITEM 4.1.

Rancho Cordova Planning Commission – DRAFT MINUTES
Meeting of Wednesday, May 14, 2025

ATTACHMENT 1

ACTION: Motion to approve item 6.1. by Stauss second by Huhn;
Motion passed with a 6:0 vote.

AYES: Huhn, Knifton, Rehman, Stauss, Stevenson, Frechette

NOES: None

ABSENT: Devarapalli

ABSTAIN: None

7. COMMISSION COMMENTS/IDEAS/QUESTIONS

Planning Commission provided comments, ideas, and questions since the last meeting.

8. DIRECTOR'S REPORT

Planning Manager Arlene Granadosin-Jones gave her report.

9. ADJOURNMENT

Chair Frechette adjourned the meeting at 5:56 P.M.

Kelly Whitman
Planning Commission Clerk

MEMORANDUM



ITEM 7.1.

DATE: June 11, 2025
TO: Planning Commission Members
FROM: Arlene Granadosin-Jones, Planning Manager
SUBJECT: **DISCUSSION AND DIRECTION OF THE PLANNING COMMISSION
PURSUANT TO PUBLIC RESOURCES CODE SECTION 21151.2,
REGARDING THE ACQUISITION OF SUNCREEK MIDDLE/HIGH
SCHOOL SITE BY ELK GROVE UNIFIED SCHOOL DISTRICT**

RECOMMENDATION

Receive a report on the Suncreek middle/high school site and direct staff to prepare a letter to the Elk Grove Unified School District.

RESULT OF RECOMMENDED ACTION

Staff will prepare a written report for Elk Grove Unified School District based upon direction provided by the Planning Commission.

BACKGROUND

In May 2025, the City received a letter ([Attachment 1](#)) from Elk Grove Unified School District (EGUSD) which provided written notice that the District proposes to acquire title to property for a new middle/high school within the City. In compliance with Public Resources Code Section 21151.2, the District must provide the City with this written notice and the Planning Commission has 30 days after receipt of the notice to submit a written report of the investigation and its recommendations concerning acquisition of the site.

ANALYSIS

The property under consideration for acquisition to accommodate a middle/high school is located within the Suncreek Specific Plan, in an area which is a mix of residential uses, parks and open space. The property is located within the Suncreek Specific Plan area, east of the intersection of Rancho Cordova Parkway and N. Campus Road. [Attachment 1](#) of this report includes a map indicating the exact location of the property. The property is approximately 80 acres in size. The property is designated "public/quasi-public school" in the adopted Suncreek Specific Plan as shown in [Attachment 2](#), which lists public schools as a permitted use. Based upon this information, the property is properly zoned for the use of a school site.

SUMMARY

Based upon staff's research on the property, it's apparent that the site was always meant to be utilized as a school site. If after discussion and any public comment, the Planning Commission concurs with the information provided, staff should be directed to prepare the written report of the investigation, to include any recommendations from Planning Commission to EGUSD.

ATTACHMENT(S)

1. EGUSD Letter
2. Suncreek Specific Plan Land Use Map



Members of the Board

Beth Albani
Jennifer Ballerini
Delia Baulwin
Susan Davis
Heidi Moore
Michael Vargas
Sean J. Yang

Hannah Dayton
Director, Planning
Facilities and Planning

(916) 686-7711
FAX: (916) 686-7754
EMAIL: hdayton@egusd.net

Robert L. Trigg Education Center
9510 Elk Grove-Florin Road, Elk Grove, CA 95624

May 16, 2025

Sent via e-mail: planningservices@cityofranhocordova.org

Planning Commission
City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670

**SUBJECT: SITE ACQUISITION FOR "SUNCREEK" MIDDLE/HIGH SCHOOL
NOTICE TO PLANNING COMMISSION**

Dear Planning Commission:

In compliance with the requirements of Public Resources Code 21151.2 and Government Code 65402, this letter serves as written notice that the Elk Grove Unified School District proposes to acquire title to property for a new middle/high school campus within the City of Rancho Cordova as described below:

4715 Rancho Cordova Parkway and Jaeger Road
Assessor's Parcel Numbers 067-0100-018-0000 and 067-0100-023-0000

A map indicating the location of this property is included.

According to the provisions of the code, the Planning Commission shall investigate the proposed site and within 30 days after receipt of the notice shall submit to the Governing Board of the School District a written report of the investigation and its recommendation concerning acquisition of the site.

Should you have any questions, please contact me at (916) 686-7711. If you would like to respond by email, please send to psaechao@egusd.net. Thank you for your prompt attention to this request.

Sincerely,

Pham Saechao
Planning Manager
Facilities and Planning

cc: Darcy Goulart
Kelly Whitman
Arlene Granadosin-Jones

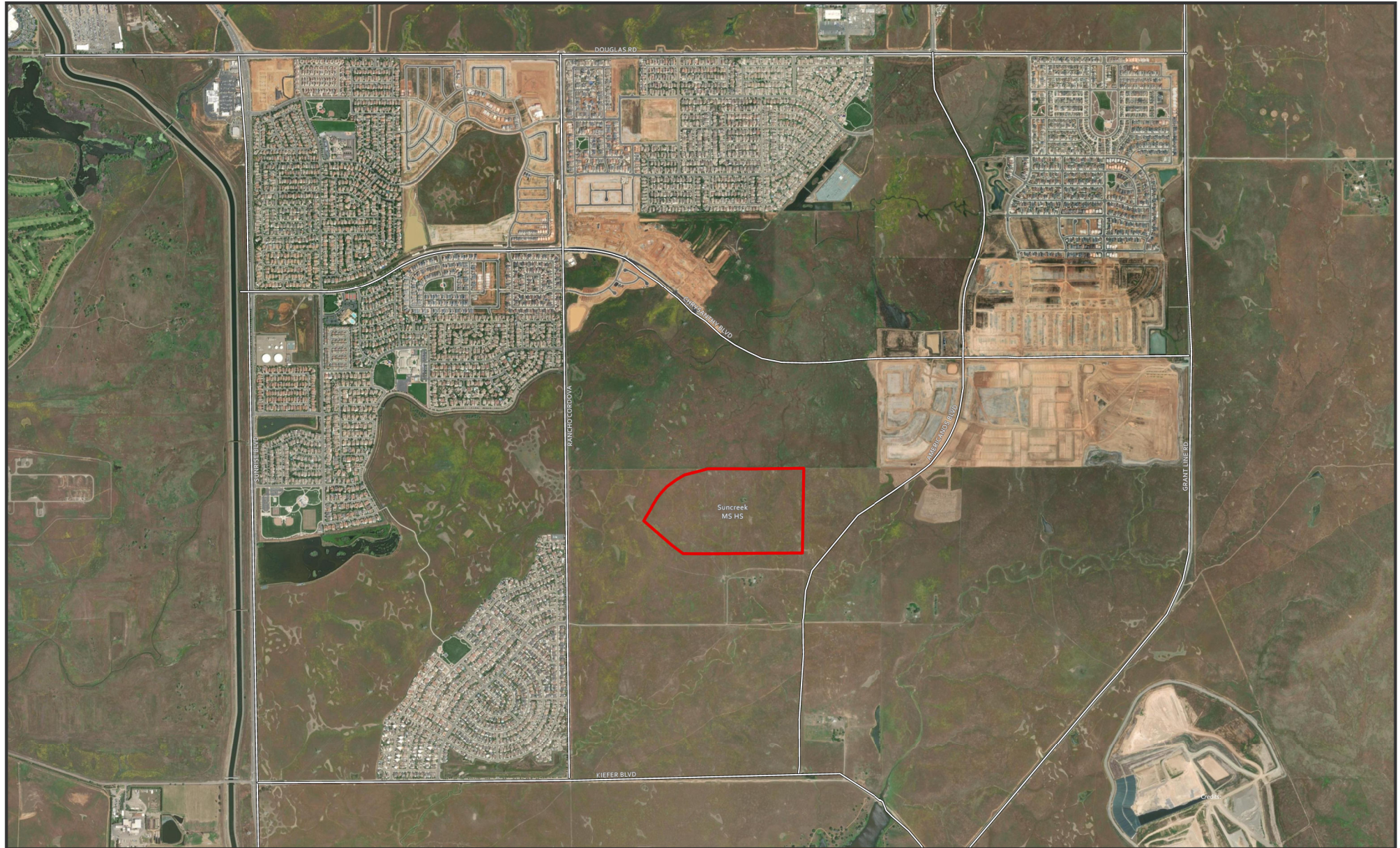
"SUNCREEK" MIDDLE/HIGH SCHOOL

Figure 3-1, Specific Plan Land Use Designations



MEMORANDUM



ITEM 7.2.

DATE: June 11, 2025

TO: Planning Commission Members

FROM: Nick Sosa, Senior Planner
Brittany Mariscal, Code Enforcement Supervisor

SUBJECT: DISCUSSION AND DIRECTION FOR ZONING CODE UPDATES FOR MOBILE FOOD VENDORS

RECOMMENDATION:

No formal recommendation is being made by Staff at this time. Staff is requesting that the Planning Commission review current code regulations and processes and provide feedback on proposed code modifications for mobile food vendors regulations within the City's Zoning Code.

RESULT OF RECOMMENDED ACTION

As a result of the discussion, Staff will make any requested modifications to the proposed changes based upon Planning Commission feedback and return at a future meeting for the Commission's formal recommendation to be presented to the City Council at additional future meeting.

BACKGROUND

On July 15th, 2024, City Council received comments from the public regarding the City's current mobile food vendor regulations. Upon receiving these comments, City Council requested that Staff review the City's current code and return for a discussion on potential changes that could provide additional flexibility for vendors throughout the City. Following the meeting, Staff conducted outreach to local food vendors as well as the Chamber of Commerce, and also researched current regulations in neighboring jurisdictions.

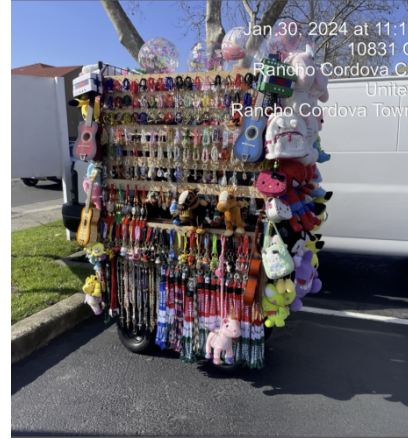
On September 24, 2024, Staff held a discussion with City Council to present the City's current regulations and also to present new information that was gathered from outreach and jurisdiction comparisons. The following information was presented to City Council during this discussion with a request for direction on potential code updates.

Current Code Regulations

The City Zoning Code includes two types of vendors that have the ability to move from place to place throughout the City: Sidewalk Vendors and Mobile Food Vendors.

Sidewalk Vendors

On January 1, 2019, new State law (Senate Bill (SB) 946) went into effect regarding regulation of sidewalk vendors within the public right of way. As a result, the City created an additional section of the Municipal Code that coincides with the new State regulations. Sidewalk vendors include sellers such as hot dog carts, seasonal merchandise sellers, ice cream carts, and cell phone sellers. Examples are shown below:



The City's current code regulations on sidewalk vendors are consistent with SB 946 therefore it is recommended that this section remain the same to maintain consistency with State Law.

Mobile Food Vendors

The definition for mobile food vendor can be found in the glossary section of the Zoning Code (RCMC Section 23.1104) under Land Use Definitions. The definition is as follows:

- Mobile food vendor “means a person or enterprise that sells, serves, offers for sale, or gives away only food from a mobile food vending unit parked or located on a private parcel of property. This term includes a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis”.

This definition would apply to food trucks that are typically seen throughout the City. Examples are shown below:



Mobile Food Vendors are required to go through the Business License process prior to conducting business within the city limits and are required to renew this license annually. Below is the process and associated fees required prior to operation.

1. Mobile Food Vendors require a Special Business License which is a \$318 application fee with an annual renewal fee of \$286.
2. The ownership is required to pass a background check through Rancho Cordova Police Department (RCPD) which is a fee of \$44.
3. It may take up to 45 days for RCPD to receive the report from the State Department of Justice (DOJ). Once received, then RCPD can make their decision on the Applicant.
4. If someone other than the owner is working, then they are considered an “itinerant food-worker” and would be required to obtain an Employee Permit by the City which has an initial cost of \$213 and would also require the \$44 background check.

Current standards are listed in RCMC Section 23.910.040 and are applicable to all mobile food vendors:

- The maximum time period for a vendor in a single location is two hours.
- Vendor shall be able to demonstrate property owner permission.
- No freestanding signs are permitted.
- No tables or chairs are permitted at site locations. Temporary tables and chairs are permitted if approved with a temporary use permit.
- Vehicles cannot be parked at a private residence if more than two-axle vehicle.

Additionally, Mobile Food Vendors are only permitted on property with a non-residential zoning designation per RCMC 23.922.030: Temporary Use Regulations.

Furthermore, both sidewalk vendors and mobile food vendors would also need to adhere to all applicable State and Department of Health permits prior to operation.

Enforcement Issues and Complaints

Existing regulations in the City’s Municipal Code for mobile food vendors lack detail and may need additional clarification for both vendors and City staff, to ensure more consistent compliance and enforcement.

For example, the maximum time period a vendor can be in one location is two hours. However, it is unclear of when that time period starts and when it stops. Currently, Neighborhood Services officers start the time period once the vendor is seen, then the maximum time ends two hours from that point in time. Unfortunately, this does not provide a clear and consistent time frame for either officers or vendors.

Another difficult requirement to enforce is demonstrating property owner approval. Many of these agreements are made either verbally or may be made with the tenant on-site rather than the property owner. This becomes an issue when Neighborhood Services officers may need to write a violation, and the property owner is unaware of the overall situation.

In addition to enforcement concerns, there are also complaints from both vendors and brick-and-mortar businesses regarding the regulations of food truck vendors. The most common complaint from vendors is the limitation to 2 hours which they argue is insufficient time for operation and sales, especially if it includes both set-up and clean-up of their area. There has also been some complaints from brick-and-mortar businesses that food trucks parked in their areas interfere with their customer base and result in anywhere from 20-40% decrease in their own sales.

Staff took these enforcement concerns and complaints into consideration as we worked toward potential solutions.

Jurisdiction Comparison

Staff also looked into neighboring jurisdictions to determine what regulations were comparable to the City's regulations in certain requirements. These requirements were whether a permit was required, amount of time allowed at a certain location, whether or not mobile food vendors are allowed in the public right of way, and if there are separation requirements from brick and mortars or other vendors. The comparison is shown in the table below.

Jurisdiction	Permit Required?	Time Allowance	Allowed in Public Right of Way?	Separation Requirements
Rancho Cordova	No	2 Hr. Max	No	None
Elk Grove	No	3 Hr. Max per 36 Hr. Period	Yes	Notice Sent to all Restaurants within 350' 350' Separation from a School
West Sac	No	4 Hr. Max and max 90 days per year at one location	No	None
Citrus Heights	Yes (TUP)	Dictated by TUP	No	None
City of Sacramento	Yes (Food Vending Vehicle Property Permit)	Hours dictated by conditions placed on Permit	Yes	50' from intersections 400' from other vendors 100' from any outdoor seating areas 400' from any school 1,000' from any entertainment permit areas

Discussion Feedback

Given the increase in the number of mobile food vendors in the city as well as the limited clarity of current mobile food vendor regulations, Council requested that any new code modifications

should provide additional accommodations and flexibility for vendors. Some of the key highlights that Council suggested were:

- Extended time allowances
- reduced fees and costs for vendors
- Easier processing of business license applications.
- And Council also expressed interest in larger Mobile Food Vendor events within the City such as Sactomofo, Foodieland, or Food in the Hood 916.

At the meeting, Staff also heard from multiple vendors with concerns with the costs of operating a food truck as well as the short time allowances. The requirement of a Temporary Use Permit (TUP) for tables and chairs was also brought up as the fee for this permit is an additional cost to the vendor to provide seating areas which they felt as basic levels of customer service.

Staff also reached out to the Chamber of Commerce as well as Sactomofo (a local food truck event coordinator) to receive additional feedback and received similar responses.

Proposed Code Amendments

After receiving the feedback of the Council and the Community, as well as reviewing regulations of neighboring jurisdictions, Staff has drafted proposed modifications to the Mobile Food Vendor section of the Code to address concerns as much as possible. Changes include a mixture of added flexibility but also some added restrictions. Highlights of these proposed modifications are as follows:

New Allowances

- Time limitations have been extended from 2 hours to now 4 hours.
- Vendors included as part of an event, are not limited to 4 hours and can match the hours of the event.
- New Temporary Structure allowances:
 - Two A-Frame Signs are allowed per vendor.
 - Tables and chairs no longer required to obtain a TUP
 - Shade canopies are also allowed for customers in combination of tables and chairs.

New Restrictions

- All vendors and temporary structures must maintain on-site circulation, adequate paths of travel, clear vision triangles, and a clean area.
- Mobile Food Vendors are only allowed in non-residential areas unless part of a special event permit.
- Are not allowed within the immediate vicinity of an event during the time of that event unless the vendor was included as part of the event permit.
- Are not allowed within the immediate vicinity of a farmers market unless included as part of the Farmer's Market permit.
- Are not allowed within the public right of way
- TUP required if more than one vendor on any given parcel.
- When applying for a business license, Applicant must include a copy of their EMD Application and Approval.

City Council was also interested in Food Truck Events within the City. Other jurisdictions have developed re-occurring special events for food trucks to gather in a single location. These events typically involve multiple food trucks and may take place monthly, weekly, or daily. These are typically not managed by the City but may be encouraged through more flexible Code requirements and a permitting process that may permit re-occurring events for an extended period of time. These types of events have the potential to activate otherwise vacant or empty areas such as undeveloped land or parking lots without the need for major infrastructure development. These are typically organized in partnership with a third-party organization such as SactoMofo (Sacramento Mobile Food), Food in the Hood 916, or Foodieland that set up locations and organizes the events. So in an effort to allow additional flexibility for these types of events, the following allowance has also been added as a modification to the code.

- Food Truck Events may apply for a TUP for up to 3 days a week for one year or may apply for an Administrative Use Permit to extend beyond a year.

More detailed redlined code changes have been included as Attachment 2 to this report.

Although there were some brick and mortar restaurant complaints regarding vendors potentially affecting customer traffic, no code changes have been proposed at this time to address this concern. Staff explored a variety of solutions, including buffer zones and noticing requirements, however, Staff was unable to create a reasonable solution that was both enforceable and did not incur additional fees for the vendor. Therefore, no changes have been proposed for this concern.

RECOMMENDED MOTION

There is no formal motion at this time. Staff is requesting feedback regarding the proposed code modifications and will return to Planning Commission with a formal recommendation at a future meeting.

ATTACHMENT(S)

1. PowerPoint Presentation
2. Code Amendment Redlines

Sidewalk and Mobile Food Vendors

Nick Sosa, Senior Planner

Brittany Mariscal, Code Enforcement Supervisor

June 11, 2025 – Planning Commission Discussion

Purpose of Tonight's Meeting

Staff has been conducting outreach with both City Council and the Community regarding modifications to the City's Mobile Food Vendor section of the Zoning Code.

As a result of this outreach, Staff has drafted proposed code modifications that we'd like to present to the Planning Commission for review.

At this time, Staff is requesting feedback on these changes prior to their return to the Commission as an official Code Amendment for a formal recommendation to City Council.

Background

In July 15, 2024, City Council requested that staff look into the City's current mobile food vendor code regulations for potential areas of improvement. Staff reviewed the following

- Current codes regulations
- Enforcement issues and complaints
- Neighboring Jurisdictions

On September 24, 2024, Staff presented their findings to Council as part of a workshop and received feedback from both Council and the Community regarding suggested modifications and clarifications to the current code regulations.

Staff also reached out to the Rancho Cordova Chamber of Commerce and SactoMoFo (local food truck event coordinator) to obtain feedback from these organizations as well.

Workshop Presentation



Vendor Types

The City Zoning Code includes two types of vendors that have the ability to move from place to place throughout the City: **Sidewalk Vendors** and **Mobile Food Vendors**.

Sidewalk Vendor: means individual(s) who sell food or merchandise from a pushcart, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

On January 1 2019, new State Law (SB 946) went into effect regarding regulation of sidewalk vendors within the public right of way. The City's current code regulations on sidewalk vendors are consistent with SB 946 therefore it is recommended that this section remain the same to maintain consistency with State Law.



Vendor Types

Mobile Food Vendor: means a person or enterprise that sells, serves, offers for sale, or gives away only food from a mobile food vending unit parked or located on a private parcel of property. This term includes a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis

- Permit Process: Business License Required (\$318 application fee, \$286 annual renewal)
 - Background Check Required (\$44)



RCMC Section 23.910.040 Mobile food Vendors**C. Standards**

- Maximum time-period of a vendor at a single location is two (2) hours
- Vendors shall be able to demonstrate property owner permission
- No freestanding signs are permitted
- No tables or chairs are permitted unless approved with a temporary use permit
- Vehicles can not park at a private residence if more than two-axles.

Additional Regulations

- Only permitted on property with a non-residential zoning designation.
- Must adhere to all applicable State and Department of Health permits prior to operation.

Enforcement Challenges

- Unclear start/stop time for 2-hour limit
- Difficulty verifying property owner approval

Complaints

- Vendors: 2-hour time limit too short
- Brick-and-mortar businesses – Loss in sales when trucks are nearby



Regulations of Other Jurisdictions

Jurisdiction	Permit Required?	Time Allowance	Allowed in Public Right of Way?	Separation Requirements
Rancho Cordova	No	2 Hr. Max	No	None
Elk Grove	No	3 Hr. Max per 36 Hr. Period	Yes	Notice Sent to all Restaurants within 350' 350' Separation from a School
West Sac	No	4 Hr. Max and max 90 days per year at one location	No	None
Citrus Heights	Yes (TUP)	Dictated by TUP	No	None
City of Sacramento	Yes (Food Vending Vehicle Property Permit)	Hours dictated by conditions placed on Permit	Yes	50' from intersections 400' from other vendors 100' from any outdoor seating areas 400' from any school 1,000' from any entertainment permit areas

Feedback

As mentioned, we did receive some feedback after presenting this information at the September 24, 2024 workshop from City Council and the Community, as well as from the Chamber of Commerce and SactoMoFo through our outreach.

Overall, some of the key changes requested were:

- Extended time allowances
- Reduced fees and costs for vendors
- Easier processing of business license applications
- Interest in larger Mobile Food Vendor Events



New Allowances

1. Time limitations have been extended from two (2) hours to now four (4) hours.
2. Vendors included as part of an event, are not limited to four (4) hours and can match the hours of the event.
3. New Temporary Structure allowances:
 - Two (2) A-Frame Signs are allowed per vendor.
 - Tables and chairs no longer required to obtain a TUP
 - Shade canopies are also allowed for customers in combination of tables and chairs.



New Restrictions and Revisions

1. All vendors and temporary structures must maintain on-site circulation, adequate paths of travel, clear vision triangles, and a clean area.
2. Mobile Food Vendors are only allowed in non-residential areas unless part of a special event permit.
3. Are not allowed within the immediate vicinity of an event during the time of that event unless the vendor was included as part of the event permit.
4. Are not allowed within the immediate vicinity of a farmers market unless included as part of the Farmer's Market permit.
5. Are not allowed within the public right of way.
6. TUP required if more than one vendor on any given parcel.
7. When applying for a business license, Applicant must include a copy of their EMD Application and Approval.

The City Council was interested in further accommodating larger weekly or monthly food truck events such as those hosted by SactoMoFo, Foodieland, and Off The Grid.

In an effort to add flexibility for these types of events, we've also included the following allowance as part of the proposed code modifications:

1. Food Truck Events may apply for a TUP for up to three (3) days a week for one (1) year or may apply for an Administrative Use Permit to extend beyond a year.



Current Request and Next Steps

Tonight's Request

- Staff requests that Planning Commission provide feedback on the proposed code modifications for Mobile Food Vendors.

Next Steps

- Once Staff has received direction, formal code amendments will be presented to Planning Commission at a future meeting for their recommendation to City Council for a final decision.

THANK YOU

Questions?

23.910.040 Mobile food vendors.

A. Purpose. The purpose of this section is to regulate mobile food vendors to ensure that operations do not conflict with the functional aspects of commercial site and building operations and that the operation is limited to a short time period.

B. Applicability. Development standards herein shall apply to all mobile food vendors and shall be applied as conditions as part of a business license.

C. Standards.

1. Time Allowance: The maximum time period for a vendor in a single location is ~~two~~ four hours.
 - A. Mobile food vendors included as part of an approved Temporary Use Permit (TUP) or permitted through a permit with the Cordova Recreation and Parks District, are allowed to exceed four hours and can correlate with the hours listed for the approved event.
2. Vendor shall be able to demonstrate property owner permission.
3. No freestanding signs are permitted. Temporary Structures: On-site A-Frame signs as well as temporary tables and chairs are allowed during operating hours so long as they comply with the following development standards:
 - A. All temporary structures shall maintain at least one four-foot wide clear path of travel for pedestrians.
 - B. All temporary structures shall be outside of any clear vision triangle.
 - C. All temporary structures shall be outside of any drive aisle and shall not impair any on-site circulation.
 - D. Signs and structures shall not interfere with ADA parking spaces, ramps or other ADA required paths of travel.
 - E. Shade Structures are allowed in conjunction with tables and chairs and must be adequately secured and anchored. Shade structures must also be structure sound and stable.
 - ~~A-F.~~ A-Frame signs shall be limited to a maximum of 2 per mobile food vendor and must adhere to development standards listed in RCMC 23.743.100.
4. No tables or chairs are permitted at site locations. Temporary tables and chairs are permitted if approved with a temporary use permit. Mobile food vendors shall provide adequate a trash receptacles for patrons to dispose of any trash and must also ensure that the area is kept clean during hours of operation and upon leaving the location.
5. Vehicles cannot be parked at a private residence if more than two-axle vehicle. [Ord. 4-2017 § 3 (Exh. B); Ord. 12-2011 § 3 (Exh. A)].
6. Location: Mobile food vendors shall only be allowed within non-residential ares unless approved as part of a special event permit. Mobile food vendors shall also be located outside of the following areas:
 - A. Within the immediate vicinity of an area designated for a temporary use permit issued by the city for temporary use of, or encroachment on, the sidewalk or other public area, including, but not limited to, an encroachment permit, special event permit, or temporary event permit, for purposes including, but not limited to, filming, parades, events, or outdoor concerts. A prohibition of mobile food vending pursuant to this subsection shall only be effective for the limited duration of the temporary special permit. The vendors included within the approved permit must adhere to approval requirements of that permit.

B. Within the immediate vicinity of a permitted certified farmers' market or a permitted swap meet during the limited operating hours of that certified farmers' market or swap meet. A "certified farmers' market" means a location operated in accordance with Chapter 10.5 (commencing with Section 47000) of Division 17 of the Food and Agricultural Code and any regulations adopted pursuant to that chapter. A "swap meet" means a location operated in accordance with Article 6 (commencing with Section 21660) of Chapter 9 of Division 8 of the Business and Professions Code, and any regulations adopted pursuant to that article.

C. Public Right-of-Way

7. Business License:

A. Mobile food vendors shall obtain a business license and must provide a copy of their Environmental Management Department (Health Department) application and approval that shows days/hours of operation and approved property locations. Additionally, mobile food vendors shall adhere to all applicable State and Department of Health requirements and standards.

8. Use Permit Requirements: A Temporary Use Permit is required if more than one mobile food vendor is located on the same parcel at any given time. Temporary Use Permit must be obtained prior to operation.

A. Food Truck Events: Events promoted through a licensed Event Planning Company may apply for a Temporary Use Permit for up to 3 days per week for one year as a trial period or may apply for a permanent even through an Administrative Use Permit. All food trucks must be located on a safe and solid surface.