



City of San Juan Bautista

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**PLANNING COMMISSION
SPECIAL MEETING
TUESDAY, AUGUST 27, 2024, 5:30 P.M.**

HYBRID MEETING
City Hall, Council Chambers
311 Second Street, San Juan Bautista, California

AGENDA

ZOOM WEBINAR PARTICIPATION

The meeting can also be accessed by the public in the following methods: Through Zoom (<https://zoom.us/join>) per the instruction stated below, and on Facebook.

Please note: If all Members are present in person, public participation by Zoom or viewing on Facebook is for convenience only and is not required by law. If the Zoom or Facebook feed is lost for any reason the meeting may be paused while a fix is attempted but the meeting may continue at the discretion of the presiding officer.

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1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. GENERAL PUBLIC COMMENT

Public comments generally are limited to three minutes per speaker on items that are not on the agenda and are under the City’s subject matter jurisdiction. The Chair may further limit the time for public comments depending on the agenda schedule.

3. CONSENT

All matters listed under the Consent Agenda may be enacted by one motion unless a member of the Planning Commission or the public requests discussion or a separate vote.

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Special Meeting Minutes of June 27, 2024.
- C. Approve the Regular Meeting Minutes of July 2, 2024.

4. ACTION ITEMS

A. Amendment to Municipal Code Chapter 11-16 Mobile Food Truck Vending Ordinance

Recommendation: Approve a Resolution recommending the City Council approve the proposed Ordinance, adding Chapter 11-16, Mobile Food Truck Vending, that includes definitions and mobile food truck vending terminology.

5. COMMENTS

- A. Planning Commissioners
- B. Community Development Director
- C. City Manager

6. ADJOURNMENT

AGENDA MATERIAL / ADDENDUM

Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings, unless otherwise allowed under the Brown Act. Planning Commission reports may be viewed at the City of San Juan Bautista City Hall at 311 Second Street San Juan Bautista, and are posted on the City website at www.san-juan-bautista.ca.us subject to Staff's ability to post the documents before the meeting, or by emailing cityclerk@san-juan-bautista.ca.us or calling Acting Clerk, Elizabeth Soto, at (831) 623-4661 during normal business hours.

In compliance with the Americans with Disabilities Act, and Govt. Code 54953(e)(1)(A), the City will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk a minimum of 48 hours prior to the meeting at (831) 623-4661.

PUBLIC COMMENTS PROCEDURES

If you wish to make a general public comment and are attending in person, please fill out a speaker card. If you are attending via Zoom, join the Zoom Webinar, and use the "Raise Hand" or if joining by telephone, press *9 on your telephone keypad icon.

SUBMISSION OF PUBLIC COMMENTS

Written comments may be submitted via mail to the City Clerk at City Hall (P.O. Box 1420, San Juan Bautista, CA 95045), or emailed to cityclerk@san-juan-bautista.ca.us no later than 3:00 p.m. on the day of the meeting. Written comments will be read into the record provided that the reading does not exceed three (3) minutes.

PUBLIC NOTIFICATION

This agenda was posted on Thursday, August 22, 2024, on the bulletin board at City Hall, 311 Second Street, the bulletin board at the City Library, 801 Second Street, the bulletin board at the entrance to the United States Post Office, 301 The Alameda, and the City's website. Meetings are streamed live at <https://www.facebook.com/cityofsanjuanbautista/> and televised live on local Channel 17 on the date of the regularly scheduled meeting.

DISCLOSURE

If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure.

This portion of the meeting is reserved for persons desiring to address the Commission on matters not on this agenda. The law does not permit Commission action or extended discussion of any item not on the agenda except under special circumstances. If Commission action is requested, the Commission may place the matter on a future agenda.

AFFIDAVIT OF POSTING

I, Elizabeth Soto, Do Now Declare, Under the Penalties of Perjury That I Am the Acting City Clerk / Administrative Services Manager in the City of San Juan Bautista and That I Posted Three (3) True Copies of the attached Planning Commission Agenda. I Further Declare That I Posted Said Agenda on the 22nd day of August 2024, and in the Following Locations in said City of San Juan Bautista, County of San Benito, California.

1. On The Bulletin Board at City Hall, 311 Second Street.
2. On The Bulletin Board at The City Library, 801 Second Street.
3. On The Bulletin Board at The Entrance to The United States Post Office, 301 The Alameda

Signed at San Juan Bautista, County of San Benito, California, on the 22nd day of May 2024.



Elizabeth Soto, CMC, CPMC
Acting City Clerk / Administrative Services Manager

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION
UNOFFICIAL MEETING MINUTES
JUNE 27, 2024**

1. CALL TO ORDER

Chair Aranda called the special meeting to order at 4:01 p.m., in the Council Chambers in the Council Chambers at 311 Second Street, San Juan Bautista, California.

PLEDGE OF ALLEGIANCE

Commissioner DeVries led the pledge of allegiance.

ROLL CALL

Present:

Commissioner Dan DeVries
Commissioner David Medeiros
Chair Jose Aranda

Absent:

Commissioner Pisano (*excused absence*)

Staff Present:

Don Reynolds, City Manager
Jon R. Giffen, City Attorney
Erica Fraser, Planning Director
Elizabeth Soto, CMC, Acting City Clerk

2. PUBLIC HEARING

A. Draft 2023-2031 General Plan Housing Element Update & Fair Housing Analysis
City Manager Don Reynolds stated report presented to the commission earlier in the month at the regular meeting but the Commission a special Workshop be scheduled to allow the Commission and the community ample time to review in more detail the revisions to the housing element. The revisions have been submitted to State Housing and Community Development. This meeting was set to ensure community members know how extensive the housing element is and how important it is to the growth and future of the city.

Issac George, Realty Planning, presented the report that includes revisions to the housing element and the fair housing analysis. The responses to questions highlighted in yellow included details on the status of the project, summaries of the revisions to the housing element, and information on the programs recommended for review by HCD.

Mr. George discussed the name of the Commission to allow the Planning Commission to handle housing-related issues and complaints while keeping its original name intact. This approach

aims to ensure that the Planning Commission can address housing matters without altering its official title.

The Planning Commission can handle housing issues by amending ordinances or the City Municipal Code to allow the commission to address housing-related questions from the public. The commission can receive complaints and refer them to relevant agencies or nonprofits for investigation. The Planning Commission does not have to make final decisions on cases but can refer them to appropriate bodies for further action. The commission can also include a subset on the agenda specifically for housing-related issues and complaints, allowing for public input and discussion when necessary.

Chair Aranda opened the public hearing.

No public comments were received.

Chair Aranda closed the public hearing.

Mr. George informed the Commission that based on the discussion he would proceed with informing Housing and Community Development (HCD) that the Planning Commission would retain its original name without adding "housing" to it.

The commission expressed comfort with the idea of amending ordinances to enable the Planning Commission to address housing-related complaints while maintaining its existing name. Additionally, it was agreed that further discussions would be held regarding the implementation details and that the commission would be kept informed of the progress and conversations related to this matter.

3. ADJOURNMENT

There being no further business, Chair Aranda adjourned the meeting 4:52 p.m.

APPROVED:

Jose Aranda, Chair

ATTEST:

Elizabeth Soto, Deputy City Clerk

**CITY OF SAN JUAN BAUTISTA
PLANNING COMMISSION
UNOFFICIAL MEETING MINUTES
JULY 2, 2024**

1. CALL TO ORDER

Chair Aranda called the regular meeting to order at 6:13 p.m., in the Council Chambers at 311 Second Street, San Juan Bautista, California

PLEDGE OF ALLEGIANCE

Commissioner Medeiros led the pledge of allegiance.

ROLL CALL

Present:

Commissioner Dan DeVries
Commissioner David Medeiros
Commissioner Pisano
Chair Jose Aranda

Absent:

Staff Present:

Don Reynolds, City Manager
Erica Fraser, Planning Director
Elizabeth Soto, CMC, Acting City Clerk

TELECONFERENCE (GOVERNMENT CODE § 54953(B)(3))

Assembly Bill 2449 Commissioner Pisano wishes to participate via teleconference due to the emergency clause. Commissioner Pisano stated that she could not participate due to a medical reason.

Commission Pisano allowed Commissioner Pisano to participate remotely under AB 2449 of the emergency clause.

MOTION:

Upon motion by Commissioner DeVries, second by Commissioner Medeiros, the Planning Commission allowed Commissioner Pisano to participate remotely under AB 2449 of the emergency clause.

AYES: Commissioners: DeVries, Medeiros, and Chair Aranda; NOES: None; ABSENT: None
ABSTAIN: None

A request was made to add a presentation to the agenda.

PRESENTATION

A request was made from Lynn Overtree, Executive Director of the San Benito Agricultural Land Trust to provide an update.

MOTION:

Upon motion by Commissioner DeVries, second by Commissioner Medeiros, the San Benito Agricultural Land Trust Update was added to the agenda.

AYES: Commissioners: DeVries, Medeiros, Pisano, and Chair Aranda; NOES: None; ABSENT: None ABSTAIN: None

Lynn Overtree, Executive Director of the San Benito Agricultural Land Trust provided an update on the efforts of the San Benito Agricultural Land Trust (SBALT) to conserve agricultural land and open space in San Benito County. The San Benito Agricultural Land Trust (SBALT) was formed in 1993. Its mission is to conserve regionally significant lands that sustain productive agriculture, preserve open space, and maintain the rural character of the county. SBALT protects 7,300 acres in San Benito County and beyond.

The benefits that conservation landowners and communities receive are:

- Expand agricultural operations or equipment
- Reduce the cost of buying land
- Buy out partners
- Leave a legacy for their family's future generations
- Protect habitat for plants and wildlife
- Financial support for local farmers and ranchers to prosper
- Support for the next generation of farmers and ranchers to raise their families
- Access to fresh, healthful food
- Continuation of the rural heritage of San Benito County
- Open space that promotes health through aesthetic and recreational opportunities
- Protection of Indigenous cultural heritage
- Revenue from agricultural-based tourism

No public comments.

2. PUBLIC COMMENT

No public comments.

3. CONSENT

- A. Approve the Affidavit of Posting Agenda.
- B. Approve the Regular Meeting Minutes of May 7, 2024.
- C. Approve the Regular Meeting Minutes of June 4, 2024.

MOTION:

Upon motion by Commissioner Medeiros, second by Commissioner DeVries, Consent Agenda items A and C were approved.

AYES: Commissioners: DeVries, Medeiros, Pisano, and Chair Aranda; NOES: None; ABSENT: None ABSTAIN: None

Item B

No public comment was received.

MOTION:

Upon motion by Commissioner Medeiros, second by Commissioner Pisano, the Consent Agenda item B was approved.

AYES: Commissioners: Medeiros, Pisano, and Chair Aranda; NOES: None; ABSENT: None; ABSTAIN; Commissioner DeVries

PRESENTATION:

Lynn Overtree, Executive Director, San Benito Agricultural Land Trust Update, provided the update.

No public comment was received.

4. REVIEW AND DISCUSS**A. Discussion of Sign Regulations in the City**

Planning Director Erica Fraser provided the report and reviewed signage regulations, including types of signs permitted, prohibited, or subject to specific guidelines, and Clear definitions, guidelines, and enforcement mechanisms for signage regulations.

A-frame or sandwich board signs are only allowed on private property and within 15 feet of a business entrance. Neon signs, fluorescent or phosphorescent colors, flashing signs, and LED signs are prohibited in all areas of the city. Temporary banner signs for businesses have specific regulations, including size limitations and display periods. There are currently no limitations on the size of window signs in the Municipal Code.

Currently, there is no clear definition of a special event. It was recommended that a definition be included in the Municipal Code to clearly state what constitutes a special event. This definition could include events such as special sales, promotions, or store events. By providing a clear definition, it will help ensure consistency and clarity in the regulations for special event signage.

Portable A-frame signs are prohibited unless located entirely on private property and within fifteen feet (15') of a public entrance. These signs should not interfere with pedestrian ingress or egress as required by building or fire codes.

Internally illuminated signs (except those included in SJBMC), neon signs, fluorescent or phosphorescent colors, blinking or flashing signs, and LED signs are prohibited. Animated signs that flash, blink, or change color, as well as moving or simulating movement signs, are prohibited.

Portable signs, except for open house signs, election campaign signs, and special event signs that comply with the provisions of the Chapter, are prohibited.

Any sign affixed to a vehicle or trailer is prohibited unless the vehicle or trailer is intended for normal business use and not primarily for advertising purposes.

Signs or sign structures that resemble or conflict with traffic control signs or devices, obstruct the clear view or safe movement of vehicular or pedestrian traffic, or obstruct any door, window, fire escape, or emergency exit are prohibited.

Posters, placards, announcements, advertising, and similar signs attached to any object in or upon a public right-of-way, except for notices posted by a public officer, legal notices, warnings, or informational signs required or authorized by governmental regulations, are prohibited.

Any sign attached, maintained, painted, printed, or otherwise affixed to public property, such as curbstones, lamp posts, hydrants, trees, shrubs, utility poles, benches, sidewalks, crosswalks, traffic signposts, traffic control devices, or structures, is prohibited, except by duly authorized public employees or as required or permitted by law. Such prohibited signs may be removed by City personnel, and the responsible parties may be charged for the costs of removal.

Outdoor advertising displays, off-site signs (such as billboards, handheld signs, mascots, and all offsite commercial signs displaying advertising), and freestanding outdoor advertising signs and structures (billboards) are prohibited.

Temporary banners attached to fencing, landscaping, affixed to poles, or attached to anything other than the structure housing the business is prohibited, unless approved as part of a special event by the Planning Director.

Pennants, flags, ribbons, streamers, or similar devices used to advertise a business, operating hours, product, or item for sale are prohibited.

Signs that emit noise or make sounds, balloons, inflatable signs, beacons, or searchlights are prohibited.

Pole signs are prohibited.

The reason for limiting special event signs is to maintain the visual appeal, prevent clutter, preserve historical integrity, control the number, size, and placement of signs, ensure pedestrian safety, and promote a sense of orderliness and tidiness in the area. This regulation aims to strike a balance between event promotion and preserving the overall charm and character of the district, avoiding overwhelming the area with promotional materials, and encouraging creativity while respecting the ambiance of the location.

The Planning Commission requested regulations to ensure first amendment rights and to prohibit offensive signs or signs with racial slurs. Ms. Fraser responded, that staff is working on incorporating these concerns into the Municipal Code, and potential regulations will be discussed at a later date.

The following members of the public commented on the report:

A Frame Signs

Kim Calame
Kristian Hastings

Neon Signs

Larry Cane
Kristina Hastings
Cara Vonk

Temporary Banner Signs

Kristina Hastings

Window Signs

No public comments were received.

Prohibited Signs

Mrs. "B" Bains
Kristina Hastings

The public comments expressed concerns related to various aspects of signage regulations, including the importance of A-frame signs, neon signs, LEDs, and other modern signage, the need for clear regulations on signage, and the importance of supporting local businesses while maintaining historical integrity, collaborating with stakeholders, ensuring economic viability, and preserving the unique character and aesthetics of the historical district.

B. Discussion of Proposed Mobile Food Ordinance
Item was tabled.

C. Vision 2035
Item was tabled.

5. COMMENTS

A. Planning Commissioners
Commissioner Pisano asked about the housing element discussion

B. Community Development Director
Director Fraser mentioned that an application from San Benito Health Foundation but it is at the preliminary stages of the application.

C. City Manager Don Reynolds,
City Manager Reynolds thanked Director Fraser and the Commission.

6. ADJOURNMENT

There being no further business, Chair Aranda adjourned the meeting at 9:17 p.m.

APPROVED:

Jose Aranda, Chair

ATTEST:

Elizabeth Soto, Acting City Clerk



CITY OF SAN JUAN BAUTISTA PLANNING COMMISSION STAFF REPORT

DATE: TUESDAY, AUGUST 27, 2024

DEPARTMENT: PLANNING

FROM: MAGDA GONZALEZ, SENIOR PLANNER

TITLE: AMENDMENT TO MUNICIPAL CODE CHAPTER 11-16 MOBILE FOOD TRUCK VENDING ORDINANCE

RECOMMENDED MOTION:

Approve a Resolution recommending the City Council approve the proposed Ordinance, adding Chapter 11-16, Mobile Food Truck Vending, that includes definitions and mobile food truck vending terminology.

SUMMARY:

The city has determined that there is a surge in mobile food truck vending in the city and that the regulation of Mobile Food Trucks within the City's right-of-way is necessary in order to protect the health, safety, and welfare of the public, as well as to promote the public interest by regulating the areas and methods of operation. To achieve this, the City determined that all persons and/or entities that desire to vend from mobile food trucks within the City must be issued a permit pursuant to the requirements set forth by the City.

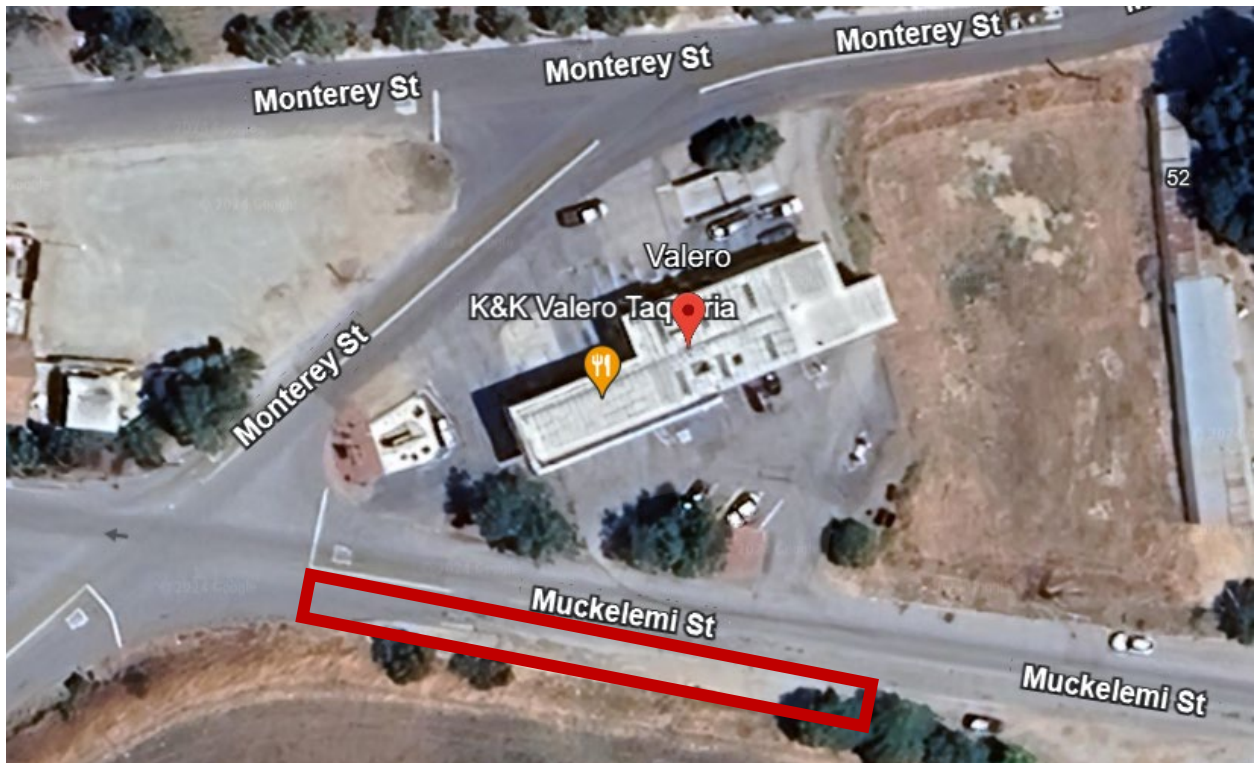
The ordinance, Chapter 11-16 Mobile Food Truck Vending, will provide opportunities for employment, entrepreneurship and upward mobility. Mobile food vendors can make a significant contribution to the local economy. Consumers desire foods produced by mobile food vendors. Mobile food vending also contributes to a safe and dynamic public space.

The proposed regulations will ensure public safety and welfare and by allowing Food Trucks to operate within two (2) specific locations within the City's right-of-way. As proposed, mobile food trucks will be permitted to operate: The Alameda, directly in front of the Soccer Field, and Muckelemi Street, area directly across Valero Gas Station. A map showing both locations is included below as Figure A.

Figure A: Proposed Locations



Location 1: The Alameda - Soccer Field



Location 2: Valero Gas Station

BACKGROUND:

The City of San Juan Bautista is proposing a Mobile Food Ordinance to address the recent influx of mobile food trucks within the city. Staff has requested input from the Planning Commission and City Departments including Fire Department, Engineering, Fiscal, and the City Attorney for input and consideration.

On April 2, 2024, Staff brought forth a draft ordinance for discussion and feedback during a Planning Commission meeting. The Planning Commission requested staff host a workshop to enable the community the opportunity to participate in drafting this ordinance and tailor the ordinance to meet residents' needs. There was also discussion regarding the operation of mobile food trucks in the historic district and potential negative impacts that use may have.

On May 18, 2024, City staff held a workshop geared to the public to inform them of the proposed ordinance and consider their input. A second workshop was held on May 20, 2024. A lot of great community feedback was received during both workshops.

Staff updated the ordinance to include the feedback received during both workshops and by email. Modifications included expanding the hours of operation, eliminating the short-term operations permit, creating a map with specific location where mobile food trucks may operate, creating a streamlined application, and establishing a fee. Staff scheduled a Mobile Food Vending Discussion with the Planning Commission on July 2, 2024. However, this item was rescheduled to a date certain of August 6, 2024.

On July 11, 2024, staff and the City Manager met with Jason Ricketts with Hapa Brothers. A few viable location options were discussed include 2nd Street in front Plaza Square (State Park Plaza), The Alameda in front of the soccer field, and Muckelemi across from the Valero Gas station. Staff contacted State Park to obtain their feedback on the proposed location and were informed that the area was not a viable location because it is designated as a fire lane. As such, staff was left with two location options.

After much consideration, including extensive community involvement and thorough research of food truck ordinances across the state, staff opted to bring this item before the Planning Commission during a special meeting on August 27, 2024.

In addition to the aforementioned changes, the ordinance before you include a change in locations and days of operations. The ordinance proposes two specific locations, that based on their existing use and design, should not be negatively impacted by food trucks and their customers. The ordinance also proposes to only allow mobile food vendors to operate Mondays and Tuesdays when most restaurants within the city are closed thus reducing the potential impact brick-and-mortar businesses may experience with the sale of mobile food items.

The proposed changes to the ordinance will enable to the city to adopt the ordinance, test the waters, and modify the ordinance as necessary. With appropriate regulation, Mobile Food Trucks vendors can provide additional food choices for San Juan Bautista residents and visitors.

ANALYSIS:

The City's Municipal Code does not specifically allow mobile food vendors to operate within its jurisdiction. Therefore, the City has determined that Mobile Food regulations are needed to establish a process allowing mobile food trucks to operate within the city, and most importantly they are necessary to protect the health, safety, and welfare of the public, as well as to promote the public interest by regulating the areas and methods of operation. To meet these ends, the City determined that all persons and/or entities that desire to vend from mobile food trucks within the City must be issued a permit pursuant to the requirements set forth by the City.

Providing regulations will ensure public safety, health and will protect public welfare. Regulated mobile food vending contributes to a safe and dynamic public space. Aside from updated regulations, the Mobile Food Truck ordinance will provide additional zoning districts and will no longer be limited to a small number of zonings.

After the noticed was mailed, Staff determined that the appropriate Chapter number for this Ordinance is 11-16. The changing of the Chapter number to a new Chapter number is consistent with the notice that was sent as the notice notifies the public of a new chapter for our Zoning Ordinance. In order to accommodate the new chapter, the subsequent chapters will need to be renumbered. Staff recommends that the existing Chapter 11-16, Assignment of Duties, be renumbered to 11-20 so that there is room for additional Chapters. The following chapters would then be renumbered in numerical order.

Staff is also recommending approval of a new application fee to cover costs associated with processing these requests. Staff estimates that total City time will be between one to two hours for intake, processing, and approval. To cover these costs, Staff is recommending an application fee of \$150.00 be established. This fee covers one hour of Planning Staff time (based on hourly rates).

ENVIRONMENTAL REVIEW:

The Municipal Code amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) and 15061(b)(3) of the CEQA Guidelines because the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment, and it can be determined with certainty that the Municipal Code Amendment will not have a significant effect on the environment.

FISCAL IMPACT:

None

RECOMMENDATION:

That the Planning Commission recommend that the City Council take the following actions.

1. Find that the Ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA guidelines Sections 15060(c)(2) and 15061(b)(3);
2. Approve a Resolution recommending City Council approval of a Municipal Code Amendment to add Chapter 11-16, Mobile Food Truck Vending;
3. Continue the hearing and direct Staff to provide additional information or clarification.

ATTACHMENTS:

Attachment 1 – Resolution Recommending approval of a Municipal Code Amendment to add Chapter 11-16, Mobile Food Truck Vending, with the Draft Ordinance included as Exhibit A.

Attachment 2 – Mobile Food Truck Vending Application

PLANNING COMMISSION RESOLUTION NO. 2024-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN JUAN BAUTISTA RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE CITY OF SAN JUAN BAUTISTA MUNICIPAL CODE TO INCLUDE A NEW CHAPTER, CHAPTER 11-16 MOBILE FOOD TRUCK VENDING AND THE ADOPTION OF APPLICATION FEES FOR MOBILE FOOD TRUCK VENDING PERMITS

WHEREAS, the City occasionally initiates an amendment to the Municipal Code in order to codify requirements for specific uses or activities; and

WHEREAS, the City desires to add a new chapter, Chapter 11-16 Mobile Food Truck Vending, to the Zoning Ordinance; and

WHEREAS, because the new Chapter will be numbered 11-16, the existing Chapters starting at 11-16 will need to be renumbered. Staff recommends changing the chapter number of Chapter 11-16, Assignment of Duties to Chapter 11-20 and changing the chapter number of all subsequent chapters in numerical order; and

WHEREAS, because Mobile Food Truck Vending is a new permit type, there are no Application Fees associated with this type of permit request and the City desires to establish a Fee for these types of requests to cover Staff time associated with processing this type of request; and

WHEREAS, Staff has recommended that the application fee for Mobile Food Truck Vending permits be established as \$150.00 to cover costs associated with the intake, review, processing, and approval of these type of permits. Staff estimates that total City time related to these permits will take one to two hours and the \$150.00 cost is equivalent to one hour of Senior Planner time; and

WHEREAS, the Planning Commission held a duly noticed public hearing on August 27, 2024 to review the new Chapter 11-16, Mobile Food Truck Vending; and

WHEREAS, a Staff Report was submitted to the Planning Commission of the City of San Juan Bautista recommending approval of a Municipal Code amendment to add Chapter 11-16, Mobile Food Truck Vending, modification of existing chapter numbers to accommodate the new Chapter, and a proposed application fee; and

WHEREAS, the draft Chapter 11-16, Mobile Food Truck, is included as Exhibit A to this Resolution; and

WHEREAS, the proposed Municipal Code amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, 14 California Code of Regulations, Section 15060, Subdivision (c)(2) and Section 15061, Subdivision (b)(3).

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of San Bautista does hereby recommend that the City Council approve the amendment to the Municipal Code to add Chapter 11-16, Mobile Food Truck Vending; modify the existing chapter numbers by starting the existing Chapter 11-16, Assignment of Duties, at Chapter 11-20 and renumbering all subsequent chapters in numerical order; and establish an application fee of \$150.00.

PASSED AND APPROVED, by the City of San Juan Bautista Planning Commission on this 27th day of August 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Jose Aranda, Chairperson

ATTEST:

Elizabeth Soto, Acting City Clerk

Chapter 11-16 Mobile Food Vending

11-16 Mobile Food Vending

11-16-010 Intent.

(A) The intent of this chapter is to establish a permitting and regulatory program for Mobile Food Vendors in compliance with State Statutes. The provisions herein are set forth to protect the public's health, safety, and welfare as follows:

(1) Ensure no unreasonable interference with the flow of pedestrian or vehicular traffic including ingress into, or egress from, any residence, public building, place of business, park, areas located within the immediate vicinity of a permitted certified farmers' market and a permitted swap meet, an area designated by a temporary special permit issued by the City, street to the sidewalk, and by persons exiting or entering parked or standing vehicles.

(2) Provide continuous access for the use and maintenance of sidewalks, pathways, poles, posts, traffic signs or signals, hydrants, firefighting apparatus, mailboxes, as well as access to locations used for public transportation services.

(3) Reduce exposure to the City for personal injury or property damage claims and litigation; and Ensure vending activities occur only in locations where such activities would not restrict sidewalk and pathway access and enjoyment by individuals with disabilities pursuant to the American with Disabilities Act of 1990 (Public Law 101-336) and other disability access standards.

(4) Notwithstanding all other applicable provisions of this article, it is unlawful to sell, offer for sale, display, disperse, permit, or authorize the sale, display or dispersal of any Food or Beverage from a food truck unless such food truck is operated in accordance with the provisions of this article and in accordance with state and local law.

(B) This chapter is not intended to enforce and/or regulate pedestrian food vendors, those mobile food vendors who operate human powered push carts, and/or other non-self-propelled vehicles including trailers. Such vendors may be regulated by other chapters in this municipal code and/or by other State or local laws. A Mobile Food Truck special event requires a temporary use permit not regulated by this chapter.

 This chapter is not intended to regulate Mobile Food Truck Courtyard/Parks on private property. Said use will be regulated by a different chapter of the San Juan Bautista Municipal Code.

11-16-020 Findings.

(A) Mobile Food Trucks have the potential to foster an active, vibrant, and social pedestrian environment in areas and communities throughout the City. Although Mobile Food Trucks can be a focal point to the community, they can also create certain dangers to public health, safety, and welfare if not adequately regulated.

(B) A Mobile Food Truck Vendor is less attentive to pedestrian and vehicular traffic while driving and looking for potential customers which presents obvious traffic and safety risks. A Mobile Food Truck Vendor parking their vehicle improperly creates an obstruction and may increase the safety risks to pedestrians and other vehicles. The City of San Juan Bautista seeks to prevent these unnecessary safety risks to the community.

(C) Parking Mobile Food Trucks in highly congested areas to do business may increase existing traffic issues and obstruct sidewalks and pedestrian paths of travel. As such, this could create increased safety issues for pedestrians using the public sidewalk, as well as a safety risk to pedestrians attempting to buy from the Mobile Food Truck Vendor. This safety risk is particularly acute around schools where children, and their parents are travelling to and from the site.

(D) The City of San Juan Bautista has an important, as well as a substantial, public interest in providing the community regulations to prevent safety, traffic, and health hazards, while preserving the peace, security, and welfare of the community.

11-16-030 Definitions.

Chapter 11-16 Mobile Food Vending

- (A) **Beverage.** A liquid for drinking that does not contain alcohol.
- (B) **Food.** Any substance as defined by Section 113781 of the California Health and Safety Code, defined as a raw, cooked, or processed edible substance, ice, Beverage, an ingredient used or intended for use or for sale in whole or in part for human consumption, and chewing gum.
- (C) **Mobile Food Truck(s) (MFT).** Means any “vehicle” or “trailer,” as those terms are defined in the California Vehicle Code, which is equipped or used for retail sales of prepared unpackaged Food of any kind. A “mobile food truck” and “food truck” shall include any trailer designed primarily for dispensing food provisions but only if always attached to a motor vehicle during which the food provisions are dispensed. This includes any legally attached trailer, used in conjunction with the service of a commissary, or other permanent food facility upon which prepackaged or approved non-prepackaged Food is sold. Mobile Food Trucks as defined in this title, does not refer to, nor include, ice cream trucks, catering trucks selling prepackaged food, or vehicles used for delivering previously ordered food from any store or restaurant to another place of business or residence.
- (D) **Mobile Food Truck Vendor.** A mobile food truck vendor is a person, or any form of business entity involved in the sale of prepared, unprepared, prepackaged, or unpackaged food of any kind on private or public property including streets, sidewalks, roadways, highways, and parkways from a Mobile Food Truck as described above.
- (E) **Notarized Parking Authorization Form.** A notarized and typed or handwritten (legible) document signed by a Mobile Food Vendor and developed private property owner or legal representative indicating the Mobile Food Vendor may utilize parking spaces within the development.
- (F) **Authorization for use of Restroom Facilities Form.** A typed or handwritten (legible) document signed by a Mobile Food Vendor and developed private property owner or legal representative indicating the Mobile Food Vendor may utilize the restroom facilities located on the private property.
- (G) **Operate.** The terms “operate(s)” or “operation” shall mean all activities associated with the conduct of business, including but not limited to, set up, take down, and actual hours when the Mobile Food Truck is open for business. An “owner” or “operator” of a Mobile Food Truck is any person or business entity that owns or operates a Mobile Food Truck.
- (H) **Right-of-way.** A path or route that may lawfully be used. The legal right, established by usage or grant, to pass along a specific route through grounds or property belonging to another.
- (I) **Mobile Food Vending Permit or Permit.** Means a permit which allows a business to sell, serve, or give away food and/or drinks to the public from a Mobile Food Truck(s). This permit further allows a mobile food vendor to operate within the specific locations designated by the City and approved by the City Engineer. The terms Mobile Food Vending Permit or Permit refers to both types of such permits offered by the City: long-term operations and developed property operations. Applicants may apply for one or both permit types.
1. Long-term Operations allows a mobile food truck to operate at a specific location for one (1) hour or longer, for a maximum of four (4) hours.
 2. Developed Private Property allows a mobile food truck’s hours of operation to run concurrently with those hours of the developed private property on which the MFT is located. Alternatively, the MFT may propose alternative hours of operation in which the vendor and the developed private property owner or legal representative have agreed upon, not to exceed the general hours of operation of 6:00 a.m. to 10:00 p.m.
- (J) **Unsanitary Conditions.** Conditions or circumstances that might contaminate food with dirt or filth or lead to injury or health problems.

Chapter 11-16 Mobile Food Vending

11-16-040 Applicability and Location.

- (A) Application for any Mobile Food Vending Permit shall be filed with the Planning Department on a form prescribed by the City Engineer and shall contain all fees, information, licenses, and documentation (collectively, "Documentation") deemed necessary by the Planning Director or designee to review and take action on the application. Documentation includes, but is not limited to, a Mobile Food Vending Permit Application. A Mobile Food Truck Vendor may apply for only ONE of the allowed permits as described in 11-16-050(B).
- (B) List of approved locations is listed below:
- (1) The Alameda, along the front of the Soccer Field.
 - (2) Muckelemi, across the Valero Gas Station.

The City Engineer may from time to time impose parking time limits upon Mobile Food Trucks in areas that they deem necessary for the safe passage of pedestrians and vehicles. If the city engineer determines that any owner operator of any Mobile Food Truck is operating such food truck in a manner that affects vehicular or pedestrian safety, such operation shall be prohibited, and the owner and operator of such Mobile Food Truck shall be subject to enforcement action as set forth in this article.


11-16-050 Requirements, Licenses, and Process.

- (A) Process:
- (1) Upon receipt of a completed Mobile Food Vending Permit application, and all related documents and fees deemed necessary by the Planning Director or designee.
 - (2) City Engineer will review the application submittal to determine completeness.
 - (a) If application submittal is deemed complete in staff's discretion, it will be reviewed for approval or denial.
 - i. The review period shall not be more than 7 (seven) days. A written determination will be provided on the Permit application form.
 - (b) If application submittal is deemed incomplete, applicant will be granted 30 days to submit all necessary information. If applicant fails to submit the required information within 30 days, the application will be withdrawn without prejudice.
 - (c) If an application is approved, the applicant will be notified and will be provided with a copy of the approved application as well as the Permit.
 - (d) If an application is denied the applicant shall have the right to appeal the decision to the Planning Commission by submitting a written request and paying the corresponding fee. The appeal process shall be in accordance with Section 11-15 Appeals of the Municipal Code.
- (B) Right-of-way Operation Requirements by application type:


The application type required of each Mobile Food Vendor will be in the sole discretion of the Planning Director or designee.


- (1) Soccer Field & Valero Gas Station Long-Term Operations: The applicant shall supply a Site Plan, fees, Documentation and other information that the Planning Director or designee may reasonably require based upon the location, intensity, and level of services required for each proposed Mobile Food Truck. The applicant must show or provide, at a minimum, the following information:
 - (a) Completed Mobile Food Vending Permit Application, and;
 - (b) Completed Encroachment Permit Application, and
 - (c) Fire Department permit, and
 - (d) Authorization for use of Restroom Facilities Form, and;

Chapter 11-16 Mobile Food Vending

- (e) Compliance with State and local laws, by submitting the following:
 - (i) Copy of California Sales Tax Permit, and;
 - (f) Business License from the City, and;
 - (g) Health Permit issued by the San Benito County Environmental Health Services Department, and;
 - (h) Fees shall be paid to the affected department(s) at least 30 days before the scheduled occurrence of the Mobile Food Truck, and;
 - (i) Bonding, and Insurance naming the City as an additional named insured. The City may require a bond to be posted before the Mobile Food Truck begins commercial operations to ensure that all conditions are met, including cleanup.
 - (j) Copy of current California DMV registration for proposed Mobile Food Truck.
- (2) Soccer Field & Valero Gas Station  Operations: The applicant shall supply a Site Plan, fees, Documentation and other information ~~that~~ the Planning Director or designee may reasonably require based upon the location, intensity, and level of services required for each proposed food truck. The applicant must show or provide, at a minimum, the following information:
- (a) Completed Mobile Food Vending Permit Application with Site Plan, and;
 - (b) Completed Encroachment Permit Application, and
 - (c) Fire Department permit, and
 - (d) Authorization for use of Restroom Facilities Form, and;
 - (e) Notarized Parking Authorization Form, and;
 - (f) Compliance with State and local laws, by submitting the following:
 - (i) Copy of California Sales Tax Permit, and;
 - (g) Business License from the City, and;
 - (h) Health Permit issued by the San Benito County Environmental Health Services Department.
 - (i) Fees shall be paid to the affected department(s) at least 30 days before the scheduled occurrence of the Mobile Food Truck, and;
 - (j) Bonding, and Insurance naming the City as an additional named insured. The City may require a bond to be posted before the Mobile Food Truck begins commercial operations to ensure that all conditions are met, including cleanup.
 - (k) Copy of current California DMV registration for proposed Mobile Food Truck.

11-16-060 Operational Standards.

- (A)  owner or operator of a Mobile Food Truck:

- (1) Shall only sell the food and/or beverages approved by the San Benito County Environmental Health Department.
- (2) Shall only sell between the hours of 6:00 a.m. to 10:00 p.m. Except as otherwise provided in this section, it shall be unlawful for any person to operate any Mobile Food Truck in any such manner at any other time and except in compliance with all other applicable provisions of this article.
- (3) Shall only display one (1) A-frame sign per food truck. The A-frame sign shall be located in close proximity to the mobile food truck and shall be located a minimum of five (5) feet from a driveway apron, outside of the required travel area for ADA purposes on sidewalks and shall not be located within the City's right-of-way or within any City owned landscaped area. No other signs including banners, pennants, or flags are permitted.
- (4) Shall provide trash receptacles, on the site at which it is permitted to operate, large enough to contain all trash generated by the operation of such mobile Food Truck.  Recycling bins and food compost bins for use by their patrons must available at all times during hours of operation.
- (5) Shall use recyclable materials and biodegradable cutlery and straws only. All operators are prohibited from using polystyrene food service ware, consistent with Title 5 – Public Health, Safety and Welfare.

Chapter 11-16 Mobile Food Vending

- (6) Shall properly dispose of grease and liquid waste. No grease and/or liquid waste shall be disposed of in tree wells, storm drains, sanitary sewer systems, public streets, or any other unapproved location.
- (7) Shall comply with all applicable parking and traffic regulations.
- (8) Shall not leave the approved location vacant for an extended period. Failure to not occupy an approved location within a thirty day period without notification shall result in the revocation of the approved location and Mobile Food Vending Permit.

(B) No owner or operator of a Mobile Food Truck may park or operate any Mobile Food Truck:

- (1) Over a street curb, sidewalk, or parkway. Any food truck operating in the public right-of-way shall do so only on a paved roadway and adjacent to a concrete or asphalt sidewalk or path.
- (2) May not place any signs, chairs, stools, tables or other fixtures or furniture on any portion of the street, sidewalk, or public right-of-way.
- (3) May stop, park or operate any Mobile Food Truck in any manner which may prevent the routine street sweeping of roadways by city maintenance crews at any location.
- (4) Upon any street or sidewalk within the city in any manner that impedes the flow of vehicular or pedestrian traffic in any manner or that impedes the flow or use of any public right-of-way, nor shall it impede any ADA path of travel.
- (5) That is defective, unsafe, or in an unsanitary condition or which is otherwise parked or operated in violation of any provision of the California Vehicle Code or any other applicable law, regulation or standard.
- (6) Without written permission of the private property owner when on private property.
- (7) And leave the Food Truck overnight on any public street, park or public property.
- (8) And leave unattended said Mobile Food Truck in any right-of-way for longer than thirty minutes.
- (9) On diesel- or gas-powered generator exceeding seventy decibels, measured at a distance of five feet from the unit.

To the extent the provisions of this article conflict with other provisions of the San Juan Bautista Municipal Code, the provisions of this article shall supersede such other conflicting provisions and shall control.

11-16-070 Exceptions.

Any Mobile Food Truck Vendor identified in an application for a special event submitted to the City of San Juan Bautista pursuant to the City of San Juan Bautista Special Event Program, or any other City sponsored or approved event, shall be exempt from the requirements of this chapter pertaining to Mobile Food Trucks, provided that the Mobile Food Truck is parked for the duration of the special event in order to conduct business.

11-16-080 Approval and Permit Issuance.

- (A) The City Engineer, or designee, shall approve and issue a Mobile Food Vending Permit if:
 - (1) The required permit fees have been paid.
 - (2) No violation, as outlined in Chapter 13-1 Enforcement, are pending for the Mobile Food Truck Vendor or owner.
 - (3) The Mobile Food Truck Vendor agrees to comply with the regulations in this chapter.
- (B) A permit is effective upon approval by the City Engineer, or designee.
- (C) If the city issues a Mobile Food Vending Permit, the contents of the Permit application shall become Permit conditions, which exist in addition to any other permit conditions and/or restrictions imposed by the city.

11-16-090 Permit Suspension or Revocation.

- (A) If the City Engineer or designee, determines that there has been a violation of the Permit or the Mobile Food Truck regulations in this article he or she may provide the Permit holder with a notice of intent to revoke Permit.

Chapter 11-16 Mobile Food Vending

- (B) The notice of intent to revoke shall describe the violation, require the Permit holder to immediately correct the violation or cause the violation to be corrected, and shall be provided to the Permit holder by personal service, mail, or posting, to the license holder's place of business or mailed to the last known address.
- (C) If the Permit holder fails to immediately (within 24 hours) correct the violation or cause the violation to be corrected, the City Engineer or designee may revoke the Permit. The Mobile Food Truck Vendor shall have the right to appeal the City Engineer or designee's decision in accordance with Chapter 11-17 Permit Application Submittal.

11-16-100 Permit Expiration.

Each Mobile Food Vending Permit shall expire one year from the date of issuance, except if the Permit is suspended or revoked under this article.

11-16-110 Permit Renewal.

- (A) A Mobile Food Vending Permit may be renewed under the process for issuance of new Mobile Food Vending Permits then in effect at the time the approval has expired, after one year of issuance.
- (B) Renewal of a Mobile Food Vending Permit when the Permit was suspended or revoked due to violations or other noncompliance actions will require the applicant to submit a Compliance Plan to the City Engineer or designee. The Compliance Plan shall detail why the original permit was suspended or revoked and outline the specific measures taken to comply with the requirements listed in Section 11-16-060 Operational Standards. The Compliance Plan will be reviewed by the City Engineer or designee and a written determination shall be given within thirty (30) days of a complete application submittal.



City of San Juan Bautista

Mobile Food Truck Vending Application

311 Second Street, San Juan Bautista, CA. 95045 Telephone (831) 623-4661

NOTE: To guarantee a timely review process, this application and all required materials must be submitted a minimum of Thirty (30) days prior to commencement of operations within the City.

For Department Use Only

Date Received:

Application No:

Long-Term and Developed Private Property Operations

A Mobile Food Vending Permit or Permit. Means a permit which allows a business to sell, serve, or give away food and/or drinks to the public from a Mobile Food Truck(s). This permit further allows a mobile food vendor to operate within City limits on the specific location(s) approved by the City Engineer. The terms Mobile Food Vending Permit or Permit refers to both types of such permits offered by the City: long-term operations and developed property operations. Applicants may apply for one or both permit types.

1. Long-term Operations
2. Developed Private Property

Allowed Areas:

- 1) Street along Soccer Field
- 2) Street along Valero Gas Station

Hours of Operation: Mobile food trucks shall only operate Mondays and Tuesday on one of both of the allowed areas subject to the hours listed below:

- Long-term Operations allows a mobile food truck to operate at a specific location for one (1) hour or longer, for a maximum of four (4) hours.
- Developed Private Property allows a mobile food truck's hours of operation to run concurrently with those hours of the developed private property on which the MFT is located. Alternatively, the MFT may propose alternative hours of operation in which the vendor and the developed private property owner or legal representative have agreed upon, not to exceed the general hours of operation of 6:00 a.m. to 10:00 p.m.

To obtain a permit an applicant shall supply the following information:

- ☐ Completed Mobile Food Vending Permit Application (attached), and
- ☐ Images of the Mobile Food Truck (front, rear, sides), and
- ☐ Copy of California Sales Tax Permit, and
- ☐ Business License from the City, and
- ☐ Hollister Fire Prevention Bureau Approval, and
- ☐ **SJB Encroachment Permit**, and
- ☐ Environmental Health Permit issued by the San Benito County Health and Human Services Department.

Permit review process: Upon receipt of a completed Mobile Food Truck Vending application, and all related documents and fees, the Planning Department staff will review the application submittal to determine completeness.

- If application submittal is deemed complete it will be reviewed for approval or denial.
- If application submittal is deemed incomplete, applicant will be granted 30 days to submit all necessary information. If applicant fails to submit the required information within 30 days, the application will be withdrawn without prejudice.

Approval Period: An approved Mobile Food Truck Vending Permit shall expire one year from the date of issuance in accordance with Section 11-16-100 of the San Juan Bautista Municipal Code.



City of San Juan Bautista

Mobile Food Truck Vending Application

311 Second Street, San Juan Bautista, CA. 95045 Telephone (831) 623-4661

RESOURCES

Department	Phone Number
State of California Sales Tax Permit	Phone: 831.443.3003
Business License	Phone: 831.623.4661
San Benito County – Environmental Health Department	Phone: 831.636.4035
Hollister Fire Prevention Bureau	Phone: 831.636.4325

Please type or print legibly in blue or black ink.

APPLICANT INFORMATION

Name					
Mailing Address					
City		State		ZIP	
Email				Phone	

PERMIT HOLDER INFORMATION

This is the person, or entity that is responsible for ensuring compliance with Section 10.50.060 and the person to receive notice of revocation hearings, as applicable.

<input type="checkbox"/> Applicant (Same as Above)		<input type="checkbox"/> Authorized Agent (If different than Applicant)			
Name					
Mailing Address					
City		State		ZIP	
Email				Phone	

VENDING BUSINESS INFORMATION

Vending Business Name				Business License #		
Food Vending Vehicle Description						
Check One:	<input type="checkbox"/> Truck	<input type="checkbox"/> Trailer	<input type="checkbox"/> Van	Measurements: Length	Width	Height
VIN				Health Department Permit #		

SIGNATURES/DECLARATION

I certify that I have read this application and state that the above information is correct.

I understand that the Permit Holder is responsible for knowing and complying with the governing policies and regulations applicable to the proposed permit. I hereby affirm under penalty of perjury that mobile food truck vending operations will conform to all regulations of San Juan Bautista Municipal Code Chapter 11-16-050.

The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the city to enter the above-identified property for inspection purposes. I have the authority and grant City staff and advisory bodies the right to make copies of any documents submitted for processing.

Applicant Signature		Date	
Permit Holder Signature		Date	



City of San Juan Bautista

Mobile Food Truck Vending Application

311 Second Street, San Juan Bautista, CA. 95045 Telephone (831) 623-4661

OPERATIONAL STANDARDS

I/we, _____, agree that my vendor permit will adhere to all Operational Standards listed below and any and all rules and regulations stipulated in Chapter 11-16.050 – Mobile Food Vending of the City of San Juan Bautista's Municipal Code.

(A) An owner or operator of a Mobile Food Truck:

- (1) Shall only sell the food and/or beverages approved by the San Benito County Environmental Health Department.
- (2) Shall only sell between the hours of 6:00 a.m. to 10:00 p.m. Except as otherwise provided in this section, it shall be unlawful for any person to operate any Mobile Food Truck in any such manner at any other time and except in compliance with all other applicable provisions of this article.
- (3) Shall only display one (1) A-frame sign per food truck. The A-frame sign shall be located a minimum of five (5) feet from a driveway apron.
- (4) Shall provide trash receptacles, on the site at which it is permitted to operate, large enough to contain all trash generated by the operation of such mobile Food Truck. Recycling bins and food compost bins for use by their patrons must be available at all times during hours of operation.
- (5) Shall use recyclable materials and biodegradable cutlery and straws only. All operators are prohibited from using polystyrene food service ware, consistent with Title 5 – Public Health, Safety and Welfare.
- (6) Shall properly dispose of grease and liquid waste. No grease and/or liquid waste shall be disposed of in tree wells, storm drains, sanitary sewer systems, public streets, or any other unapproved location.
- (7) Shall comply with all applicable parking and traffic regulations.
- (8) Shall not leave the approved location vacant for an extended period. Failure to not occupy an approved location within a thirty day period without notification shall result in the revocation of the approved location and Mobile food truck vending Permit.

(B) No owner or operator of a Mobile Food Truck may park or operate any Mobile Food Truck:

- (1) Over a street curb, sidewalk, or parkway. Any food truck operating in the public right-of-way shall do so only on a paved roadway and adjacent to a concrete or asphalt sidewalk or path.
- (2) May not place any signs, chairs, stools, tables or other fixtures or furniture on any portion of the street, sidewalk, or public right-of-way.
- (3) May stop, park or operate any Mobile Food Truck in any manner which may prevent the routine street sweeping of roadways by city maintenance crews at any location.
- (4) Upon any street or sidewalk within the city in any manner that impedes the flow of vehicular or pedestrian traffic in any manner or that impedes the flow or use of any public right-of-way, nor shall it impede any ADA path of travel.
- (5) That is defective, unsafe, or in an unsanitary condition or which is otherwise parked or operated in violation of any provision of the California Vehicle Code or any other applicable law, regulation or standard.
- (6) Without written permission of the private property owner when on private property.
- (7) And leave the Food Truck overnight on any public street, park or public property.
- (8) And leave unattended said Mobile Food Truck in any right-of-way for longer than thirty minutes.
- (9) On diesel- or gas-powered generator exceeding seventy decibels, measured at a distance of five feet from the unit.

I/we further declare under penalty of perjury that the information contained in this Permit is true and correct to the best of my/our knowledge.

Permit Holder Signature:	Date:
Permit Holder Name:	