



Planning Commission

April 16, 2025

**Item # 6:
Mobile Food Vendors
Ordinance**

Lesley Xavier, Planning Manager



18.60.280 – Mobile Food Vendors

- Zoning Code Update Adopted in January in 2024
- With the effective date of the newly adopted zoning map on August 15, 2024, all sections of the updated Zoning Code became effective, including **provisions for Mobile Food Vendors** (*on private property*).
- Mobile Food Vendors **can operate** in **Commercial, Mixed-Use, Office and Industrial zoning districts**.
- Prior to the Updated Zoning Code there were no regulations for Mobile Food Vendors (*on private property*).



Purpose and Intent

Encourage mobile food vending that is compatible with associated and surrounding uses and do not obstruct pedestrian or vehicular circulation or create an unsightly appearance.



Development Standards

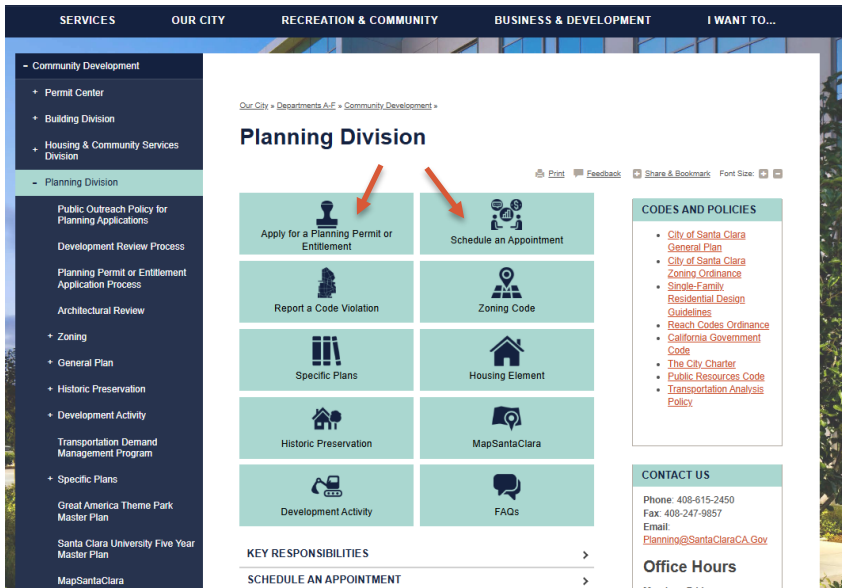
- Location (*a fixed, specifically approved location*)
- Hours of Operation (*within 100 feet of a residential use, limited to 7 am to 10 pm daily*)
- Signs (*none allowed above what is allowed for the on-site business*)
- Distance from Residential Uses (*no less than 100 feet from the property line of a residentially zoned parcel without prior approval of a Minor Use Permit*)
- Maintenance (*kept free of garbage and other debris*)
- Operational Standards:
 - County Public Health clearance
 - Trash cans
 - Seating limited to 500 square feet of area max. and 24 seats max.
 - Not obstruct public right-of-way, fire, pedestrian, and wheelchair access
 - No amplified sound
 - No additional parking required
 - Temporary canopies removed nightly



Permit Requirements

- When operating for less than two hours: no permit is required
- When operating for more than two hours but less than four hours on a site: Zoning Clearance is required (administrative)
- When operating for more than four hours on a site, or when operating within 100 feet of a residentially zoned parcel: Minor Use Permit is required (noticing to adjacent properties – public hearing held if requested)

Applying for a Permit



The screenshot shows the City of Santa Clara website's Planning Division page. The navigation bar includes links for SERVICES, OUR CITY, RECREATION & COMMUNITY, BUSINESS & DEVELOPMENT, and I WANT TO... The left sidebar lists various services under Community Development, Planning Division, Zoning, and Specific Plans. The main content area is titled "Planning Division" and features a grid of eight service tiles. Two red arrows point to the "Apply for a Planning Permit or Entitlement" and "Schedule an Appointment" tiles. To the right of the grid is a "CODES AND POLICIES" section with links to various city documents. At the bottom, there is a "CONTACT US" section with phone, fax, email, and office hours information.

Our City » Departments A-F » Community Development »

Planning Division

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Apply for a Planning Permit or Entitlement	Schedule an Appointment
Report a Code Violation	Zoning Code
Specific Plans	Housing Element
Historic Preservation	MapSantaClara
Development Activity	FAQs

KEY RESPONSIBILITIES

SCHEDULE AN APPOINTMENT

CODES AND POLICIES

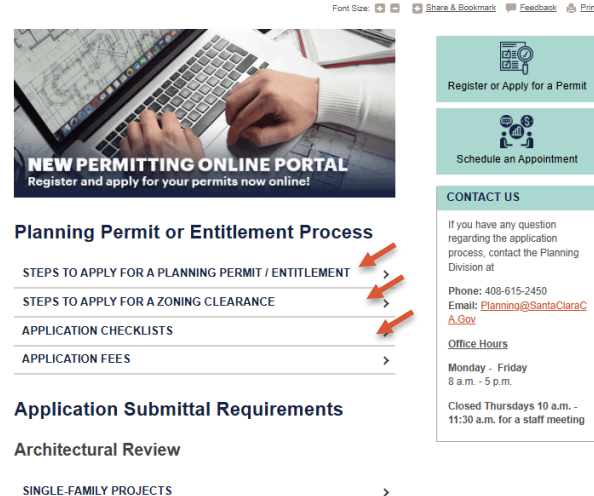
- City of Santa Clara General Plan
- City of Santa Clara Zoning Ordinance
- Single-Family Residential Design Guidelines
- Reach Codes Ordinance
- California Government Code
- The City Charter
- Public Resources Code
- Transportation Analysis Policy

CONTACT US

Phone: 408-615-2450
Fax: 408-247-9857
Email: Planning@SantaClaraCA.gov

Office Hours
Monday - Friday

Planning Permit or Entitlement Application Process



The screenshot shows the "Planning Permit or Entitlement Application Process" page. It features a hero image with the text "NEW PERMITTING ONLINE PORTAL Register and apply for your permits now online!". Below this is a list of links: "STEPS TO APPLY FOR A PLANNING PERMIT / ENTITLEMENT", "STEPS TO APPLY FOR A ZONING CLEARANCE", "APPLICATION CHECKLISTS", and "APPLICATION FEES". To the right, there are three boxes: "Register or Apply for a Permit", "Schedule an Appointment", and "CONTACT US". The "CONTACT US" box includes information about questions, phone, email, and office hours. At the bottom, there is a section for "Application Submittal Requirements" with a link for "Architectural Review" and "SINGLE-FAMILY PROJECTS".

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NEW PERMITTING ONLINE PORTAL

Register and apply for your permits now online!

Planning Permit or Entitlement Process

- STEPS TO APPLY FOR A PLANNING PERMIT / ENTITLEMENT
- STEPS TO APPLY FOR A ZONING CLEARANCE
- APPLICATION CHECKLISTS
- APPLICATION FEES

Application Submittal Requirements

Architectural Review

SINGLE-FAMILY PROJECTS

Register or Apply for a Permit

Schedule an Appointment

CONTACT US

If you have any question regarding the application process, contact the Planning Division at:

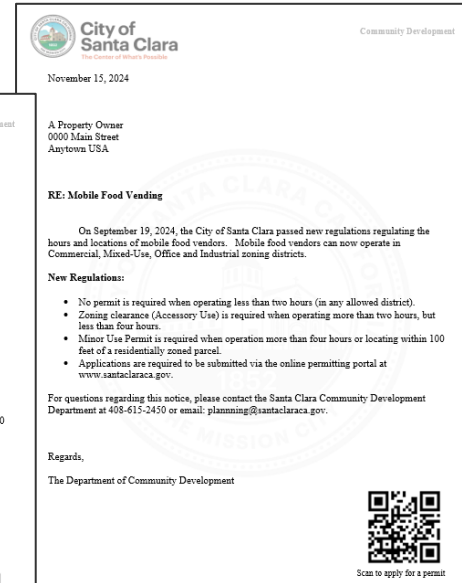
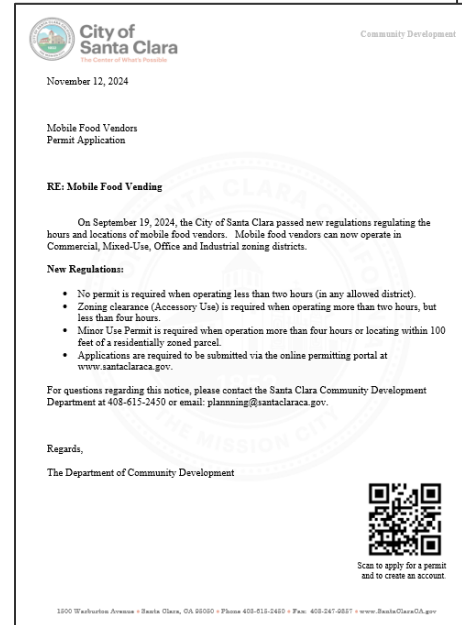
Phone: 408-615-2450
Email: Planning@SantaClaraCA.gov

Office Hours
Monday - Friday
8 a.m. - 5 p.m.
Closed Thursdays 10 a.m. - 11:30 a.m. for a staff meeting

Outreach on El Camino Real

November 2024:

- Provide educational materials to mobile food vendors on El Camino Real
- Materials provided to 20 food trucks directly and mailed to property owners





City of Santa Clara

The Center of What's Possible

