



CITY OF FORT BRAGG

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COUNCIL COMMITTEE ITEM SUMMARY REPORT

MEETING DATE: MAY 4, 2026

TO: COMMUNITY DEVELOPMENT COMMITTEE

FROM: VALERIE STUMP, ASSISTANT PLANNER

SARAH MCCORMICK, ECONOMIC DEVELOPMENT MANAGER

AGENDA ITEM TITLE: Mobile Vending Ordinance Update, Review of Recent Mobile Vending Code Enforcement Actions, and Policy Options for Mobile Vending Regulations within the City

ISSUE:

The Community Development Committee (CDC) requested an update on Food Truck / Mobile Vending Ordinance process and an overview of recent code enforcement actions related to mobile vending units (MVU).

ANALYSIS:

On April 15, 2026 the CDC held a special meeting to consider changes to the City's Mobile Vending Ordinance (Att. 1 - April 15 CDC Report). Discussion from the meeting resulted in the following direction to staff:

Provide Signage.

Staff provided signage at downtown locations where food trucks are allowed to park on public streets. Signs were placed at Alder Street, Redwood Avenue, and Franklin Street locations. No signs were placed at the Laurel Street location. The signage at the N. Franklin Street location was removed during the weekly Farmers Market; further coordination with the Farmers Market event is needed.

Explore Downtown Locations for Food Truck Park.

Staff met with Community First Credit Union about leasing their parking lot on the 100 block of N Franklin Street. At the time of publishing agenda, staff is waiting to learn details. A verbal update will be provided to the CDC on this site option. Additional site locations will be identified and analyzed. Staff seeks direction from CDC on support for the City to

lease property, or whether this should be a private effort on the part of mobile vending operators.

Identify Citywide Locations to Serve Mobile Vending Units.

CDC suggested Jere Melo Street, Glass Beach Drive, and near the hospital as potential locations. This matter has yet to be analyzed.

General Policy Direction

It would be helpful for the CDC to provide staff direction on the following general issues:

Issue 1: Generator Noise

Noise is most often described as unwanted sound. And although sound can be easily measured, the perception of noise and its impact on people is more complicated. A-Weighted Decibel (dBA) approximates the frequency response of the human ear, with ambient sounds generally range from 30 dBA (very quiet) to 100 dBA (very loud). The City’s General Plan Element 8: Noise includes tables to with standards for evaluating compatibility between land uses and noise. Should Mobile Vending Units establish a separate set of standards?

**TABLE N-4
NOISE AND LAND USE COMPATIBILITY STANDARDS**

Land Use Category	Exterior Noise Exposure L _{dn} dB					
	55	60	65	70	75	80
Residential, Hotels and Motels		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable
Outdoor Sports and Recreation, Neighborhood Parks and Playgrounds			Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable
"Noise Sensitive" - Schools, Libraries, Museums, Hospitals, Personal Care, Meeting Halls, Churches		Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable
Office Buildings, Business Commercial and Professional				Conditionally Acceptable	Conditionally Acceptable	Unacceptable
Auditoriums, Concert Halls, Amphitheaters	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Conditionally Acceptable	Unacceptable	Unacceptable

	Normally Acceptable Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal, conventional construction, without any special insulation requirements.
	Conditionally Acceptable Specified land use may be permitted only after a detailed analysis of the noise reduction requirements and needed noise insulation features included in the design.
	Unacceptable New construction or development should generally not be undertaken because mitigation is usually not feasible to comply with noise element policies.

Source: Illingworth & Rodkin, Inc., March, 2002

**TABLE N-5
NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING
NON-TRANSPORTATION NOISE SOURCES**

Noise Level Descriptor	Daytime (7 A.M. to 10 P.M.)	Nighttime (10 P.M. to 7 A.M.)
Hourly Leq dB	55	45
Maximum level, dB	75	65

Note: These noise levels apply to the residential property line nearest the project. Each of the noise levels shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

Issue 2: Types of Mobile Vending Allowed

Currently, the City allows food to be served from mobile vending units. Staff has received inquiries from local entrepreneurs interested in offering other goods, such as books. Does the CDC wish to expand the types of goods allowed to be sold from mobile vending units?

Issue 3: Ordinance Structure

Currently, regulations to Mobile Vending and Sidewalk Vending are interwoven. Staff recommends structuring the text in two sections for clarity.

Issue 4: Process

Any proposed changes to the Fort Bragg Municipal Code (FBMC) require a formal public hearing and approval from City Council. In the past, mobile vending has been brought to the CDC and the Fort Bragg Planning Commission for recommendation to City Council. Once a draft ordinance is prepared, should staff bring it back to CDC, then to Planning Commission and finally to City Council?

Review of Recent Code Enforcement Actions Regarding Mobile Vending Units

Recent discussions regarding food trucks have raised concerns that complaints submitted to the City were not investigated. The following summarizes the actions taken by the City in response to those complaints:

December 2024

A complaint was received regarding generator noise from the Taqueria La Oaxaqueña food truck. On three separate occasions, the Code Enforcement Officer conducted site visits using a decibel meter and determined that the noise levels did not exceed the maximum allowable limits for the zoning district. The complainant was notified of these findings and informed that the food truck was not in violation. The City also noted that discussions were underway regarding potential updates to the Mobile Vending Unit (MVU) ordinance.

November 3, 2025

Two complaints were received regarding the food truck's use of parking spaces, including concerns about overnight parking. When a complainant followed up in person at City Hall, Code Enforcement explained that parking-related concerns were not enforceable due to the absence of an active parking enforcement program. However, staff indicated that the concern regarding overnight parking would be investigated.

November 7, 2025

At the Mayor's request, Community Development Department (CDD) staff contacted the food truck operator to discuss the possibility of relocating. Staff informed the operator of alternative permitted locations. Code Enforcement also reminded the operator of applicable restrictions, including prohibitions on overnight parking and operation past 2:30 a.m. The operator stated that these restrictions were being followed.

December 12, 2025

Complainants submitted correspondence to City management and City Council raising concerns related to food truck locations, generators, pollution, and compliance with applicable laws. Internal discussions continued regarding potential alternative locations and updates to the MVU ordinance.

January 12, 2026

The Mayor requested a legal review of Mobile Vending Permits (MVPs). Code Enforcement and the City Attorney began evaluating regulatory issues related to generators, emissions, and compliance with State law in response to concerns raised during a public meeting.

January 15, 2026

CDD received additional complaints regarding food truck locations, including one instance of a food truck blocking an ADA-accessible parking space. Because the location was permitted under the MVU permit and no parking enforcement program is currently in place, the location itself was not considered a violation.

However, the ADA obstruction was a valid complaint that required follow up. Both City staff and Police Department personnel contacted the operator and directed them to relocate the vehicle, which they did each time. Due to recurring access issues, Code Enforcement coordinated with the Police Department to pursue enforcement if the violation persisted. However, enforcement action was ultimately unnecessary, as the food truck ceased operating at that location. Code Enforcement also requested Police Department assistance in monitoring potential overnight parking. A patrol was conducted, and the vehicle was not observed onsite.

Ongoing Efforts

Since that time, City staff have held multiple meetings with complainants, conducted a community survey, and coordinated internally to identify solutions that balance operational needs and community concerns.

While there is no legal requirement to proactively provide updates, the City's standard practice has been to advise complainants that they may contact staff at any time to request the status of their complaint.

ATTACHMENTS:

1. April 15 CDC Report

NOTIFICATIONS:

1. Fort Bragg Planning Commission
2. The following "Notify Me" lists: Fort Bragg Downtown Businesses; Economic Development Planning
3. The following Mobile Vending Units: Los Primos; La Taqueria Oaxaqueña; El Torito