



STAFF REPORT

MEETING DATE: December 10, 2025

PRESENTER: Jerry Jones, Community Development Director

SUBJECT: Mobile Food Vendor Regulations (JJ)

RECOMMENDATION: Informational only.

EXECUTIVE SUMMARY:

At the November 12, 2025 City Council meeting, Council requested a future agenda item to provide an overview of the regulations for mobile food vendors (MFVs) within the City. To protect public health and safety, the City Council adopted Ordinance No. 19-04 and 19-10 in 2019 to establish a permitting process and regulations for MFVs within the City. The ordinances were codified as Chapter 8.40 of the Kerman Municipal Code (KMC) **Attachment 'A'**. Per Chapter 8.40, the City Manager or designee may make rules, regulations, policies, and procedures for administration and enforcement of the provisions of the Chapter, which are not inconsistent with the Chapter. The following sections provide a summary of the permitting process, location/operation regulations, and current permitted MFVs.

Permitting Process

In order to operate as a MFV within the City, any person/business must apply for a permit. Permit applications are processed in the order of receipt. In addition to submitting the permit application, the MFV must submit documentation of their City Business License (or apply for one concurrently), County of Fresno Environmental Health Permit, California Department of Tax and Administration Seller's Permit, and property owner authorization (if applicable). Staff review the permit application and supporting materials for compliance with the City's zoning ordinance, KMC regulations, and County and State regulations. If deemed in compliance and ready for approval, the applicant is directed to pay the applicable fee(s) in the current fee schedule prior to issuance of the permit. If there are no permits available (see further discussion in Location/Operation Regulations below), complete applications are placed on the City's waiting list for when a permit becomes available.

Location/Operation Regulations

The KMC specifies location regulations for Off-Street Locations (residential and nonresidential zone districts) and On-Street Locations as follows. Generally, MFVs operating as part of a City-approved special event are exempted from these regulations.

- 1) Off-Street; Residential Zone District. Not allowed to operate except on:
 - a) Properties for nonresidential uses, such as schools and churches, with written approval from the property owner and not for more than two hours; and

- b) Properties where the MFV has been hired to cater for a private event at no cost to the guests.
- 2) Off-Street; Nonresidential Zone District. Allowed under the City’s zoning ordinance for properties zoned commercial, mixed use, or office, if all other regulations are complied with. Up to six (6) MFVs are allowed, with only up to four (4) allowed along Madera Avenue from California to Whitesbridge. The maximum number of permits allowed is what was referred to above when discussing available permits and the waiting list. All MFVs must have written permission from the subject property owner (unless the MFV is the property owner).
 - 3) On-Street Operation. MFVs may operate within the public right-of-way subject to the following:
 - a) In residential zone districts, MFVs may circulate and stop for sales for no longer than five (5) minutes.
 - b) In nonresidential zone districts, MFVs may operate from valid on-street parking stalls for the limit of the stall or one hour, whichever is less. After that, they must move a minimum of 300 feet away.
 - 4) Restaurant and School Spacing.
 - a) MFVs cannot operate within 300 feet of a restaurant during the restaurant’s normal business hours except if the restaurant and MFV are operated by the same business or the MFV has written permission from the restaurant to operate on the property.
 - b) MFVs cannot operate within 300 feet of schools except with written permission from the school.

Permitted Mobile Food Vendors

The following table provides the business name, address of operation, and year first permitted for the six (6) approved MFVs in the nonresidential zone districts, which are generally located along the Madera Avenue and Whitesbridge Road corridors. A map of the permitted MFV locations is provided as **Attachment ‘B’**.

Business Name	Address of Operation	Year 1 st Permitted
Antojitos Oaxaquenos	187 S. Madera Ave	2019
Tacos Meno	307 S. Madera Ave	2019
Aguas Frescas Antojitos Oaxaquenos	220 S. Madera Ave	2022
Antojitos Sherlyn	14320 W. Whitesbridge Rd	2023
Imperio Mexican Grill #1	14443 W. Whitesbridge Rd	2025
Imperio Mexican Grill #2	455 S. Madera Ave	2025

FISCAL IMPACT:

None.

ATTACHMENTS:

- A. Kerman Municipal Code Chapter 8.40 “Mobile Food Vendors”
- B. Mobile Food Vendor Map