



# CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

*New Regulations for Food Truck Park and Commissary Developments*

City Council

April 18, 2023

Public Hearing

Agenda Item 16.2

# Food Truck Parks

- Private Developments
- Multiple Food Vendors
- Dine In & Take Out



# Background

- **Title 16 Silent on Food Truck Parks (FTP) & Commissaries**
- **First FTP permitted under 6-Month Temporary Activity Permit in 2020**
- **Title 16 Update Determined Necessary**



# Ordinance Development

## **First Draft Addressed Food Truck Parks**

*Based on Research & TAP  
Experience*

## **Ad Hoc Committee Formed**

*6 City Departments  
SJC Environmental Health  
Industry Representatives*

# Ad Hoc Committee, Ordinance Refinement, Planning Commission

**3 Meetings to  
Review First  
Draft**

Commissary  
Ordinance  
Added

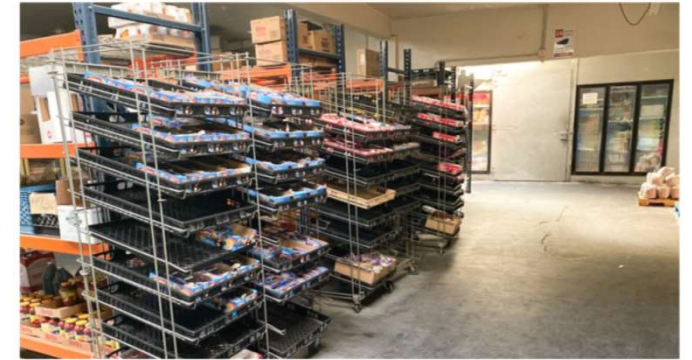
Research &  
Modifications

4th Meeting  
to Review  
Updated Draft

Planning Commission 7-0 Vote  
Recommending Adoption

# Commissaries

- Food Truck & Supplies Storage
- Truck Wash
- Liquid & Solid Waste Disposal



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# Proposed Ordinance: Overview

**Zoning**

**Permitting  
Requirements**

**Development &  
Operation Standards**

**Glossary Definitions**



# Proposed Ordinance: Zoning & Permitting Requirements

## Permitting Legend

- L = Land Development Permit (LDP)
- A = Administrative Use Permit (AUP)
- C = Commission Use Permit (CUP)

	Residential				Commercial						Industrial		Miscellaneous		
	Estates	Low Density	Medium Density	High Density	Office	Neighborhood	General	Downtown	Large-Scale	Auto	Limited	General	Port	Public Facilities	Open Space
	RE	RL	RM	RH	CO	CN	CG	CD	CL	CA	IL	IG	PT	PF	OS
<b>Food Truck Pod (2-5)</b>						L	L	L	L				L		
<b>Food Truck Hub (6-10)</b>						A	A	A	A				A		
<b>Food Truck Plaza (11+)</b>						C	C	C	C				C		
<b>Food Truck Park/Commissary Co-Location</b>							C	C	C	C	C		C		
<b>Commissary</b>										A	A	A	A		

# Development & Operation Standards: Food Truck Parks

## Development Standards

*Area, Setbacks, Paving, Parking, Fencing, Access, Landscaping, Solid Waste, Lighting, Seating, Restrooms, Pedestrian Protections, Alcohol Sales, Utilities, Signage*

## Operation Standards

*Discharge of Liquid Waste, Property Maintenance/Cleanup, Truck Storage, Live Entertainment, Noise, Operating Hours, Food Truck Licensing Compliance*

**Reduced Requirements for Parks Occurring < 3 Days per Week**

# Development & Operation Standards: Commissaries

## Required Functions

*Liquid waste disposal, solid waste disposal, potable water source including hot & cold, secure storage for food wagons and supplies, electrical hookups, restrooms*

## Optional Functions

*Refrigeration, dry storage, food service equipment repair, food preparation space with 3-compartment sink, propane services*

## Development & Operation Standards

*Setbacks, minimum area, paving, parking, LP-gas storage, access, landscaping, solid waste/recycling, liquids disposal, property maintenance, lighting, utilities, noise, signage*

# Development & Operation Standards: Co-Locations

## Development & Operation Standards

*Meet all requirements of both Food Truck  
Park and Commissaries*

## Differences Between Park and Commissary = More Restrictive Applies

*Area requirements, parking, operating  
hours, fencing*





# CITY OF STOCKTON

## Recommendations

1. Find no further environmental review is required for the proposed code amendments pursuant to the California Environmental Quality Act (CEQA) section 15183 (consistency with General Plan and Community Plan).
2. Adopt an Ordinance amending Title 16 (Development Code) of the Stockton Municipal Code to create regulations pertaining to food truck parks and commissaries.