



City of Merced City Council

Temporary Moratorium and Zoning
Ordinance Amendment to MMC
Chapter 20.44.020

Purpose

- ▶ Review Merced Municipal Code (MMC) 20.44.020, Food Trucks in Fixed Locations.
- ▶ Assess whether the ordinance adequately addresses modern operational practices, land-use compatibility, public safety, and equitable distribution.
- ▶ Identify whether food trucks should continue to be allowed in Downtown, Commercial, and Industrial zoning districts.

Background

36 food-truck entitlements approved since adoption of MMC 20.44.020.

26 single-use trucks and 8 multi-use locations approved.

High concentration in downtown and central-city areas.

Concerns raised regarding land-use compatibility and nuisance impacts.

Analysis

- 18 of 34 locations are concentrated within a 2.5-mile radius near downtown.
- Only 3 permitted locations north of 24th Street within a 10-mile radius.
- Current ordinance does not sufficiently address distribution or operational impacts.

Analysis

- Distribution/Operational Impacts
 - Parking
 - Pedestrian and Vehicular Traffic
 - Litter
 - Spacing
 - Cumulative impacts



CEQA

- ▶ The proposed moratorium and ordinance update are not considered a project under CEQA.
- ▶ Future amendments must remain consistent with the General Plan.

Recommendation

- ▶ Approve resolution
- Establish a temporary moratorium on new approvals under MMC 20.44.020.
- Direct staff to prepare comprehensive amendments addressing concentration, compatibility, and community impacts.



Questions?