Proposed Mobile Food Facilities Ordinance

March 24, 2026

CITY OF LONG BEACH



Overview

- Background
- Proposed Ordinance Changes Since September
- Implementation
- Appendix: Proposed Ordinance Overview

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Background



Current Regulations

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Existing case law has established location-based restrictions on MFFs. For example, the regulations must be reasonable in time, place, and manner and must serve the purpose of public safety.

- ***People v. Ala Carte Catering Co. (1979):*** Regulations must demonstrate a clear public safety purpose; otherwise, they may be preempted by state law

- ***Barajas v. City of Anaheim (1993):*** The Vehicle Code preempts an ordinance enacted by a charter city to ban vending from vehicles parked on public streets in residential areas; use of streets for commercial purposes is a matter of public concern regulated primarily by the state, not cities

- ***People v. Margarita Garcia (2009):*** Parking duration restrictions imposed by the City of Los Angeles were struck down because they were determined to be unrelated to public safety

Background

- **2021 Consultant Study**– Lisa Wise Consulting (LWC) reviewed the Long Beach Municipal Code (LBMC) related to food trucks and other mobile food facilities.
    - Review identified inconsistencies related to mobile food facilities within the LBMC, unclear zoning and parking regulations, lack of specific performance standards
    - Recommended: streamline language into single section in LBMC, and establish parameters to improve clarity for operators and staff
- **Robust Community Engagement**
    - LWC: interviews with city staff and stakeholder interviews with community members
    - City staff:
        - Virtual town hall, health permit workshop, and focus groups with food truck operators, residents, business owners, and community-based organizations.
        - 2023 online survey, over 2,000 respondents with 90% of respondents in Long Beach
        - In-person and virtual meeting

Background

- **August 20, 2025 Memo –** Memo released that documented the multiyear effort, survey and community engagement findings, and draft proposed Mobile Food Facility ordinance for City Council and community review

- **September 23, 2025 City Council Presentation** – The Proposed Mobile Food Facility ordinance was presented to City Council for feedback and direction
    - Excessive enforcement fine
    - Park north of Ocean
    - Language clean ups for clarity (tables and chairs not allowed in public right of way, and ice cream trucks cannot play music when parked)

Background

- **November 19, 2025 Virtual Meeting** – 2-hour informational meeting to provide an overview of the proposed Ordinance and answer questions
    - 44 participants, many questions focused on enforcement and how City would ensure consistent application of the ordinance
- **December 2, 2025 In-Person Informational Fair** – event geared for food truck and mobile food facility operators to learn about ordinance and speak directly with department representatives and begin any applications
    - 12 participants, feedback included concerns that ordinance was too restrictive and regulating the industry with any ordinance would hamper business
- **December 2, 2025 through February 20, 2026 Digital Feedback Form** – online feedback form to collect written comments on proposed ordinance
    - 58 respondents, common themes included enforcement, insurance requirements, encouraged areas, allowable parking, parity between MFFs and sidewalk vendors and brick and mortars

Proposed Ordinance Changes Since September



Proposed LBMC Updates Overview

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Chapters to Revise

- **Repeal and replace current Chapter 5.37** "Mobile Food Preparation Vehicles" with the new proposed Mobile Food Facility Ordinance as described above.

- **Deletion of Chapter 5.51 "Ice Cream Trucks"** as regulations are included in the new proposed Mobile Food Facility Ordinance.

- **Repeal and replace parts of Chapter 8 | Language Clean up:** Chapter 8.40 "Mobile Food Vending Vehicles", Chapter 8.44 "Food Facilities", and Chapter 8.45 "Food Facility," to align with new proposed Mobile Food Facility Ordinance, including utilizing consistent terminology

- **Amendment to Chapter 10.24 "Parking-Restrictions":** Added new section, Section 10.24.060 to allow for the designation of parking spaces exclusive for mobile food facilities on the City rights of way.

Changes to Proposed Ordinance Since September

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Setup & Equipment: Lighting

Previous proposed language:

"Shall provide no more than sufficient lighting for inside food preparation and menu illumination."

Revised language:

"Shall provide no more lighting than necessary for inside food preparation, menu illumination, and shielded, downward-facing customer lighting reasonably required for safe circulation and shall not create a nuisance or use high-intensity or flood-style lighting that creates glare onto adjacent properties, rights-of-way, or traffic."

Changes to Proposed Ordinance Since September

Park Parking Lot Program

Previous proposed language:

"Under this program, select parks will have designated spots for up to two Mobile Food Facility operators specifically for Mobile Food Facility operations."

Revised language:

"Under this program, select parks will have designated spots for up to five Mobile Food Facility operators, specifically for Mobile Food Facility operations, with the exception of Granada Beach, which shall only have up to two designated spots."

Changes to Proposed Ordinance Since September

Park Parking Lot Program

Added language:

"The parks participating in this program and the number of designated spots at each participating park parking lot shall be designated by the Director of Parks, Recreation and Marine or his or her designee, who may also choose to pause or stop the program depending on safety or capacity circumstances. The City shall publish and maintain the list of designated parks and spots on a public facing website."

Changes to Proposed Ordinance Since September

Temporary Events for MFFs on Private Property

Added language:

"'Mobile Food Facility Event' means a temporary, organized gathering on private commercial property at which one or more Mobile Food Facilities operate, and which is coordinated, promoted, or managed by a property owner, tenant, or event organizer."

Added section:

A new section, 5.37.110 "Mobile Food Facility on Private Property – Short-term Temporary Events", has been added to outline the process for Mobile Food Facility Event. Mirrors the structure of the Occasional Event Permit process in Chapter 5.72, while allowing Mobile Food Facility Events to occur for up to three consecutive days and requiring at least 15 calendar days between events.

Changes to Proposed Ordinance Since September

Enforcement

Added language:

"If a Mobile Food Facility operator is found to be in violation of any of the requirements in this Chapter, other chapters of the LBMC, or other local, state or federal regulations, and if additional inspections or continued investigations are required to gain compliance, the City may seek cost recovery for all additional enforcement activity and associated expenses."

Changes to Proposed Ordinance Since September

Enforcement

Added language:

"'Operating' means the on-site, retail sale or service of food to consumers from a Mobile Food Facility, including any preparation or close out procedures performed within or outside of the Mobile Food Facility. A Mobile Food Facility operator is deemed to be operating whenever any person, by use of signs, circulars, cards or any other advertising media, including, but not limited to, social and print media, represents that they are doing business in the City; these facts may be used as evidence that such person or organization is doing business in the City. For purposes of this Chapter, if the operator and/or employees are physically in the Mobile Food Facility, the Mobile Food Facility is considered to be operating."

Implementation



Ordinance Implementation

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Financial Management • Environmental Health • Parks, Recreation, and Marine

- **Education:** Mobile Food Facilities Webpage, Development of Educational Materials, Information Sessions
- **Permitting Support**: Support transition to required permits and operating standards
- **Encouraged Areas:** Development of program and signage for exclusive MFF parking on Ocean Boulevard and Park Pilot Program
- **Reporting:** New reporting feature in Go Long Beach for MFF operating violations
- **Enforcement:** Provide education and outreach on enforcement that will begin once Ordinance goes into effect (i.e. post notices at Shoreline for MFFs that will be out of compliance under the new regulations)

Thank you!

Grace Yoon, Deputy City Manager

Tara Mortensen, Bureau Manager Business Services

Mozhgan Mofidi, Environmental Health Bureau Officer

Appendix: Proposed Ordinance Overview - Details



Definition

Mobile Food Facilities

Any vehicle used in conjunction with a commissary or other permanent food facility from which food is sold or distributed at retail, as defined by the California Health and Safety Code. For the purpose of this ordinance and subsequent revisions, if any, Mobile Food Facilities are distinct from non-motorized sidewalk vending, which is regulated by the California Safe Sidewalk Vending Act (SB 946) and the City's Sidewalk Vending Ordinance (LBMC Chapter 5.73)

Operating

The on-site, retail sale or service of food to consumers from a Mobile Food Facility, including any preparation or close out procedures performed within or outside of the Mobile Food Facility. A Mobile Food Facility operator is deemed to be operating whenever any person, by use of signs, circulars, cards or any other advertising media, including, but not limited to, social and print media, represents that they are doing business in the City; these facts may be used as evidence that such person or organization is doing business in the City. For purposes of this Chapter, if the operator and/or employees are physically in the Mobile Food Facility, the Mobile Food Facility is considered to be operating.

General Requirements for All Mobile Food Facilities

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Permits, Licenses, and Regulation Requirements

Permits & Licenses

MFF operators shall maintain a valid City of Long Beach:

• **Business License**	$577 per vehicle, per year
• **City Health Department Permit***	$305-$985 per vehicle, per year

* **Los Angeles County Department of Public Health** permits will no longer be allowed. Vendors must obtain a City of Long Beach Health Permit if operating in Long Beach.

General Requirements for All Mobile Food Facilities

CITY OF LONG BEACH

Permits, Licenses, and Regulation Requirements

Insurance

MFF operators shall maintain the following insurance requirements:

- **Commercial General Liability & Additional Insured Endorsement**
- **Worker's Compensation Coverage**
- **Commercial Automobile Liability**
- Must **indemnify** and hold harmless City

General Requirements for All Mobile Food Facilities

CITY OF LONG BEACH

Permits, Licenses, and Regulation Requirements

Compliance w/ Existing Regulations

MFF operators shall also be required to comply with existing applicable regulations, including:

- **California Vehicle Code and local parking rules**
- **California State Health and Safety Code**
- **All applicable provisions of the LBMC, including but not limited to:**
  - Chapter 8.63 - Polystyrene Food Packaging
  - Chapter 8.80 – Noise
  - Chapter 9.378 – Nuisance
  - Section 16.08.420 - Disposal of Refuse
  - Section 16.12.260 – Sanitation (Pacific Ocean Areas)
- **All applicable laws relating to the employment of minors***
- **All applicable provisions in the Americans with Disabilities Act (ADA)**

* Minors may assist only if accompanied by a permitted MFF operator. All MFF violations by the minor are attributed to the operator.

General Requirements for All Mobile Food Facilities

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General Operating Requirements

Setup & Equipment

MFF operators shall:

- Provide **no more lighting than necessary** for inside food preparation, menu illumination, and shielded, downward-facing customer lighting reasonably required for safe circulation and shall not create a nuisance or use high-intensity or flood-style lighting that creates glare onto adjacent properties, rights-of-way, or traffic.
- Abide by the **California Vehicle Code** if utilizing flashing lights.

General Requirements for All Mobile Food Facilities

CITY OF LONG BEACH

General Operating Requirements

Setup & Equipment

MFF operators shall not:

- **Use red and blue flashing signs.** Any other flashing sign used in vending must not be facing a highway or traffic.
- **Set up tables, chairs, umbrellas, canopies or signage in the public right-of-way**, unless expressly permitted through a City-issued special event permit, or if vending on private property with the property owner's consent and in compliance with all applicable State food safety and transportation regulations.
- **Hang or affix any items** to above ground structures, fences, gates, trees or onto public or private buildings.
- **Use an electrical outlet or power source** that is owned by the City or another person other than the Mobile Food Facility operator without written authorization.

General Requirements for All Mobile Food Facilities

CITY OF LONGBEACH

General Operating Requirements

Sound and Noise

MFF operators shall not:

- **Use amplified or non-amplified sound-making devices** in conjunction with food truck operations, such as speakers, microphones, public address systems, bells, and chimes.
- Notwithstanding the above, ice cream truck operators may only use sound-making devises while the vehicle is in motion. Ice cream truck operators **shall not** use, play or employ any sound, outcry, amplifier, loudspeaker or any other instrument or device to produce sound from an ice cream truck **while the ice cream truck is stationary.**

General Requirements for All Mobile Food Facilities

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General Operating Requirements

Sales & Operations

MFF operators shall not:

- Organize customer queuing in a manner that **interferes with or obstructs the free passage of pedestrians.**
- Dispense food to customers **in the street,** unless in angled parking. (If parked in angled parking, **adjacent parking space must be available as designated customer area with all parking fees paid.** A temporary barrier shall be provided to buffer the active parking areas from any customer queuing areas. No more than two angled parking spots can be used for single MFF vending operations.
- **Rent merchandise** to customers.
- Display merchandise or food that is **not available for immediate sale**.
- **Vend food or merchandise that requires verification of a minimum age for purchase,** such as alcoholic beverages (as defined in LBMC Section 9.02.020), tobacco, cannabis, or firearms.
- **Vend non-food merchandise,** except for small, temporary, or promotional items that are directly related to the business and secondary to the primary sale of food.

General Requirements for All Mobile Food Facilities

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General Operating Requirements

Maintenance & Environmental Safety

MFF operators shall:

- **Pick up, remove, and dispose of all trash or refuse** which consists of materials originally dispensed from the truck within a 50-foot radius of the truck.
- **Provide litter receptacles of sufficient capacity**, to be changed as necessary, and clearly marked with a sign requesting use by patrons.

General Requirements for All Mobile Food Facilities

CITY OF LONG BEACH

General Operating Requirements

Maintenance & Environmental Safety

MFF operators shall not:

- **Empty their trash** into public or City trash receptacles.
- **Dispose of items or materials onto or into the curbs, gutters, streets, drains, storm drain system, or onto any other public or private property.** Items include, but are not limited to, **food debris, hot coals, ashes, grease**, and **any water or rinse residue** used for their operations, such as **cooler water, ice, or food preparation water**.
- **Allow grease, oil, or other food-related residues to accumulate or stain public streets, sidewalks, or parking areas.** Operators are responsible for cleaning any grease spills or stains resulting from their operations and may be subject to a fine or cleanup fee if the City must perform or coordinate the cleaning.

General Requirements for All Mobile Food Facilities

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General Operating Requirements

Interference with Municipal Services

MFF operators shall not:

- Adversely affect the City's **ability to perform municipal functions or furnish City services.**
- **Interfere** with the performance of police officer, firefighter, lifeguard and/or emergency medical personnel services.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

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Business License Parking Benefit

Parking Benefit

MFF operators that possess a City of Long Beach Mobile Food Facility Business License and permit and are in good standing without any outstanding fees or fines may:

- **Extend the posted parking time limits in metered stalls** by up to twice the designated duration, with a cap of 4 hours provided that the meter is paid for the entire period of occupancy.
- **Vend while occupying up to two on-street stalled or marked parking spaces**, of which all parking fees must be paid.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Location Regulations

Allowable Vending Locations

MFF operators may:

- **Vend on any public right-of-way that meets the definition of a Street as defined by this new Section of the LBMC.**
  - For the purposes of the MFF Section only, **"Street" is defined as: any City maintained right-of-way, owned or designated by the City, that is primarily intended for vehicular travel and open to public use.** This includes all roadways and thoroughfares where motor vehicles operate but excludes alleys, pedestrian only corridors, utility easements, promenades, bike paths, and similar areas not designed for regular vehicular traffic.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Location Regulations

Allowable Vending Locations

MFF operators may:

- **Vend in available parking spots in the Shoreline Aquatic Park Surface Lot at 212 Golden Shore on a first-come, first-served basis**, if adhering to all parking, ordinance, and safety regulations and during times when the lot is not restricted for special events.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Location Regulations

Park Parking Lot Pilot

MFF operators may:

- **Participate in a pilot program allowing MFF vending in <u>designated park parking lots.</u>**
  - Under this program, select parks will have designated spots for up to five Mobile Food Facility operators specifically for Mobile Food Facility operations, with the exception of Granada Beach, which shall only have up to two designated spots. These designated spaces may be used by permitted MFF operators on a first-come, first-served basis during permitted vending hours.
  - MFF vendors are prohibited from vending in any other parking spaces within the park lot or from reserving designated MFF spaces by parking their vehicle(s) outside of operating hours.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

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The City Parks participating in this program and the number of designated spots at each participating park parking lot shall be designated by the Director of Parks, Recreation and Marine or his or her designee, who may also choose to pause or stop the program depending on safety or capacity circumstances. The City shall publish and maintain the list of designated parks and spots on a public facing website

MFF operators may:

The proposed designated parks participating in the pilot include the following:

- Chavez Park
- Cherry Park
- Davenport Park
- El Dorado Park East, Area 2
- Houghton Park
- Hudson Park
- Los Cerritos Park
- Recreation Park
- Scherer Park
- *Granada Beach

Park Parking Lot Pilot

* ***Coastal Commission approval*** *will be required to establish specific MFF parking designation before the* ***Granada Beach Parking Lot*** *can be utilized for this pilot program.*

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

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Dedicated Parking by Lincoln Park on Ocean Boulevard

- Dedicate a portion of parking along **Ocean Boulevard within 200 feet of Lincoln Park bathroom**, exclusively for MFF parking and vending



Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Location Regulations

Allowable Vending Locations

MFF operators may not:

- **Vend within 500 feet of any concessionaire** that has signed an agreement for concessions with the City that exclusively permits the sale of food or merchandise by the concessionaire.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Location Regulations

Event Specific Restrictions

For permitted swap meets, permitted certified farmers' markets, and areas designated for a temporary special permit (collectively "events") where the MFF is not contracted to vend, the following also applies:

- For events with **less than 5,000 attendees** and where limited venue. access/egress is not a factor, MFF Operators **may not vend within 250 feet of the event.**
- For events with **more than 5,000 attendees** and where limited venue access/egress is not a factor, MFF Operators **may not vend within 500 feet of any entrance or exit to the event** or **within 250 feet of the perimeter of the event.**
- For all other events, MFF Operators may not vend within five hundred (500) feet of the event.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

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Operating Hours

Operating Hours

Non-Residential & Mixed-Use Blocks	Residential Blocks
Between **7:00 a.m. and 10:00 p.m.**	Between **9:00 a.m. and 8:00 p.m.**

School Areas	Park Parking Lot (Pilot Program)
No vending within one block of school grounds from Monday through Friday, between 7:00 a.m. and 5:00 p.m.	During official park operating hours, but in no case later than 10:00 p.m.

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

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Safety Standards

Pedestrian Path of Travel

MFF operators shall:

- Provide for a **minimum 5 ft uncovered pedestrian path of travel** that must always be available, and eight (8) feet in areas identified as High Volume or Very High Volume Pedestrian Zones as designated by the City's Traffic Engineer or Designee
- Operate in a way which will **not obstruct or interfere with the free flow of pedestrian path of travel or vehicular traffic**, including but not limited to access to or from any business, public building, or dwelling unit

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Safety Standards

Traffic Safety and Visibility

MFF operators shall not vend:

- In any location that **obstructs traffic signals or regulatory signs.**
- Within **Vehicle Height Restricted Areas**, which have been so posted with appropriate signs by the City Traffic Engineer, if the MFF exceeds the designated height limit.
- Within a marked **bus zone/stop and Metro stop.**
- Within **ten (10) feet in front of or ten feet behind a marked bus zone or Metro stop** as measured linearly along the curb from the sign marking the bus zone or Metro stop.
- Within a **curb zone with yellow, white, red or blue markings or valet parking zones.**
- Within **a green curb zone during restricted times/hours** established by LBMC section 10.26.010.o .
- Within **15 feet of any fire hydrant, fire lane, Fire Department Connection (FDC), or Fire backflow preventor.**

Requirements for Mobile Food Facilities within the Public Right of Way and Park Parking Lots:

CITY OF LONG BEACH

Traffic Safety and Visibility

Safety Standards

MFF operators shall not vend:

- Within **20 feet of a driveway, alley approach, intersection, marked crosswalk, curb cutout/ADA Curb Ramp or other access ramp** designed for individuals with disabilities, fire escape or emergency exit.
- Within **50 feet of any railroad crossing.**
- Within **100 feet of the vehicle entrance of any fire station, police department, hospital, lifeguard tower, lifeguard headquarters,** or any other emergency response structure or path.
- On **any slope greater than five percent** or where wheels must be cramped to the curb.
- Vend **within 25 feet of any beach access point or pier.**
- **Obstruct the free and easy access** to and departure from any portion of any public landing, pier or wharf within the marinas.
- **Remain parked overnight** on any public street or parking lot between 2 a.m. and 6 a.m. per Vehicle Code.

Requirements for Mobile Food Facilities on Private Property

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Long-Term Permitting: Administrative Land Use Review (ALUR)

Implement an Administrative Land Use Review (ALUR) Permit for long-term use of private property by MFFs

Proposed ALUR Permit Approval Process Would:

- Allow by-right land use review to ensure compliance with standards.
- Verify that all new/expanded uses align with requirements of the LBMC.
- Be processed under Section 21.25.905 of the LBMC.

Requirements for Mobile Food Facilities on Private Property

CITY OF LONG BEACH

Operating Standards for MFF ALUR

Special development standards:

- An **ALUR** shall be obtained by the MFF prior to operating on private property.
- Operating hours between the hours of **7:00 a.m. and 10:00 p.m.**
- **Limited to developed nonresidential sites**.
- **Prohibited from operating in any landscaped area**.
- **No sales shall interfere with vehicular traffic.**
- **Shall not blocks or impedes** on-site or off-site vehicular, pedestrian, or bicycle circulation.
- **Shall not occupy or impede access to required parking stalls or spaces** for the primary onsite land use, unless a signed affidavit is provided that the hours of the MFF and the primary onsite land use do not overlap.

Requirements for Mobile Food Facilities on Private Property

CITY OF LONG BEACH

Operating Standards for MFF ALUR

Special development standards:

- **If vehicular parking remains active near the MFF operation:**
  - The remaining parking spaces shall maintain the required dimensions and turning radius specified in Chapter 21.41 of the Zoning Regulations.
  - A temporary barrier shall be provided to buffer the active parking areas from any customer queuing areas.
- The MFF operator shall **identify the power source when operating on private property.** Any use of a generator shall comply with the Noise Ordinance and any required regulatory permits.
- **All lighting must be shielded and pointed downward. The use of floodlights is prohibited.**

Requirements for Mobile Food Facilities on Private Property

CITY OF LONG BEACH

Operating Standards for MFF ALUR

Special development standards:

- Section 21.44.600 of the LBMC shall remain in full force in effect for **prohibited signs.**
- All food trucks shall be equipped with **trash receptacles of an adequate size and quantity** to accommodate all trash and refuse generated.
- **Temporary fixtures** such as tables, chairs, umbrellas, canopies, and signage may be set up adjacent to the MFF with the property owner's consent, provided they **do not obstruct required circulation paths, access, or parking.**
- **The maximum number of food trucks** parked on private property at one time is **subject to the approval of the property owner.**

Requirements for Mobile Food Facilities on Private Property

CITY OF LONG BEACH

Short-Term Permitting: Mobile Food Facilities Event

Implement a new Mobile Food Facilities Event type

A temporary, organized gathering on private commercial property at which one or more Mobile Food Facilities operate, and which is coordinated, promoted, or managed by a property owner, tenant, or event organizer

Permit parameters:

- Shall not be issued for more than 3 consecutive days and issued at least 15 calendar days apart
- Compliance with the same operating standards as the existing OEP.
- If event has entertainment included, then Occasional Event Permit is needed

Penalties & Enforcement

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Penalties

- Business License Division may issue **Notices of Violation, Administrative Citations**, or **Misdemeanor Citations** for unlicensed operations or violations of ordinance; suspend/revoke business licenses.
- Violations of the **California Health & Safety Code** can be enforced by the City's Health Department through cease and desists, notices of violations, health permit suspension and revocation, and through **administrative and misdemeanor citations issued in collaboration** with Business License and the City Prosecutor's Office.
- **Additional enforcement** from other departments (e.g., parking infractions)
- If a Mobile Food Facility operator is found to be in violation of any of the requirements in this Chapter, other chapters of the LBMC, or other local, state or federal regulations, and if additional inspections or continued investigations are required to gain compliance, **the City may seek cost recovery** for all additional enforcement activity and associated expenses.