

ALAMEDA COUNTY BOARD OF SUPERVISORS' UNINCORPORATED SERVICES COMMITTEE

Wednesday, February 26, 2025
6:00 p.m.

Supervisor Nate Miley, Chair, excused
Supervisor Lena Tam

Location: San Lorenzo Library
395 Paseo Grande
San Lorenzo, CA 94580
Webinar: <https://zoom.us/j/84684430209>

Summary Minutes

I. INFORMATIONAL ITEM: Sidewalk Vending Ordinance Draft Report and Update

[Attachment](#)
[Attachment](#)

Edward Labayog, Assistant Deputy Director, Code Enforcement, Community Development Agency, presented a PowerPoint presentation and staff report on the Draft Sidewalk Vending Ordinance.

The ordinance was first presented in April 2023, with instructions to gather community feedback from the Municipal Advisory Councils (MACs).

State Legislation

SB 946 (2018) decriminalized sidewalk vending and limited local enforcement.

SB 972 (2022) further encouraged permitting and restricted penalties.

The current county code conflicts with state law, making some provisions unenforceable. The goal is to create a permitting and administrative system consistent with state law, balancing entrepreneurship support with health, safety, and accessibility concerns.

Ordinance Provisions

The proposed ordinance provides for a permitting system managed by the Planning Department, with a simple application with required checklists. The permit must be displayed, visible, and include complaint contact information. Additional permits from Environmental Health are required for certain food vendors.

Vendors must not block pedestrian/vehicle flow, ADA access, or utilities. Sanitary conditions must be preserved. Definitions clarify that "sidewalk vending" includes food and merchandise sold from carts, stands, wagons, etc., but excludes food trucks.

Local authority cannot ban vending outright, restrict hours beyond other businesses, or use competition with brick-and-mortar stores as a basis for regulation.

Valerie Strother, Alameda County Environmental Health, commented on the Departments' role in sidewalk vending. The Environmental Health Department is responsible for enforcing California Health & Safety Code, ensuring sanitary conditions around permitted food operations (including sidewalk vendors).

Permitted vendors are required to maintain clean surroundings (no grease, trash, or hazards). Environmental Health can cite and require corrections through inspections.

The majority of complaints involve unpermitted vendors and approximately 95% of street vendors currently observed are not permit-eligible under California code due to equipment and sanitation requirements.

Next Steps

- Refine ordinance language based on MAC input.
- Develop application forms, outreach materials, and enforcement protocols.
- Present finalized ordinance to the Alameda County Board of Supervisors for adoption and funding approval.

Speakers

Chuck Meadows, unidentified caller, Keith Barros, Tyler Dragoni, Diane Wydler and Sandra Archuleta commented on the Sidewalk Vending Ordinance Draft Report and Update.

This item was informational only and required no Committee action.

PUBLIC COMMENT

Teresita de Jesús, resident of Ashland requested a dedicated unincorporated area budget. A more detailed, dedicated budget will help the unincorporated communities thrive and ensure that no unincorporated neighborhood is left behind.

Raymundo Archuleta, Castro Valley resident, spoke in support of a dedicated unincorporated budget, instead of piecemeal countywide funding that fails to meet local needs.

Sandra Archuleta commented in support of an unincorporated area budget and proposed creating an Office of Unincorporated Services, similar to a city manager role. There has been chronic underspending and lack of infrastructure in unincorporated areas.

Sofia Mora, resident and worker in the unincorporated area requested the county to fulfill its June/July commitment to a standalone, transparent unincorporated budget.

Tyler Dragone commented in support of a budget for the unincorporated area, for tax transparency; how much revenue is taken from unincorporated areas vs. spent. There was a loss of \$1.3–\$1.5M in park in-lieu fees to the unincorporated community.

ADJOURN

The meeting was adjourned to March 26, 2025.

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