

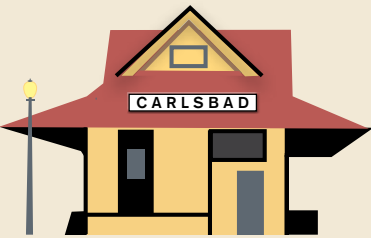
# Opening an Eating Establishment in *Carlsbad*



A guide to help you understand the basics of opening an eating establishment. Please reach out to city staff for any specific questions. We are here to help.

# Interested in opening a deli, restaurant or other eating establishment *in our city?*

Here's How the Process Works in Carlsbad



## Identify

Find two or three possible locations

- Determine square footage
- Check zoning map
- Confirm location



## Estimate

Understand the costs

- Finalize size and type of eating establishment
- Obtain Fee Estimate Form from the city



## Anticipate

Learn what the additional costs will be

- Fees
- Permits
- Licenses



## Consult & Hire

Hire professionals for planning and development

- Broker
- Legal counsel
- Architect
- Designer
- Contractor



## Submit

Submit application and plans to the city

- Pay the plan check fee
- Anticipate feedback within 10 to 12 days
- Apply for a business license

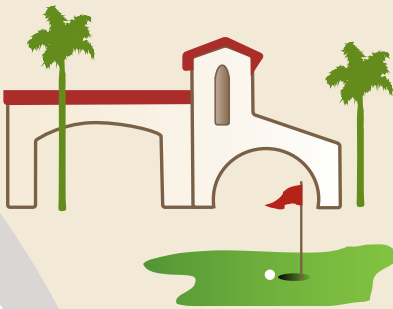


## Build & Inspect

- Obtain a building permit
- Determine if a fire permit is required
- Complete construction
- Obtain a certificate of occupancy



*Congratulations*  
You're in business!





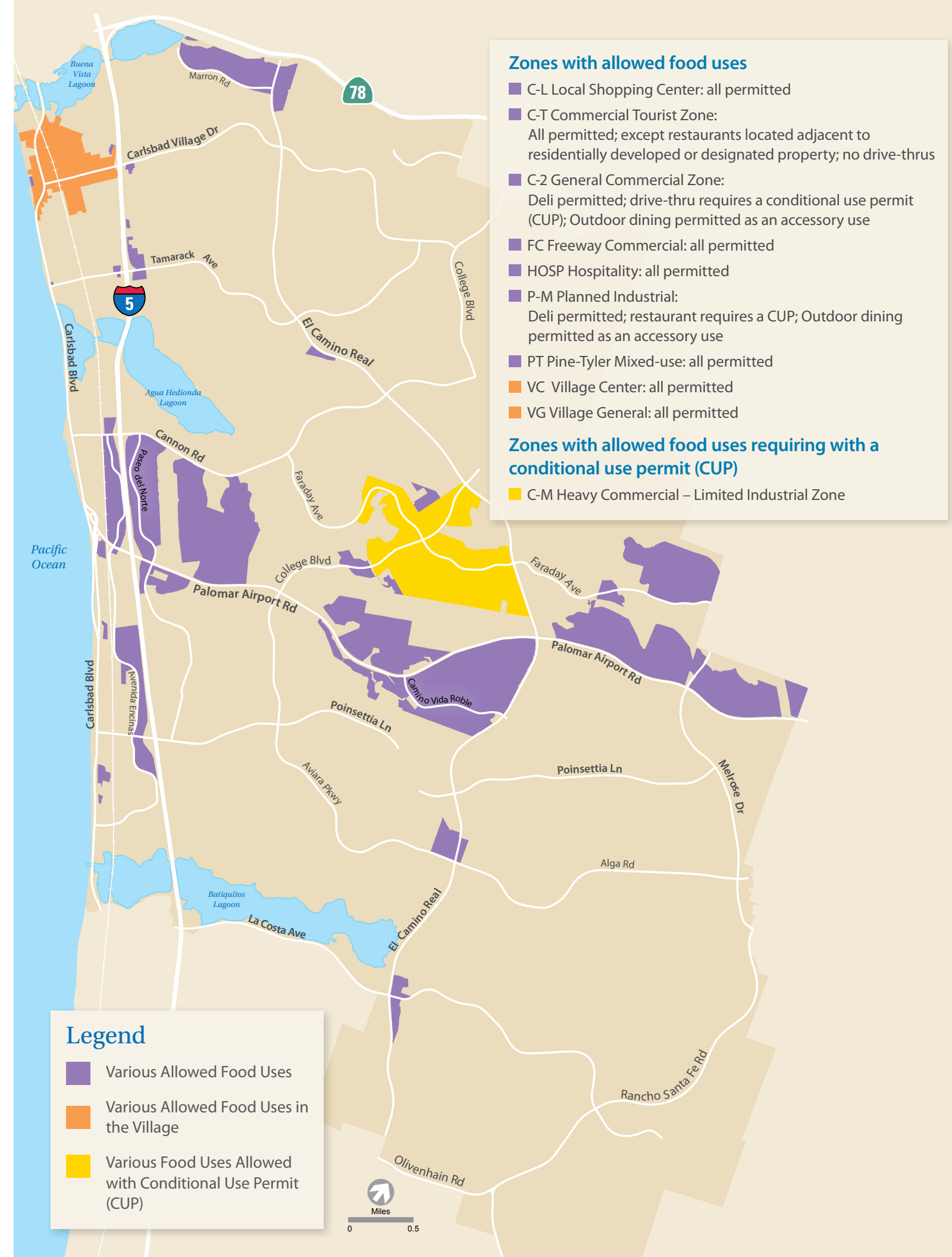
## Identify a Location

### Find two to three possible locations for your eating establishment

Begin by contacting city staff in the Economic Development Division for help finding current available spaces based on square footage needs. Email [business@carlsbadca.gov](mailto:business@carlsbadca.gov).

If your desired location is in the Village, there is a separate set of regulations specifically for the Village area that will govern your process.

Visit the city's planning department at **1635 Faraday Ave.** to discuss your location options. Our planning technicians will verify if an eating establishment is allowed at your desired location. This service is free and no appointment is required.



# Costs, Fees & Permits

Our city technicians can provide a fee estimate form to understand the approximate cost for opening your establishment. Having an idea of the type of eating establishment, the square footage and number of seats, will help us provide you with a more accurate estimate.

Choosing a location that was previously a food establishment may save you a significant amount of money and time.

Depending on your eating establishment use type, a grease interceptor may be required if there is not currently one in your location.

Choosing a location that was previously a food establishment may save you a significant amount of money and time.

# Think Ahead

Depending on your location, there are some additional fees and permits that may be required

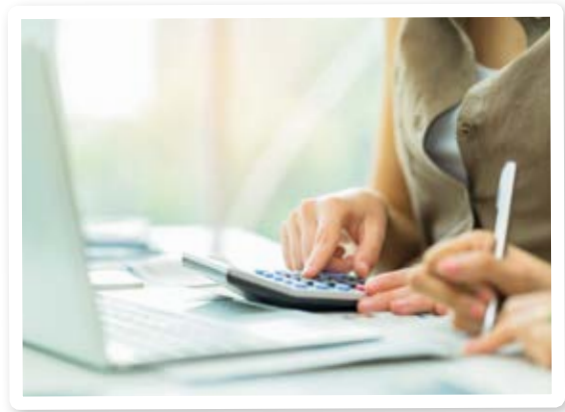
### From the City of Carlsbad

- Traffic impact fee, varies based on location
- Public facilities fee
- Community facilities district fee
- Signage permits
- Fire prevention permits (sprinkler systems, alarms and special equipment)
- Entertainment license (if you intend to obtain an Alcoholic Beverage Control license and want to provide amplified music or other form of entertainment)

### From other organizations

- Sewer impact fees for fats, oils and grease. Carlsbad has four different sewer districts within city limits. Fees may differ in each district.
- California Department of Alcoholic Beverage Control
- San Diego County Department of Environmental Health

Please be aware that if an eating establishment intensifies the use of the space from what was there before it, you may incur additional fees.



# Consult, Hire & Submit

## Consider hiring experts for planning and development

If you haven't built or operated an eating establishment in the past, you may find it helpful to consult and hire professionals that have experience in development and even more specifically in Carlsbad.

### Some of these professionals include:

- Tenant broker for assistance with the lease negotiation process
- Legal counsel before signing a lease
- Architect or draftsman for building plans
- Design professional for interior aesthetics
- State licensed contractor

Appointments are required to submit applications and plans for these types of building permits.

Submit plans for a building permit to begin construction.

Appointments are required to submit applications and plans for these types of building permits. You can make an appointment by contacting the city's Development Services Division at **760-602-2723**. A plan check fee will be assessed at the time the application is submitted based on a percentage of the valuation of the construction improvement.

All departments (Engineering, Building, Planning and Fire) will return the first round of comments within 10 to 12 days.

### Meanwhile:

- Check with Fire Prevention for separate permits
- Verify with Planning about signage permits

# Build & Inspect

Construction may begin as soon as the proper permits have been issued

### Build

Construction may begin as soon as the building permit is issued. Additionally, a fire permit may be required before construction can begin depending on the scope of work.

### Inspect

A certificate of occupancy will be issued once all the construction has been completed and approved.

### Celebrate!

Congratulations on your successful opening in Carlsbad. Let city staff know how they've helped you along the way. They appreciate your feedback.



# Other Important Information

It can be hard to figure out the type of eating establishment you want to build. To help, here are the definitions of the most common types of eating establishments

- **Bona fide public eating establishment (a.k.a. sit-down restaurant):** any establishment at which the primary business is the preparation, service and retail sale of meals comprising a varied selection of foods and nonalcoholic beverages prepared, served and consumed on the premises.
- **Delicatessen (deli):** a type of restaurant, totaling less than 1,600 square feet in total floor area, selling ready-to-eat food and canned or bottled beverages to the public. Food is precooked or prepared at another location and only heated or toasted on the site. No stoves or ovens for the cooking or preparation of food nor tableware or dishwashing facilities (other than a standard sink) are permitted. No food servers are employed on the premises.
- **Drive-thru restaurant:** a restaurant that has a drive-thru lane to serve customers in motor vehicles.
- **Outdoor dining (incidental):** an outdoor dining area that is part of any business that serves food and/or beverages for onsite consumption, such as but not limited to restaurants, bona fide eating establishments and delis, and which does not exceed the limitations established in Chapter 21.26. (Ord. CS-178 § I, 2012; Ord. CS-102 § IV, 2010).

## Operating a Business in Carlsbad

To operate a business in the City of Carlsbad you will need to obtain a business license. You will also need to have an Employer Identification Number or Tax Identification Number issued by the Internal Revenue Service to operate an eating establishment business. To apply visit [www.carlsbadca.gov/business](http://www.carlsbadca.gov/business) or call 760-602-2495.

## Important Phone Numbers

Economic Development	760-602-2732
Development Services	760-602-2723
Planning	760-602-4610
Land Development Engineering	760-602-2750
Building	760-602-2719
Fire Inspection Requests	760-602-4660

## City of Carlsbad Economic Development

[www.carlsbadca.gov/business](http://www.carlsbadca.gov/business)



@carlsbadbiz



@Carlsbadbiz



@Carlsbadbiz

