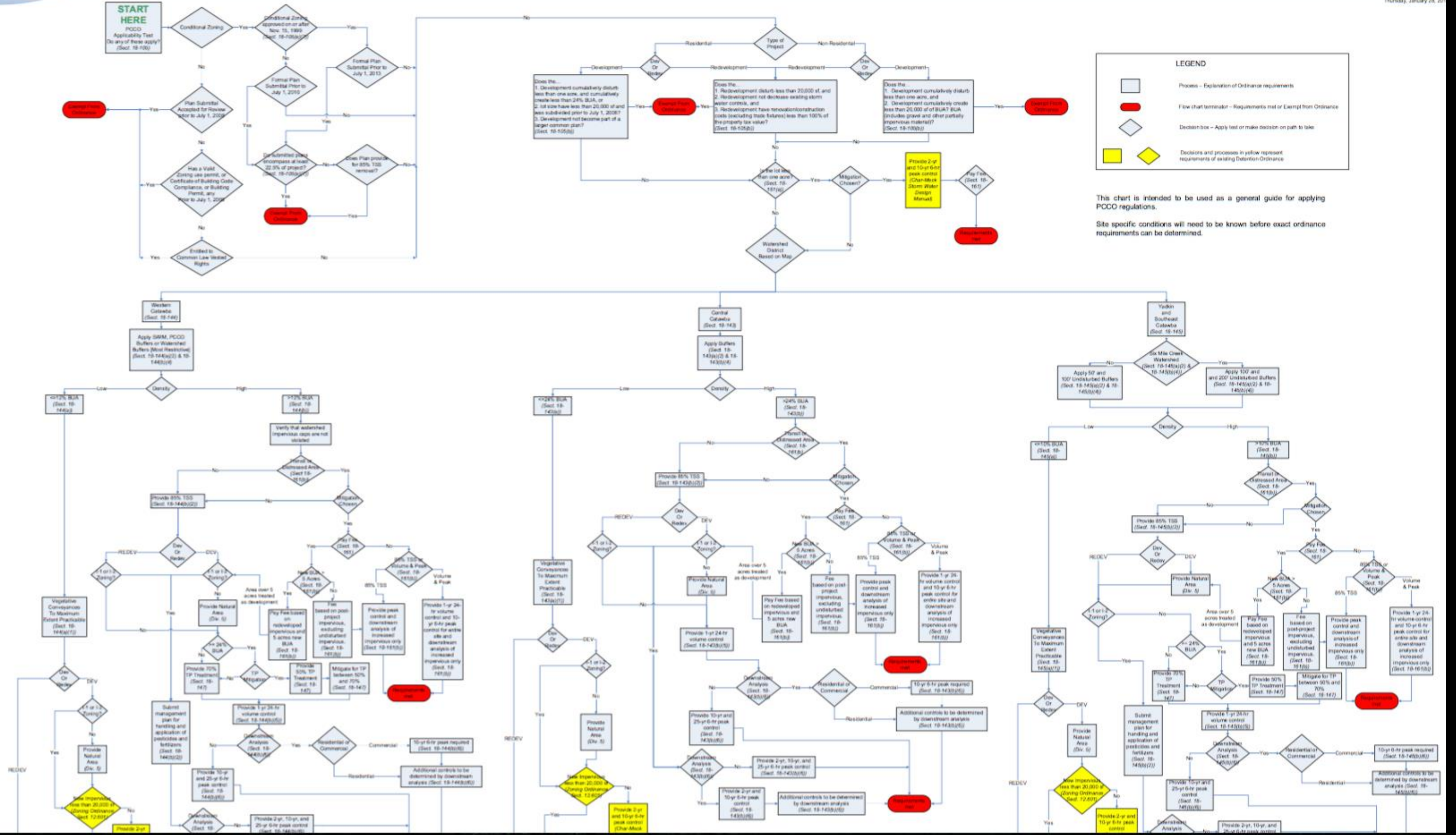


Economic Development Department

# OpenCounter® Business Portal

Christina Vincent  
March 15, 2017





# Start, Expand & Locate Your Business in San Diego

The City of San Diego's strong economy, diverse population, great educational institutions, unsurpassed quality of life, and world-renowned location make it the ideal place to start, expand and locate your business. This business portal is a resource for you.

- Submit an inquiry before you sign a lease
- Immediately identify permitted locations
- Predict fees to help you plan

This site is brought to you by the City of San Diego's Economic Development Department.

Note: This site is currently set up for tenant improvements only. Projects involving an increase in square footage will be included in the next phase.

[Get Started!](#)

[PARA VERSIÓN EN ESPAÑOL OPRIMA AQUÍ](#)

[SIGN IN](#) TO RESUME AN INQUIRY

BASICS

- Business Type
- Location
- Discretionary Entitlements
- A Note About Using This Site

OPERATIONS

SITE

NEXT STEPS

SUMMARY

Basics

The information you provide on these pages will help us estimate fees and determine necessary permits.

To get started, provide your business name below.

Note: This site is currently set up for tenant improvements only. Projects involving an increase in square footage (i.e. expansions and new construction) will be included in the next phase.

ADA statement: Those persons with disabilities who require auxiliary aids or services in using City facilities, programs, or services may call 619-236-5979 | TTY: 711 to talk to the Office of ADA Compliance and Accessibility.

Business Name \*

← Back

Continue →

# Business Type

What business are you opening?

You may select your Use by choosing a featured icon or clicking to view the entire list of uses. Alternatively, you can type a use in the search box below and we will return a use if a match is found in our database. If nothing is returned, please try another term.

Type of business you would like to open \*

## Common Business Types



NURSERIES



TRADE SCHOOL



RETAIL  
(CLOTHES)



TASTING ROOM



RESTAURANT



INSTRUCTIONAL  
STUDIO



BARBER OR  
BEAUTY SALON



BED &  
BREAKFAST



PET DAY CARE



CHILD CARE  
CENTER



SIDEWALK  
CAFE



OFFICE



MEDICAL  
OFFICE



LIGHT  
MANUFACTURING

[VIEW ALL BUSINESS TYPES](#)

## Search

Enter your business type

[← Back](#)

[Continue →](#)

# Business Type

## What business are you opening?

You may select your Use by choosing a feature code from the database. If nothing is returned, please try another search.

Type of business you would like to open \*

### Common Business Types



NURSERIES



TRADE SCHOOL



RETAIL  
(CLOTHING STORE)



INSTRUCTIONAL  
STUDIO



BARBER OR  
BEAUTY SALON



BED & BREAKFAST



SIDEWALK  
CAFE



OFFICE



MEDICAL  
OFFICE

[VIEW ALL BUSINESS TYPES](#)

### Search

Enter your business type

[← Back](#)

[Continue →](#)

## Business Types

Click the appropriate business type to select.

### Agriculture & Open Space > Open Space

- Active Recreation
- Passive Recreation
- Natural Resources Preservation
- Park Maintenance Facilities

### Agriculture & Open Space > Agriculture

- Agricultural Processing
- Aquaculture Facilities
- Dairies
- Horticulture Nurseries & Greenhouses
- Raising & Harvesting of Crops
- Raising, Maintaining & Keeping of Animals

### Agriculture & Open Space > Agriculture Separately Regulated

- Agricultural Equipment Repair Shops
- Commercial Stables
- Community Gardens
- Equestrian Show & Exhibition Facilities
- Open Air Markets for the Sale of Agriculture-related Products & Flowers

### Residential > Residential

- Mobilehome Parks
- Multiple Dwelling Units
- Rooming House
- Shopkeeper Units
- Single Dwelling Units

### Residential > Separately Regulated Residential Uses

- Boarder & Lodger Accommodations
- Companion Units
- Employee Housing
- Fraternities, Sororities and Student Dormitories
- Garage, Yard, & Estate Sales
- Guest Quarters
- Home Occupations
- Live/Work Quarters
- Residential Care Facilities
- Transitional Housing
- Watchkeeper Quarters
- Continuing Care Retirement Communities

### Institutional > Separately Regulated Institutional Uses

- Airports
- Botanical Gardens & Arboretums
- Cemeteries, Mausoleums, Crematories
- Correctional Placement Centers
- Kindergarten through Grade 12
- Colleges / Universities
- Vocational / Trade School
- Electric Vehicle Charging Stations
- Energy Generation & Distribution Facilities
- Exhibit Halls & Convention Facilities



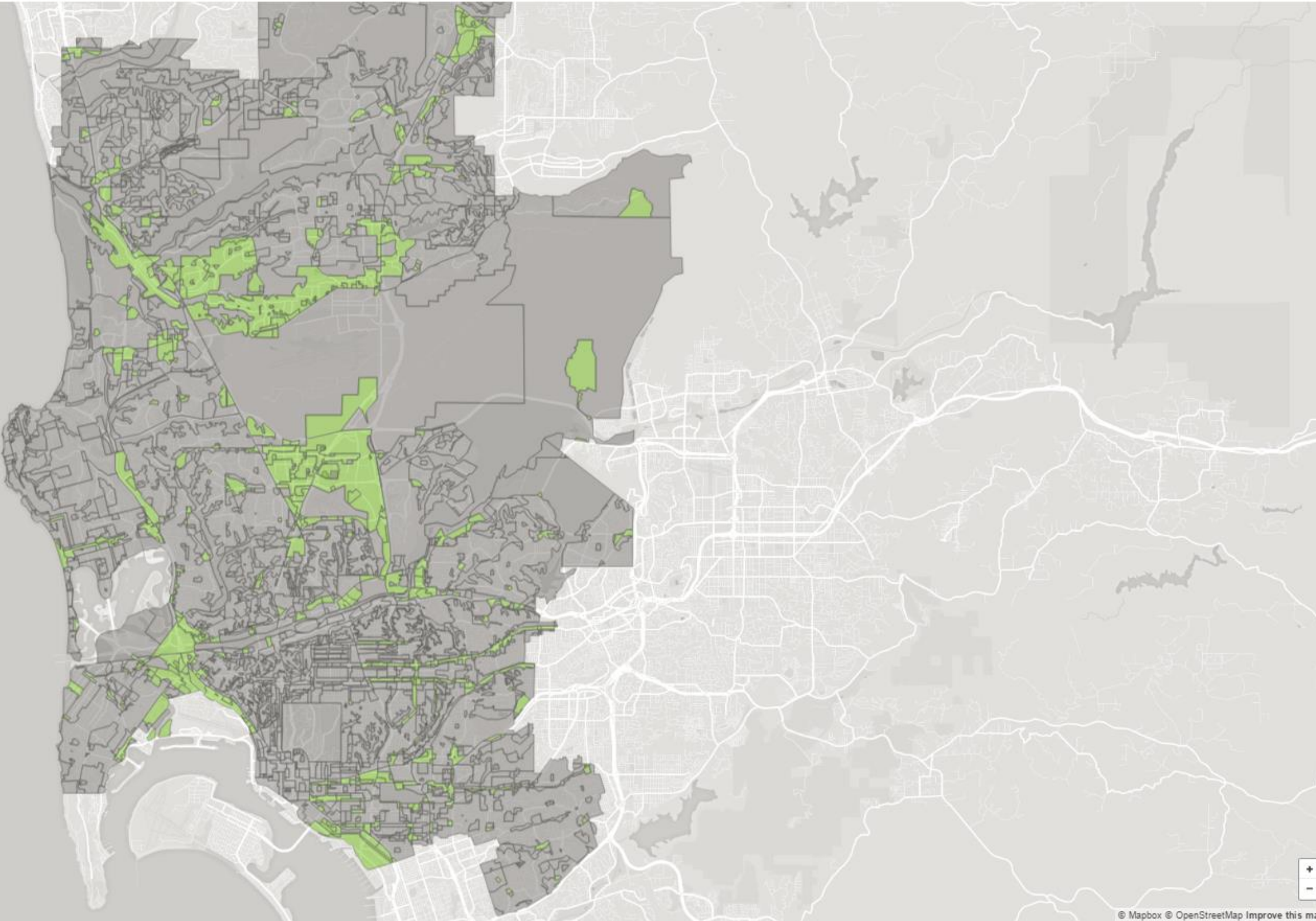
Location

Please choose your location by entering an address in the search form, or clicking on the map.

Address \*

← Back

Continue →



- Permitted
- Prohibited
- Conditional



## Location

Please choose your location by entering an address in the search form, or clicking on the map.

Address \*

5160 Federal Blvd, San Diego, California

← Back

Continue →

### Commercial - Community (CC-2-3)

Your business type is Permitted with limitations in this location.

■ Permitted  
■ Prohibited  
■ Conditional



BASICS

- ✓

Business Type
- ✓

Location
- Discretionary Entitlements
- A Note About Using This Site

OPERATIONS

SITE

NEXT STEPS

SUMMARY

Discretionary Entitlements

Many areas in the City of San Diego are regulated by existing discretionary entitlements.

Existing discretionary entitlements, which have not been populated into this database, can impact what business types are allowed at a specific site and how that site is developed.

Entitlements can be researched through Development and Permit Information, Zone History Letters, Preliminary Reviews, or by looking up grant deeds, title reports, and other documents on file with the County Recorder or City’s Record’s Section.

We encourage you to research any existing discretionary entitlements prior to signing a lease or submitting a project for review, as they can impact the information provided by this tool.

For more information, see

[Info Bulletin 109 - Development and Permit Information](#)

[Info Bulletin 110 - Permit Records](#)

[Info Bulletin 157 - Zone History Letters](#)

[Info Bulletin 513 - Preliminary Review Process](#)

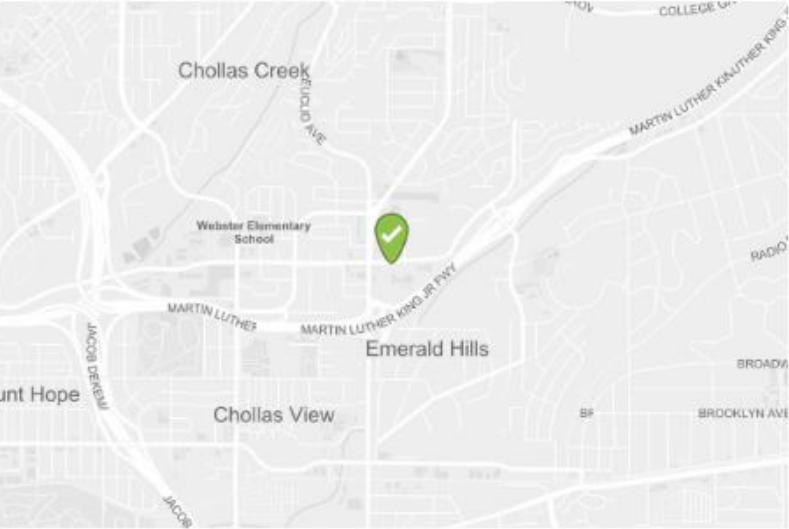
[County of San Diego Assessor](#) / [Recorder](#) / [Clerk’s Office](#)

← Back

Continue →

Coffee shop

SIDEWALK CAFES



Permits (2)

— CITY

|                        |         |
|------------------------|---------|
| Alarm Permit           | \$18.00 |
| Zoning Use Certificate | \$17.00 |
| TOTAL:                 | \$35.00 |

✓

BASICS

OPERATIONS

- ✓ Business Details
- ✓ Applicant
- ✓ Entertainment
- Sidewalk Cafe
- Business Improvement District

SITE

TEAM

NEXT STEPS

SUMMARY

# Entertainment

Will you have live entertainment?

- ☒ Live Entertainment
- ☐ Live Entertainment After Hours (between 2am-6am)
- ☐ No Live Entertainment

Will you serve alcohol?

- Yes
- No
- Not Sure

Will you host bingo games?

- Yes
- No
- Not Sure

Will you operate a sidewalk cafe? ?

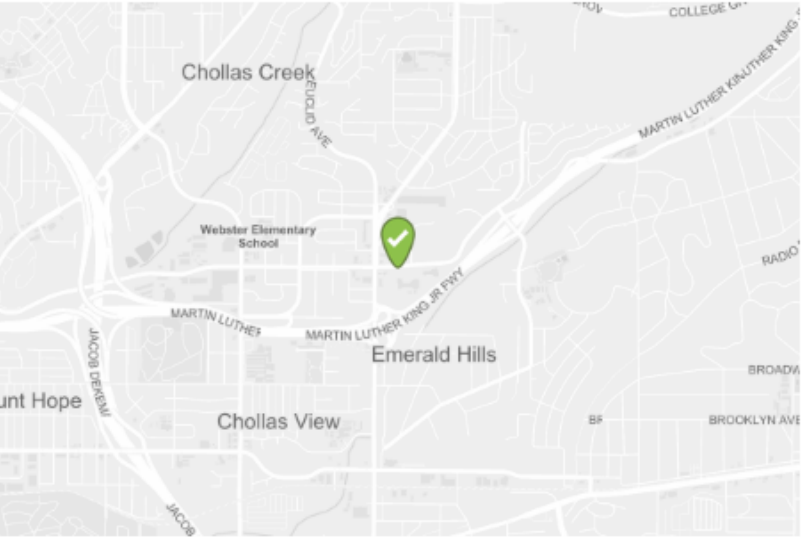
- Yes
- No
- Not Sure

← Back

Continue →

## Coffee shop

SIDEWALK CAFES



## Permits (4)

— CITY

|                          |         |
|--------------------------|---------|
| Alarm Permit             | \$18.00 |
| Business Tax Certificate | \$34.00 |
| Zoning Use Certificate   | \$17.00 |

— COUNTY

|                          |         |
|--------------------------|---------|
| Fictitious Business Name | \$42.00 |
|--------------------------|---------|

|        |          |
|--------|----------|
| TOTAL: | \$111.00 |
|--------|----------|



✓

BASICS

OPERATIONS

- ✓ Business Details
- ✓ Applicant
- ✓ Entertainment
- Sidewalk Cafe
- Business Improvement District

SITE

TEAM

NEXT STEPS

SUMMARY

## Sidewalk Cafe

Sidewalk cafes are permitted with some limitations.

Please check the box next to the statement if you are able to comply with the regulations below. If you are not able to comply with any of the statements below, your application can still be considered, but under a different process (Process Two Neighborhood Use Permit).

For more information, see [Info Bulletin 523 - Sidewalk Cafe](#)

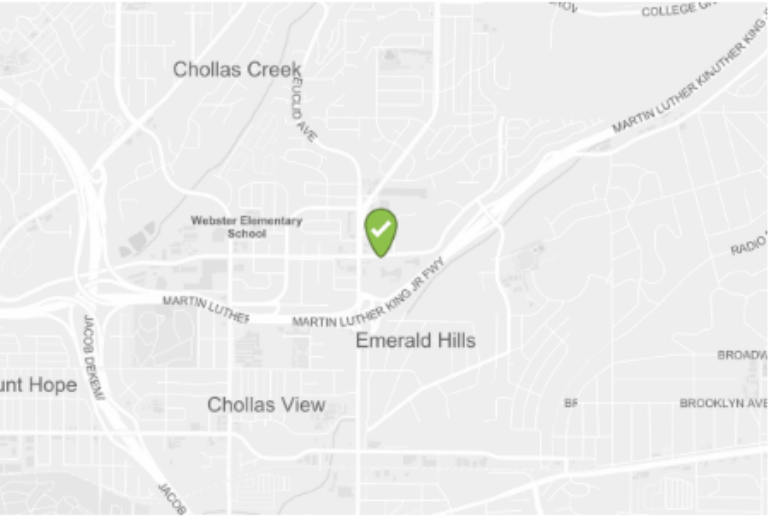
- ☐ Portable heaters, if provided, shall be located a minimum of 4 feet away from the exterior face of the building and from any combustible materials, including architectural projections, or in accordance with manufacturer recommendations, whichever is most restrictive.
- ☐ The hours of operation of a sidewalk cafe shall be limited to the hours that the kitchen facilities of the associated eating and drinking establishment are open for meal ordering. Alcohol, food, or beverages shall not be served or permitted within the sidewalk cafe after 10:00 p.m. Sunday through Thursday, and after 11:00 p.m. Friday through Saturday.
- ☐ A sidewalk cafe shall comply with all State of California Department of Alcoholic Beverage Control license requirements, as applicable.
- ☐ The sidewalk within, and adjacent to, the sidewalk cafe shall be clean and free of litter at all times.
- ☐ Musical instruments or sound reproduction devices shall not be operated or used within a sidewalk cafe. For purposes of enforcement of Chapter 5, Article 9.5, the property line shall be considered the boundary of a sidewalk cafe.
- ☐ Outdoor cooking and preparation of food within the public right-of-way is prohibited.
- ☐ A sidewalk cafe may provide either waiter/waitress service or self-service.
- ☐ Smoking or vaping is not permitted within a sidewalk cafe at any time. For purposes of this section, the terms smoke, smoking, vape, and vaping have the same meanings as in San Diego Municipal Code section 43.1001.
- ☐ Trash or storage areas shall not be located on or adjacent to the public right-of-way.
- ☐ A copy of the approved Public Right-of-Way Permit or Building Permit, as applicable, for a sidewalk cafe shall be posted on the premises of the associated eating and drinking establishment.

← Back

Continue →

## Coffee shop

SIDEWALK CAFES



## Permits (4)

— CITY

|                          |         |
|--------------------------|---------|
| Alarm Permit             | \$18.00 |
| Business Tax Certificate | \$34.00 |
| Zoning Use Certificate   | \$17.00 |

— COUNTY

|                          |         |
|--------------------------|---------|
| Fictitious Business Name | \$42.00 |
|--------------------------|---------|

|        |          |
|--------|----------|
| TOTAL: | \$111.00 |
|--------|----------|

- ✓

BASICS
- ✓

OPERATIONS
- SITE
- ✓

Building Project Overview
- ✓

Type of Work
- Electrical
- Mechanical
- Signs
- TEAM
- NEXT STEPS
- SUMMARY

## Type of Work

Building projects may include work done by specific trades, including plumbing, mechanical, electrical, plumbing, and fire protection work must be done in order to meet state and city regulations.

Prior to signing a lease or submitting a project for review, we encourage you to engage a licensed design professional to evaluate California Building Code requirements for your project.

Will you be adding or altering any electrical wiring?

Yes

No

Not Sure

Will you be adding or altering any heating, air conditioning, and/or ventilation systems?

Yes

No

Not Sure

Will you be adding or altering any plumbing?

Yes

No

Not Sure

Does the project include any permanent or temporary alterations or impacts to the exterior (cutting-patching-access-repair, roof repair or replacement, windows added-removed-repaired-replaced, etc)?

Yes

No

Not Sure

Does the project include any foundation repair, digging, trenching or other site work?

Yes

No

Not Sure

Will you be demolishing or completely removing any structures from the site?

Yes

No

Not Sure

Are you repairing or replacing curbs, gutters, sidewalks, driveways, or pedestrian ramps?

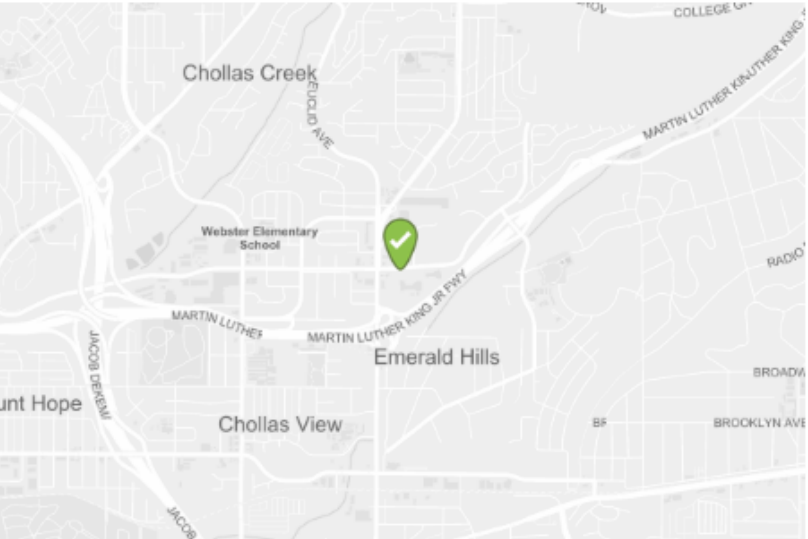
Yes

No

Not Sure

### Coffee shop

SIDEWALK CAFES



### Permits (8)

CITY

|                                              |            |
|----------------------------------------------|------------|
| Alarm Permit                                 | \$18.00    |
| Building Permit                              | \$10.00    |
| Business Tax Certificate                     | \$34.00    |
| Mechanical, Plumbing/Gas, Electrical Permits | -\$60.50   |
| Neighborhood Use Permit                      | \$5,875.00 |
| Sign Permit                                  | \$30.00    |
| Zoning Use Certificate                       | \$17.00    |

COUNTY

|                          |         |
|--------------------------|---------|
| Fictitious Business Name | \$42.00 |
|--------------------------|---------|

TOTAL: \$5,965.50

- ✓

BASICS
- ✓

OPERATIONS
- ✓

SITE
- ✓

TEAM

NEXT STEPS

✓ Fees

Next Steps

SUMMARY

Next Steps

Economic Development and Development Services’ worked together to provide this tool to help you make an informed business decision.

In general, opening a business requires compliance with San Diego Municipal Code (SDMC) and California Building Code (CBC). SDMC regulates factors related to what type and where a business can be located, limitations on when and how a business can operate, and development regulations. CBC regulates factors related to the type of construction and the type of mechanical, electrical, or plumbing systems a business requires.

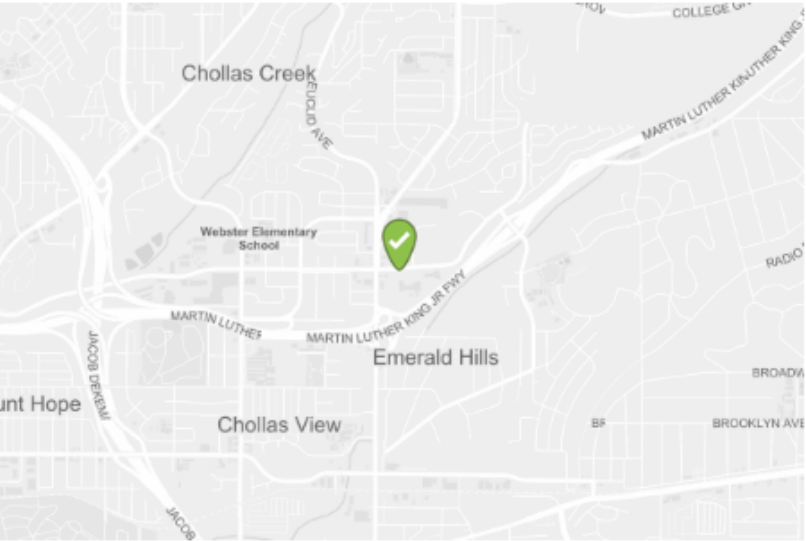
If you are interested in pursuing this project, we encourage you to visit Development Services at 1222 1st Ave, San Diego, CA 92101 with the information you have provided here.

← Back

Continue →

Coffee shop

SIDEWALK CAFES



Permits (8)

— CITY

|                                              |            |
|----------------------------------------------|------------|
| Alarm Permit                                 | \$18.00    |
| Building Permit                              | \$10.00    |
| Business Tax Certificate                     | \$34.00    |
| Mechanical, Plumbing/Gas, Electrical Permits | -\$60.50   |
| Neighborhood Use Permit                      | \$5,875.00 |
| Sign Permit                                  | \$30.00    |
| Zoning Use Certificate                       | \$17.00    |

— COUNTY

|                          |         |
|--------------------------|---------|
| Fictitious Business Name | \$42.00 |
|--------------------------|---------|

TOTAL: \$5,965.50





Show

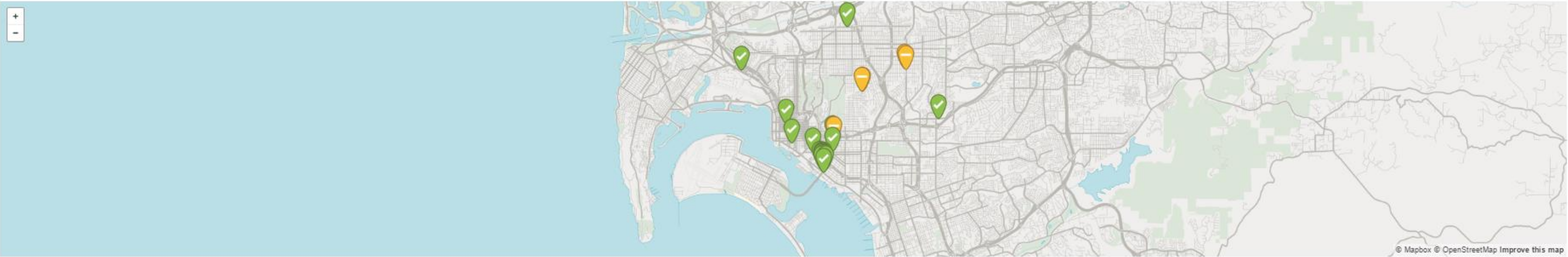
BUSINESS TYPE ▾

in the

ZONING ▾

district that are

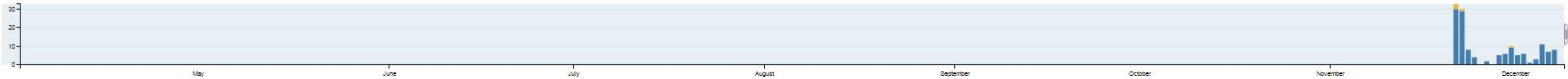
CLEARANCE ▾



| BUSINESS TYPE                                    | PERMITS | ZONING DISTRICT                                                       | PERMITS | CLEARANCE               | PERMITS |
|--------------------------------------------------|---------|-----------------------------------------------------------------------|---------|-------------------------|---------|
| Eating & Drinking Establishments                 | 12      | TAOZ - TAOZ                                                           | 18      | Permitted               | 26      |
| Business & Professional                          | 10      | Parking Impact Overlay - Parking Impact Overlay                       | 11      | Conditional             | 4       |
| Bed & Breakfast                                  | 3       | CP - BARRIO LOGAN                                                     | 11      | Limited                 | 1       |
| Urgent Care Facilities                           | 1       | BLPD-REDEVLP-SUBD - Barrio Logan Planned District (BLPD-REDEVLP-SUBD) | 10      | Neighborhood Use Permit | 1       |
| Personal Services                                | 1       | Unknown                                                               | 10      | Prohibited              | 0       |
| Nightclubs & Bars Over 5,000 Square Feet in Size | 1       | CP - KEARNY MESA                                                      | 6       |                         |         |
| Multiple Dwelling Units                          | 1       | Airport Environs Overlay - Airport Environs Overlay                   | 5       |                         |         |
| Horticulture Nurseries & Greenhouses             | 1       | IL-2-1 - Industrial - Light (IL-2-1)                                  | 4       |                         |         |
| Automobile Service Stations                      | 1       | CP - SOUTHEASTERN SAN DIEGO,SOUTHEASTERN                              | 3       |                         |         |
| Sidewalk Cafes                                   | 1       | CP - DOWNTOWN                                                         | 3       |                         |         |

Applications

Year to date ▾



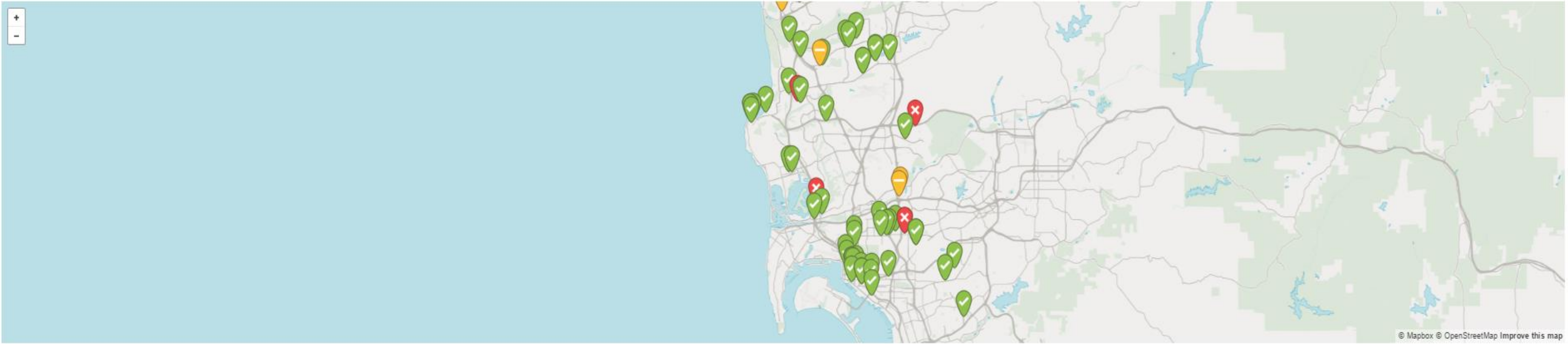
**139** Applications Started

**5** Applications Submitted

**4%** Conversion Rate

**0** Employee Count

**\$251,842** Total Fees





Zoning regulations can be complex. This tool simplifies the site selection process by showing you where your project is permitted.

Start Now

This service is provided by the City of San Diego to help the public access zoning information around the clock. If you cannot find a use that matches your business activity, please call us at 619-446-5000. As San Diego has grown, certain developments have gained approvals for land uses that may vary from underlying codes. While every effort has been made to normalize uses across the City, some discrepancies may exist as we continue to refine this tool. We encourage users to reach out to staff for a second opinion if you cannot find the use you are interested in or if your use appears as prohibited.

Those persons with disabilities who require auxiliary aids or services in using City facilities, programs, or services may call 619-236-5979 | TTY: 711 to talk to the Office of ADA Compliance and Accessibility.



### Wearing Apparel & Accessories

Your address:

Will the items for sale be manufactured on the premises?

Yes

No

Not Sure

Will the retail sales portion of your business exceed 25% of the gross floor area?

Yes

No

Not Sure

Will your business be based in your place of residence?

Yes

No

Not Sure

If located on the ground floor, will you occupy at least 50% of the gross floor area?

Yes

No

Not Sure



 Permitted  
 Prohibited

Thank you!

Visit: [Business.sandiego.gov](http://Business.sandiego.gov)

Christina Vincent

Business Expansion, Attraction and Retention

Program Manager

[cvincent@sandiego.gov](mailto:cvincent@sandiego.gov)

619-236-6493