


Long-Term Financial Plan LTFP FY 2019-20 through FY 2024-25 (FY18/19 Update)

Kitty Lopez
Khanh Chau
June 24, 2019



LTFP (FY18/19 Update) Key Messages

LTFP is a snapshot in time with unknown financial information which continues to evolve.

Revenues

- Additional Revenue opportunities from F5CA, Non-Tobacco Tax Grants, and any underspend contracting of SPIP FY18-20.

Appropriations

- SPIP Community Investment FY20-25 with average step down 39% as previously approved by the Commission. Funding recommendations will be based on the newly adopted strategic plan FY 2020-25, service landscape review, and other factors.
- Any operational spending reductions to be evaluated and made.

LTFP (FY18/19 Update) Key Messages

Organizational Structure

- Working with County HR Dept. to conduct job classification/job analyses studies to determine workload and any restructuring needed after 2020, while still supporting the new revised Strategic Plan, 2020-2025.
- F5SMC lean operation structure comparing with First 5's of similar revenue.

Fiscal Impacts

- Ending Fund Balance (after Pension Liability and Operational Reserves) FY24-25 is projected \$2.0 Million or 4.2-month equivalent of FY 2025 fiscal Revenue.
- It is anticipated that, from FY 2025 forward, Total Appropriations would be in line with Total Fiscal Revenues

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LTFP (FY18/19 Update) -Total Revenues

F5SMC Revenues:

- Tobacco Tax Revenues
 - ✓ Tobacco Tax Revenues are declining faster with adjusted declining rate to 2.9% from 2.2%.
- Other Grant Revenues
 - ✓ Staff continues efforts to seek leverage funding and other Non-Tobacco Tax funding sources.
 - ✓ Projected Other Grant Revenues of \$1 M FY20-25, of which \$650K Other Grant Revenues pending finalization from Jun 2019 -Jan 2020.

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Other Grant Revenues

FSCA IMPACT (2.2 M)
 Child Signature Program 2
 Child Signature Program 3
 Race to the Top
 IMPACT HUB
 Help Me Grow
 Build-Up Kids Mapping
 WMG - Clinic Based Services
 Trauma Informed System
 and Others

Acquired
 \$4.3 M additional
 Other Grant Revenues
 FY15-20



FY15-20

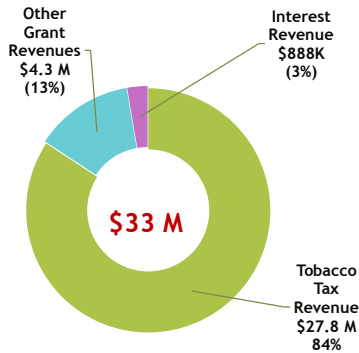
Projected
 \$1 M additional
 Other Grant Revenues
 FY20-25
 (conservative projections)



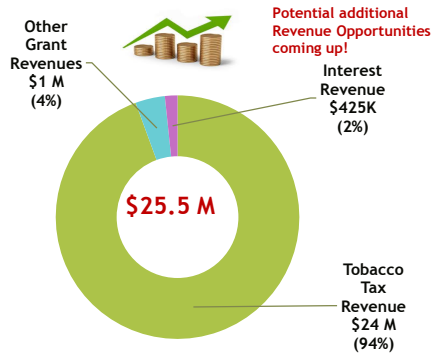
**Projected
 FY20-25**

5

Total Revenues - 10 Years Aggregate FY15-25



FY15-20



FY20-25

6

Other Grant Revenues -

Additional Revenue opportunities from Other Non-Tobacco Tax Grants and leverage funding Grants have added steady revenue stream.

Grantor	Grant / Program	Grant Amount	Grant Term	Status
David Lucile Packard Foundation	Help Me Grow	300K	FY18/20	Executed grant
San Mateo Medical Center	Watch Me Grow-Clinic Based Services	25K	FY18/20	Executed grant
San Mateo County Health System - Services Act MHSA Prop 63	Mental Health	300K	FY19-21	Final stage of grant finalization (Sept 19)
Sequoia Healthcare District	Special Needs, Virtual Dental Home, Trauma	350K	FY19-22	Pending discussion of leverage funding with grantor (Jun 19)

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Other Revenues - Repeating Grant Opportunities

Grantor	Grant / Program	Grant Amount	Grant Term	Status
First 5 California	TBD	250K	FY20/25	Through competitive grant application process (Jun 2020)
David Lucile Packard Foundation Grant	Help Me Grow	100K	FY20/21	New grant cycle in Aug 2020.
Peninsula Healthcare District	Help Me Grow Leverage Funding	25K	FY2020	New grant cycle in Nov-Dec 2019

8

LTFP (FY18/19 Update)
Total Program Appropriations
From FY15-20 through FY24-25



\$49.7 Million
Total in 10 years
or
Average
\$4.9 Million per
year

9

LTFP (FY18/19 Update)
Total Operations Appropriations
From FY15-20 through FY24-25

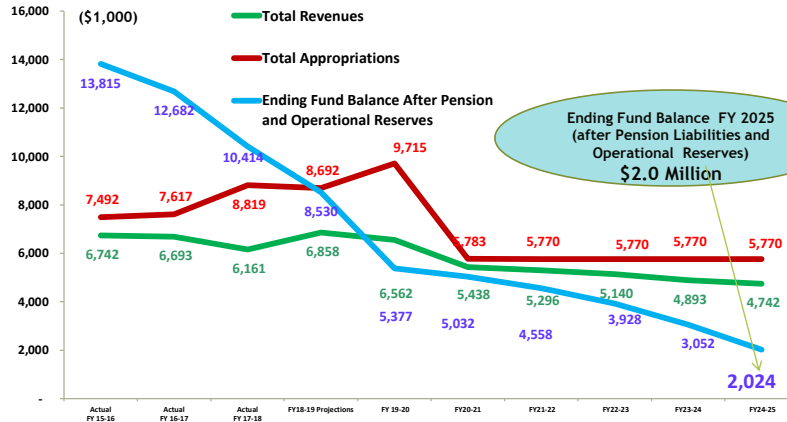


\$8.3 Million
Total in 10 years
or
Average
\$832K per year

10

LTFP (FY18/19 Update)

Ending Fund Balance After Pension Liability and Operational Reserves



Requested Action

Commission review and approval of the F5SMC's LTFP FY19-20 through FY24-25 (FY18/19 Update)

MAPPING AND PLANNING FOR CHILD CARE AND PRESCHOOL IN THE SAN BRUNO COMMUNITY

Build Up for San Bruno's Children

Prepared by Sarah Kinahan Consulting
2018

SAN BRUNO
Community Foundation



DESCRIPTION OF THE STUDY

- *Funder:* San Bruno Community Foundation
- *Purpose:* Use Maps to Plan for Child Care and Preschool
- *Additional Topics Covered in Report:*
 - Child Care and Preschool Supply and Demand Data
 - Land Use Considerations
 - Proposed Developments

WHY USE MAPS TO PLAN FOR CHILD CARE AND PRESCHOOL IN SAN BRUNO?

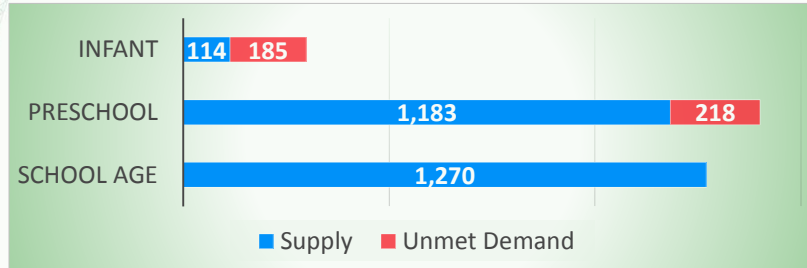
- **Supply and demand are not spread evenly throughout the community**
 - Maps can help zero in on underserved areas

- **Two-thirds of San Bruno's programs interested in expansion; "finding a site" is the #1 barrier**
 - Maps may reveal areas of new development that may be ideal for child care sites

SUPPLY OF CHILD CARE AND PRESCHOOL IN SAN BRUNO

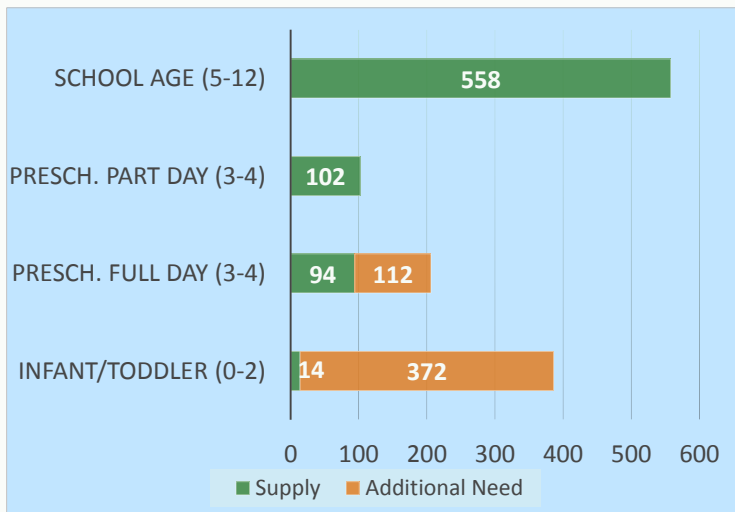
Age Group	Family Child Care Total	Child Care Centers		All Sites Total
		All	Subsidized	
Infant Spaces	94	20	14	114
Preschool Spaces	118	1,065	196	1,183
School-Aged Spaces	56	1,211	558	1,267
Total No. of Spaces	268	2,296	768	2,564
Total No. of Sites	26	27	13	53

SUPPLY AND UNMET DEMAND FAMILIES OF ALL INCOME LEVELS



City	Infant Surplus/Deficit	Preschool Surplus/Deficit
Daly City/Colma	-607	-1,459
South San Francisco	75	149
Millbrae	-31	-362
Burlingame	-120	-325
TOTAL	-683	-921

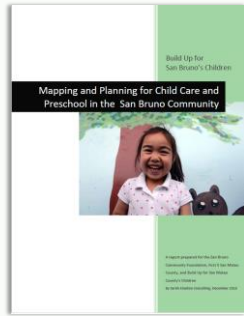
SUPPLY AND UNMET NEED LOW INCOME FAMILIES



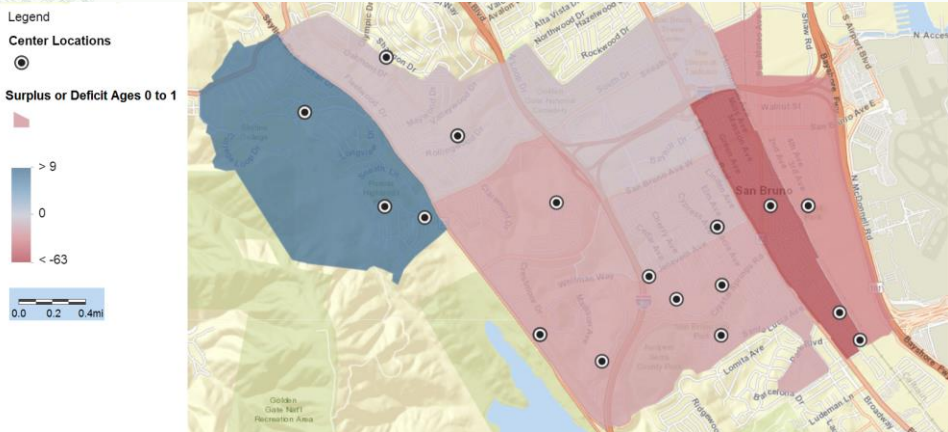
DISSEMINATION OF THE MAPS AND FINDINGS

Eleven maps viewable online at <https://arcgis.com/1jm15m>

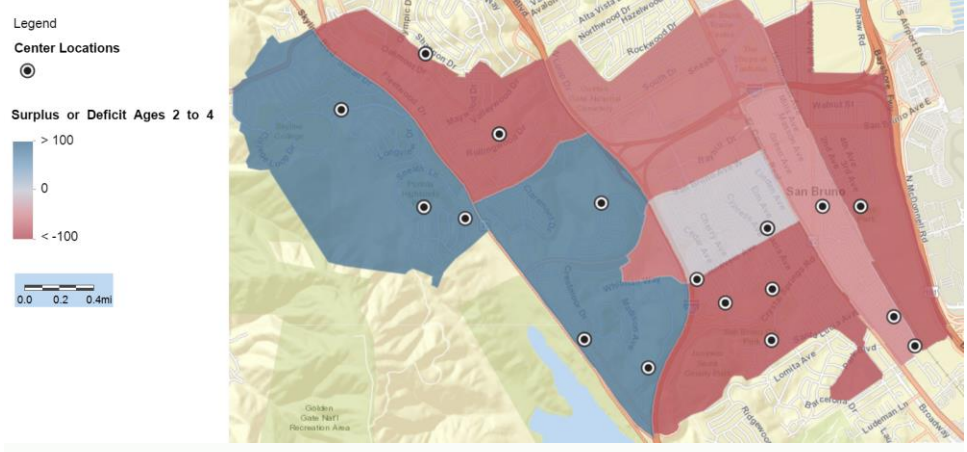
Report, Executive Summary & Blog Post on Build Up's website: <https://buildupsmc.com/2019/02/using-maps-to-plan-for-child-care-san-bruno-case-study/>



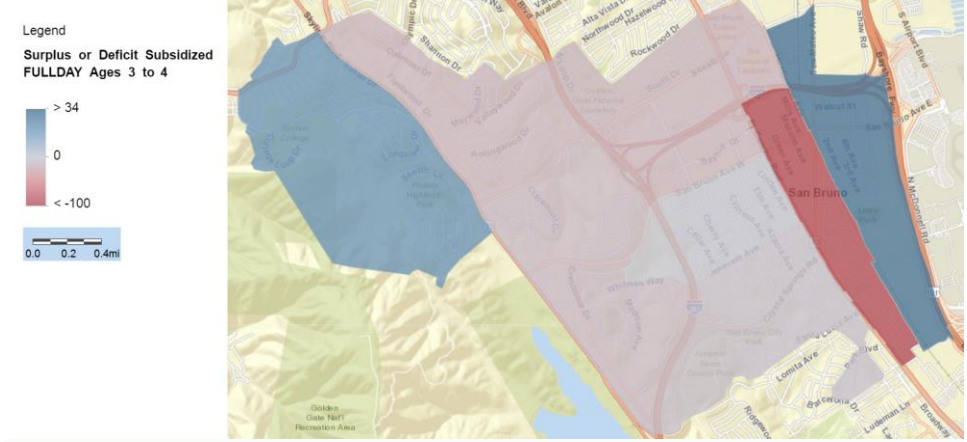
SURPLUS OR DEFICIT OF SPACES FOR INFANTS/TODDLERS (ALL INCOMES)



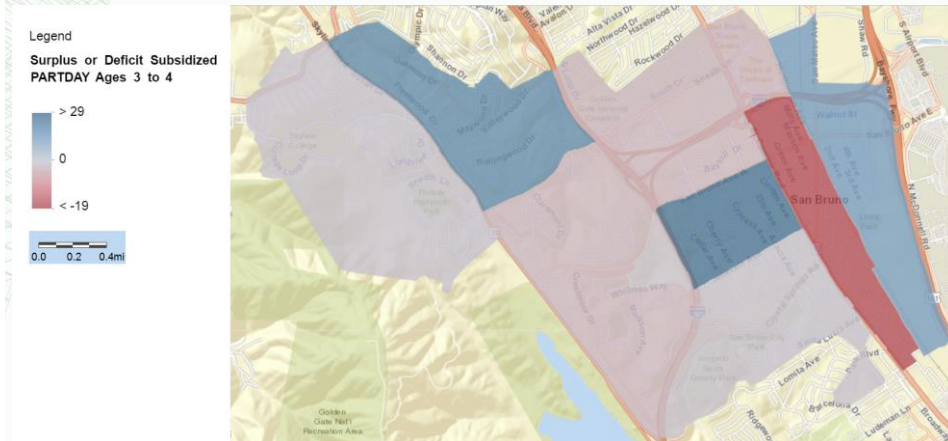
SURPLUS OR DEFICIT OF SPACES FOR PRESCHOOLERS (ALL INCOMES)



SURPLUS OR DEFICIT OF SUBSIDIZED SPACES FOR PRESCHOOLERS (FULL DAY)



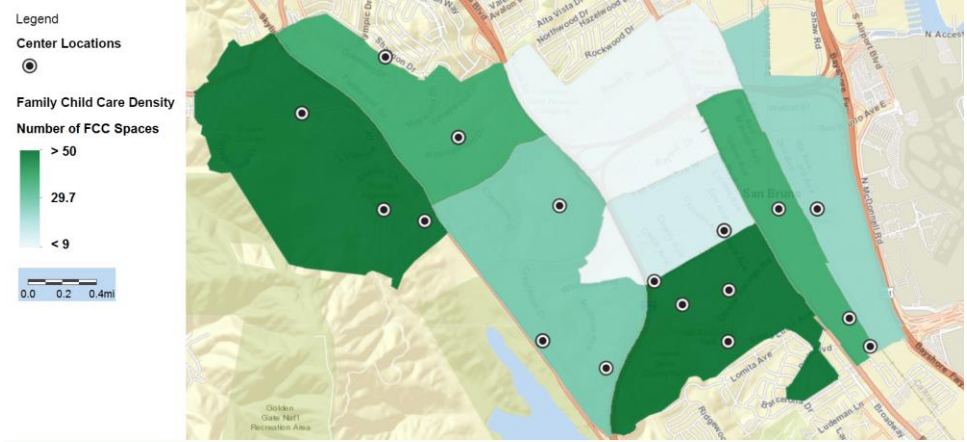
SURPLUS OR DEFICIT OF SUBSIDIZED SPACES FOR PRESCHOOLERS (PART DAY)



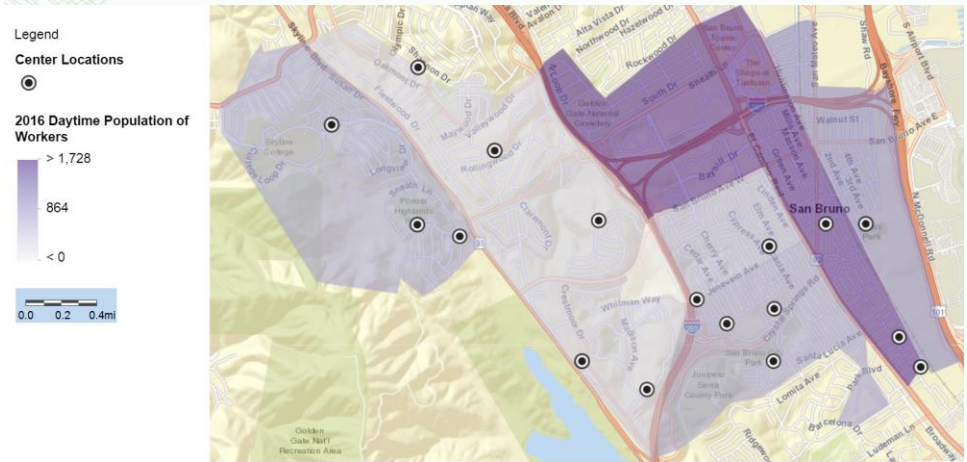
LAND USE AND CHILD CARE IN SAN BRUNO

- **Key Findings** from San Bruno Municipal Code, the City's General Plan, and Housing Element:
 - Child care centers **permitted uses in Residential zones (R-1 and R-2)** with a use permit.
 - Municipal Code **allows density bonus/additional incentive for housing projects with child care.**
 - City's **General Plan includes** implementing policy recommendation specific to child care/zoning.
 - **Housing Element Plan includes** Program 3-G with recommendations for child care/zoning.
 - San Bruno Municipal Code **inconsistent with CA Child Day Care Facilities Act**, CA Health & Safety Code.

LOCATION OF CENTERS AND DENSITY OF FAMILY CHILD CARE BY CENSUS TRACT



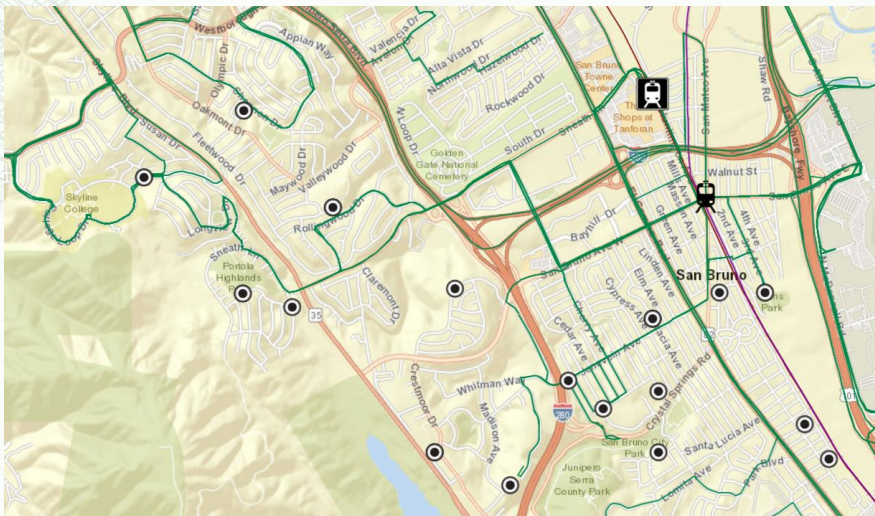
DENSITY OF DAYTIME WORKERS BY CENSUS TRACT



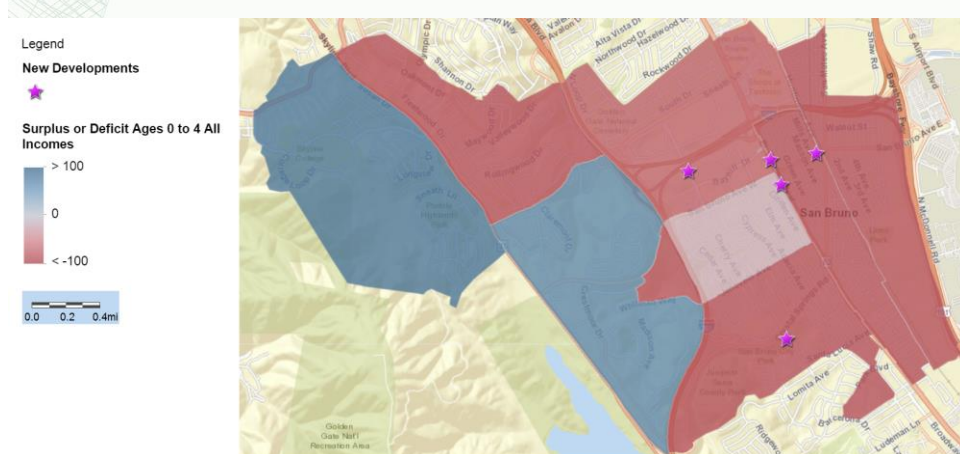
CHILD CARE NEAR TRANSIT AND SFO

- **No child care centers within the City's Transit Corridors Plan (TCP) area.**
- Most existing centers are near a **SamTrans** route.
- **No infant/toddler child care centers** for working families near the **Caltrain** or **BART** stations.
- **Two preschool centers** with full-day schedules are within a ½ mile of **Caltrain**
- **No preschool centers** near the San Bruno **BART**.
- The **land use plan for SFO** restricts the zones where **child care centers can be built.**

CHILD CARE CENTERS IN RELATION TO TRANSIT



SURPLUS/DEFICIT OF CHILD CARE FOR CHILDREN AGES 0-4, ALL INCOME LEVELS, IN RELATION TO NEW DEVELOPMENTS



GENERAL RECOMMENDATIONS

- **Expand** child care and preschool programs with schedules to **meet needs of working families**.
- Prioritize creating spaces for **infants and toddlers**.
- Realign and **increase subsidy funding** to increase supply for **infants/toddlers and full-day preschool**.
- **Increase** number of **family child care** homes.
- **Connect with Build Up** for San Mateo County's Children (a new local initiative designed to grow & improve the supply of child care and preschool, www.buildupsmc.com) to access technical assistance services.

RECOMMENDATIONS FOR THE CITY OF SAN BRUNO

- In **zoning code update**:
 - Classify **large FCC homes as permitted use of residential** (no zoning permit).
 - **Allow child care centers in all residential and commercial.**
 - **Define centers and FCC homes consistent with State law.**
- **Consider families' child care needs in new developments**:
 - **Encourage developers** to include child care.
 - Include in **long-range planning**
- Encourage **use of density bonus/incentive for housing** with child care.
- **Assign a point person** for child care applications.

HOW THE REPORT IS BEING USED

First 5 Staff and Consultants have shared with key stakeholders such as:

- City's Community & Economic Development Director
- Google/YouTube Government Affairs
- San Bruno Community Foundation Board
- The Big Lift Collaborative
- San Bruno Park School District
- San Bruno Park Education Foundation
- Build up Advisory Body & Bay Area ECE Facilities Regional Experts
- Child Care Law Center
- Other Business and Faith Leaders



FOR MORE INFORMATION

www.buildupsmc.com

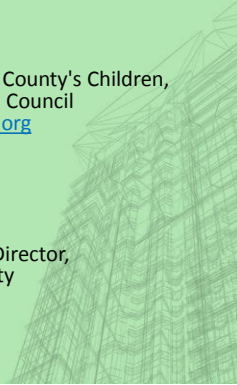
Sarah Kinahan
Project Consultant
650.776.4534
sarah.j.kinahan@gmail.com

- or -

Christine Padilla
Director,
Build Up for San Mateo County's Children,
Child Care Coordinating Council
cpadilla@sanmateo4cs.org
650.517.1436

- or -

Michelle Blakely
Program and Planning Director,
First 5 San Mateo County
mblakely@smcgov.org
650.372.9500





Promoting Healthy Families with Evidence-Based Practice in the First 5 Years

Lizelle Lirio de Luna, RN, MS, CNS
Family Health Services Director

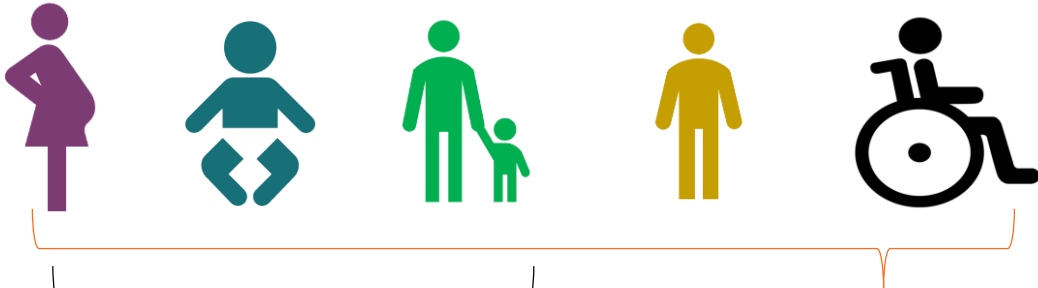


SAN MATEO COUNTY HEALTH
FAMILY HEALTH SERVICES



Joining with Families as early as possible to meet their goals toward improved health and brighter futures

Our programs



Home Visiting Programs
 Women, Infants and Children (WIC) Program

California Children's Services (CCS)
 CCS Medical Therapy Program
 Immunization Program
 Lead Program
 Oral Health Program
 CalFresh Healthy Living Program

Home Visiting Programs

- Nurse-Family Partnership*
- Black Infant Health
- Pre to Three - Healthy Families America*
- Pediatric Team
- Foster Care Public Health Nurse Team



Pregnancy and Early Childhood

- Promote a healthy start and positive life course
- Provide “Right Service at the Right Time and Place”
- Use nationally recognized evidence-based home visiting models serving ~1200 families per year:

❖ Nurse-Family Partnership

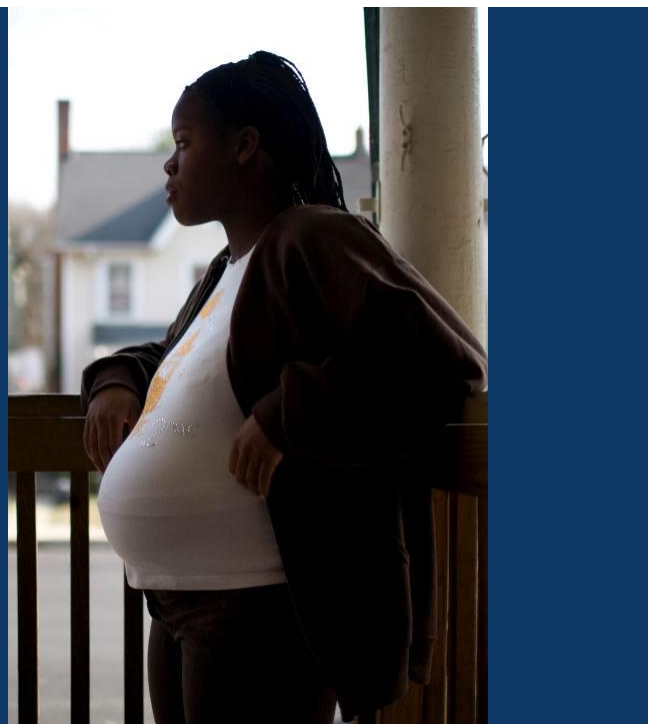
❖ Healthy Families America



SAN MATEO COUNTY HEALTH
**FAMILY HEALTH
SERVICES**

"There is a magic window during pregnancy...it's a time when the desire to be a good mother and raise a healthy, happy child creates motivation to overcome incredible obstacles including poverty, instability or abuse with the help of a well-trained nurse."

David Olds, Ph.D., Founder,
Nurse-Family Partnership



Overview



Nurse-Family Partnership is...

- An evidence-based, community health program
- Transforming lives of vulnerable first-time mothers
- Improving prenatal care and pregnancy outcomes, quality of parenting and life prospects for mothers by partnering them with a registered nurse
 1. Improve pregnancy outcomes
 2. Improve child health and development
 3. Improve families' economic self-sufficiency

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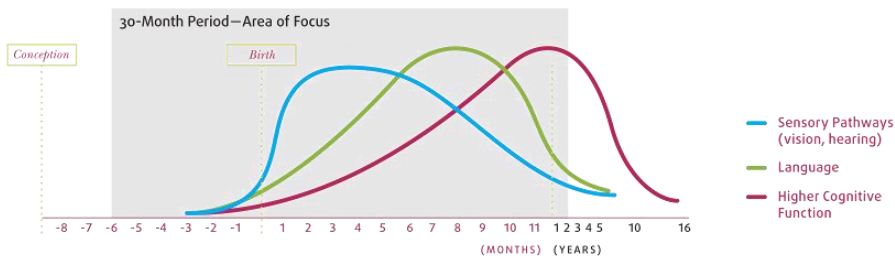


Overview



Human Brain Development

Synapse formation dependent on early experiences



Source: Nelson, C.A., *From Neurons to Neighborhoods* (2000).
Shonkoff, J. & Phillips, D. (Eds.)

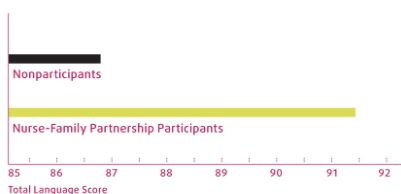
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Research

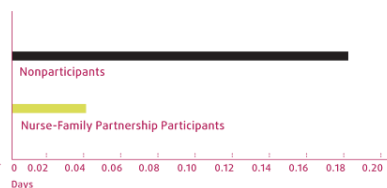


Preschool Language Scale
Age 4—Denver
(Born to low-resource mothers)



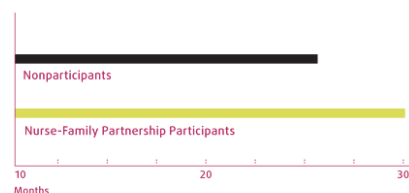
Source: Reproduced with permission from *Pediatrics*, Vol. 114, 1565, Copyright © 2004 by the AAP.

Days Hospitalized for Injuries
Birth to age 2—Memphis



Source: *JAMA*, 1997, Vol. 278, 650, Copyright © 1997, American Medical Association. All rights reserved.

Months Between Births
Between first and second child
(by first child's fifth birthday)—Memphis



Source: *JAMA*, 2000, Vol. 283, 1987, Copyright © 2000, American Medical Association. All rights reserved.

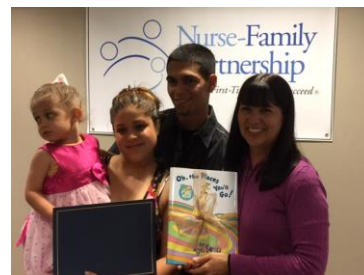
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San Mateo County NFP Client Demographics



- A total of **511** women have been served in the program since the launch of NFP in 2012
- Most clients are teens or young adults:
 - 3.2% < 15
 - 31.4% 15-17
 - 32.1% 18-19
 - 17.3% 20-24
 - 8.8% 25-29
 - 7.2% > 30
- **85%** of clients identify as Hispanic or Latina; **13%** Non-Hispanic or Latina; **2%** declined to answer
- **68%** of total referrals came from healthcare providers/clinics



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San Mateo County NFP Program Outcomes

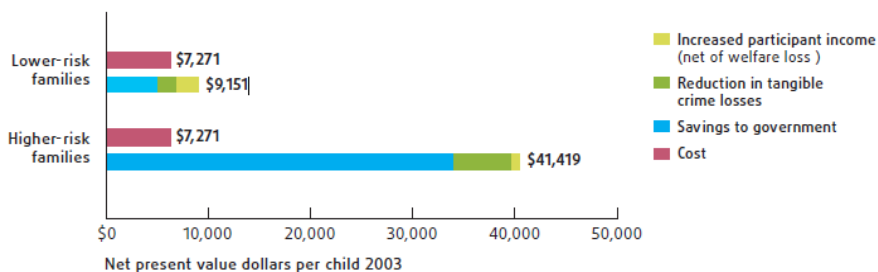


- 91.8% of NFP toddlers are up-to-date with immunizations by 2 years of age
- 98.3% of NFP mothers report breastfeeding at birth and nearly 51.4% continue to breastfeed at 6 months; 38.1% are breastfeeding at 12 months
- 100% of NFP infants and toddlers were assessed with the ASQ-SE2 [Ages and Stages Social Emotional developmental tool] at 6 months, 12 months, 18 months, and 24 months of age [7/1/2017-6/30/2018]
- 7.2% cumulative preterm birth rate (< 37 weeks) for NFP participants in San Mateo County
 - California State and local San Mateo County preterm birth rate was 8.4% (2013-2015)



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Monetary Benefits to Society



Source: 2005 RAND Corporation Study

Every dollar invested in NFP can yield more than \$5 in return.



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Client voice



<https://youtu.be/el2cBum7rm0>

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Pre to Three – Healthy Families America

Mission: To promote child well-being & prevent the abuse and neglect of our nation's children through home visiting services

Vision: All children receive the nurturing care from their family essential to leading a healthy and productive life



SAN MATEO COUNTY HEALTH
FAMILY HEALTH SERVICES

Pre to Three – Healthy Families America

Outcomes:

- Improve maternal and child health
- Bolster child development & school readiness
- Improve positive parenting practices & child's social-emotional well being
- Reduce rates of child maltreatment, juvenile delinquency, family violence and crime
- Improve family economic self-sufficiency
- Strengthen linkages and referrals



SAN MATEO COUNTY HEALTH
**FAMILY HEALTH
SERVICES**

Pre to Three – Healthy Families America

How is this different from NFP?

- Pregnant or already parenting other children
- Partner with families up to the child's 3rd birthday (up to 5th birthday in some special cases)
- Staffing includes nurses, social workers and paraprofessionals

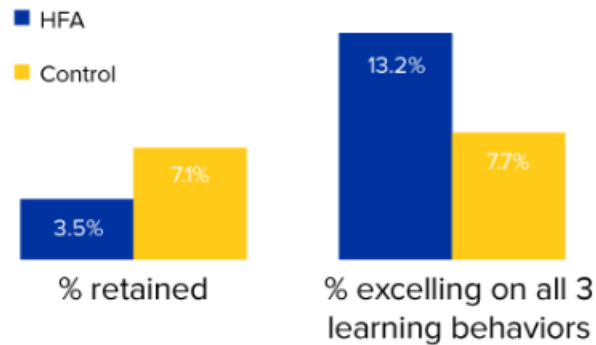


SAN MATEO COUNTY HEALTH
**FAMILY HEALTH
SERVICES**

Pre to Three – Healthy Families America

Improved 1st Grade Performance

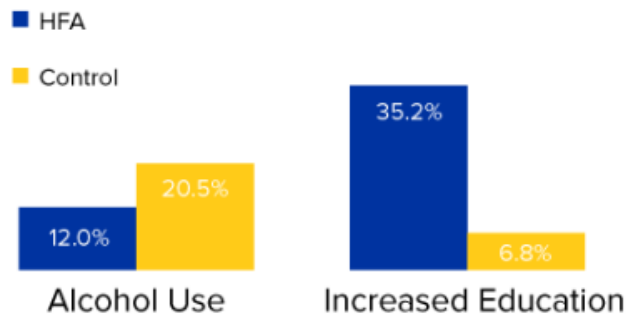
NY2 - Kirkland & Mitchell-Herzfeld (2012)



Pre to Three – Healthy Families America

Improved Family Functioning

AZ2 - LeCroy & Krysik (2011)



Our partners for system improvement

- Medical and health care providers
- Social services organizations
- Schools
- Public and private community members, organizations, and agencies
- State and federal government



CONTACT US



SAN MATEO COUNTY HEALTH
**FAMILY HEALTH
SERVICES**

Lizelle Lirio de Luna RN, MS, CNS

Family Health Services Director

2000 Alameda de las Pulgas, Suite 230

San Mateo, CA 94403

650-573-2093 T

lideluna@smcgov.org

smchealth.org



Mapping and Planning for Child Care and Preschool in the San Bruno Community Executive Summary

A report prepared for the San Bruno Community Foundation, First 5 San Mateo County, and Build Up for San Mateo County's Children

By Sarah Kinahan Consulting, December 2018



Description of Study

In 2018, the San Bruno Community Foundation provided a grant to First 5 San Mateo County to better understand the shortage of child care and preschool in San Bruno, and to use maps to determine the ideal locations for new child care development that are linked to families' housing, places of employment, and transit. The full report includes **maps and recommendations to plan for future child care and preschool expansion**. Maps are complemented with a summary of child care supply and demand and land use considerations. We also assess current proposed developments that are in the early application and planning stages to understand the potential for including child care spaces. All of the maps developed for this report can be viewed at <https://arcg.is/1jm15m>.

Child Care Supply & Demand in San Bruno

San Bruno, like the rest of San Mateo County, has shortages of child care that affect families' economic opportunities and children's learning. This report estimates the supply and demand for both market-rate child care and subsidized child care for low-income, working families. Available child care is a quality of life and workforce issue as child care is valuable community infrastructure that interrelates with housing, job location, and transit. Child care and preschool programs looking to expand face challenges. In a recent survey of the county's child care programs, **two-thirds of San Bruno's programs were interested in expansion**, however "finding a site" is the number one barrier.¹

Supply

The community of San Bruno has a mixed-delivery system of child care and preschool that is generally sited in residential zones. The supply data includes licensed centers and family child care homes (FCCs), and legally license-exempt before/after school programs. The following table shows the number of child care sites and slots in San Bruno.

Table A: Child Care Supply in San Bruno

Age Group	FCC	Child Care Centers		All Sites Total
	Total	Total	Subsidized	
Infant Spaces	94	20	14	114
Preschool Spaces	118	1,065	196	1,183
School-Aged Spaces	56	1,211	558	1,267
Total No. of Spaces	268	2,296	768	2,564
Total No. of Sites	26	27	13	53

School District Supply: The San Bruno Park School District is **a significant provider of preschool spaces**, focusing on the needs of **low-income families**. They also host preschool and after school programs run by private operators or the City.

City Recreation Services: **The City is a major provider of affordable after-school care** at four school sites. The City also collaborates with the District to provide the grant-funded After School Education and Safety (ASES) Program at two elementary schools.

Family Child Care: FCCs account for 11% of the city's child care supply and **are the most significant provider of infant/toddler care**. Since 2008, **the number of spaces in FCCs in San Bruno has declined by 42%**.

Demand

Demand is estimated based on the number of working families and how families typically utilize formal child care. **Compared to the County average, the City of San Bruno has a higher percentage of parents in the labor force.**

Table B: Estimated Demand for Child Care in San Bruno by Age

Age Cohort	No. Estimated to Need Child Care
0 – 1 year	298
2 – 4 years	1,401
5 – 12 years	1,184
Total	2,883

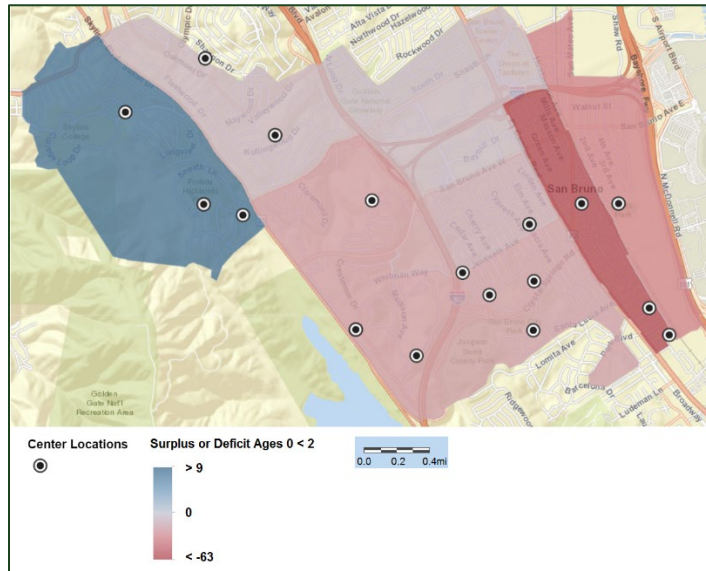
¹ Brion Economics (2016). *Early Learning Facilities Needs Assessment, San Mateo County*.

Surplus or Deficit of Child Care in San Bruno

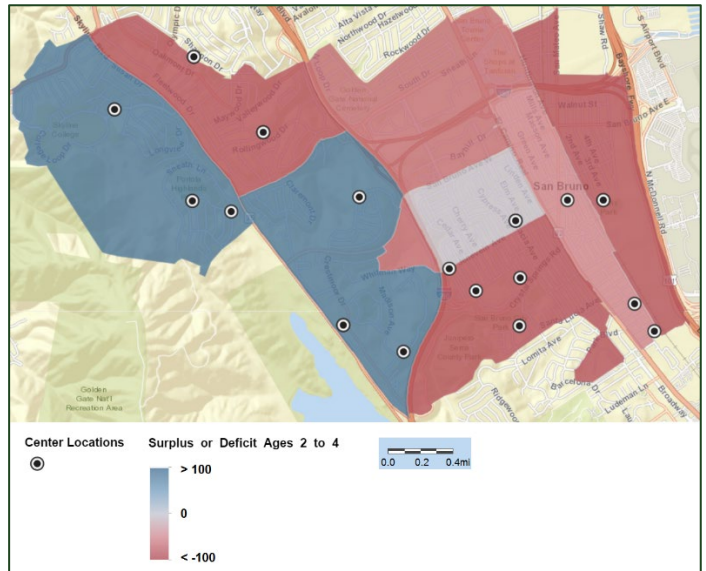
Currently, there is care in centers or FCCs for 38% of infants, 84% of preschoolers, and 107% of school age children in San Bruno.

There is a shortage of 218 preschool spaces and 185 infant spaces. There appears to be an adequate supply of after school care. The following maps show the surplus (blue) or deficit (red) of child care for infants/toddlers and preschoolers by census tract.

Map A: Surplus/Deficit of Spaces for Ages 0<2, All Incomes



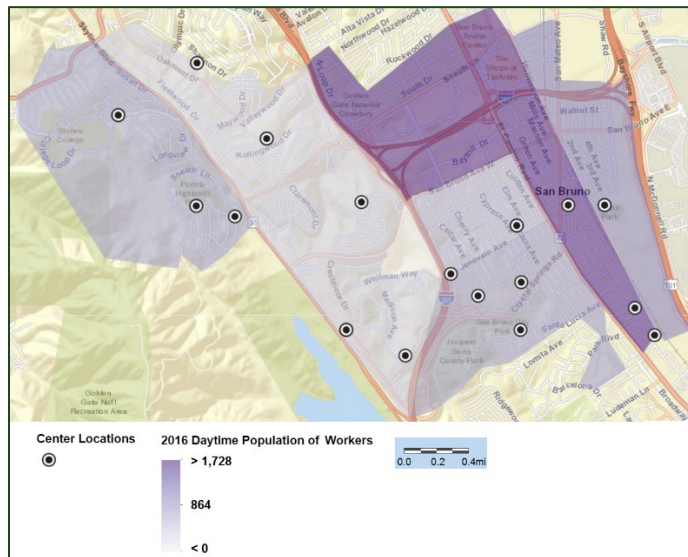
Map B: Surplus/Deficit of Spaces for Ages 2-4, All Incomes



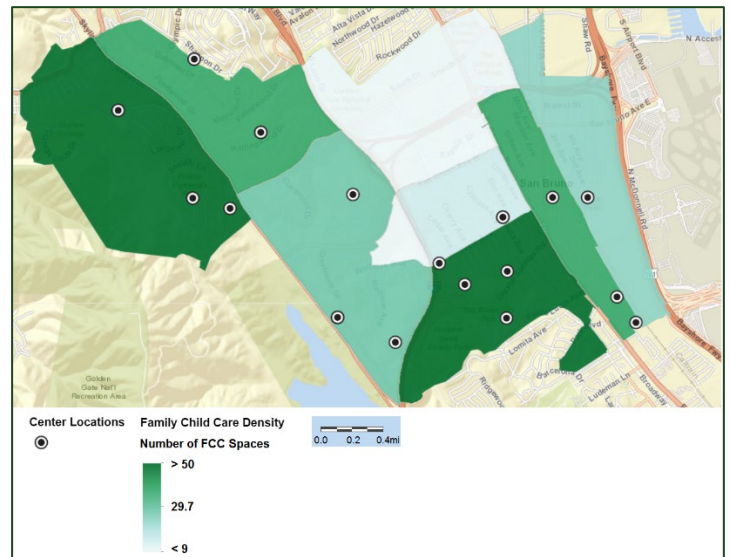
As these maps show, the supply gaps are not spread evenly throughout the city.

Commute and transportation patterns also influence the ideal locations for child care. The areas with the highest daytime worker population only have three child care centers, as shown in the following map.

Map C: Density of Daytime Worker Population by Census Tract



Map D: Location of Centers & Density of FCCs by Census Tract



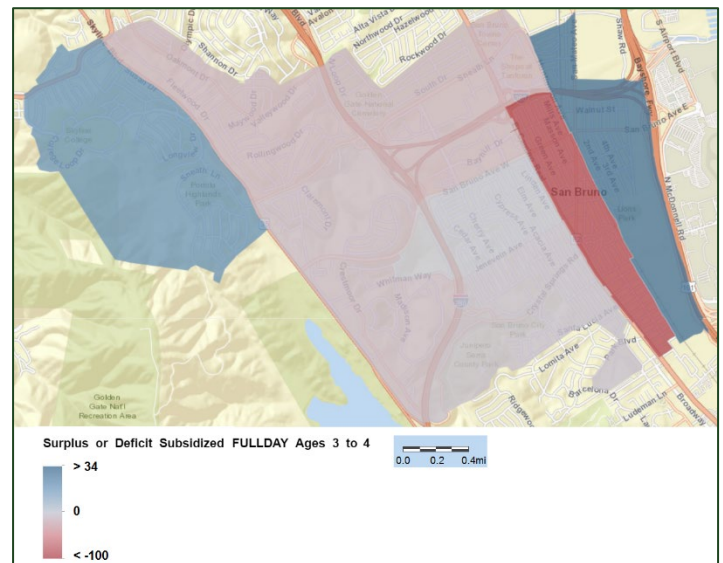
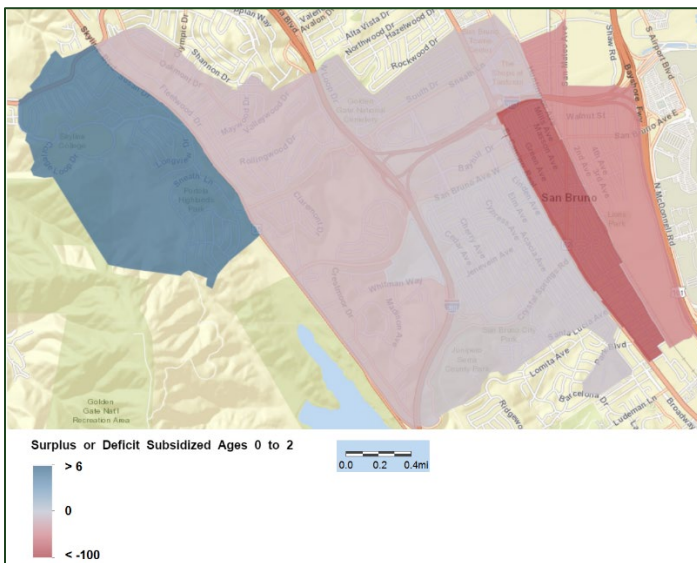
Child Care & Preschool for Low-Income Families

In San Bruno, there are 768 subsidized spaces for children ages birth to twelve; subsidies take the form of center-based state funded programs (General Child Care, State Preschool, and After School Education & Safety (ASES) program), The Big Lift-funded preschool, City-subsidized and nonprofit after school care, and vouchers.

The need for subsidized care is calculated by including all infant/toddlers and school-age children with all parents in the workforce whose incomes are below 200% FPL. The need for income-eligible preschoolers includes the need for “full day” for children who have all parents in the workforce, and the need for “part day” for children with at least one non-working parent. In San Bruno, an additional 372 subsidized infant/toddler (ages 0-2) and 112 full-day preschool (ages 3-4) spaces are needed. The following maps show the surplus (blue) or deficit (red) of child care by age cohort and census tract.

Map E: Surplus/Deficit of Subsidized Spaces for Infants/Toddlers

Map F: Surplus/Deficit of Subsidized Full-Day Spaces for Preschool



The only subsidized Infant/Toddler program is on the campus of Skyline college and primarily serves low-income students. The only full-day, subsidized preschool programs are on the campus of Skyline College and at Belle Air elementary school. The San Bruno Park School District offers subsidized part-day preschool at three locations: Rollingwood, Allen, and Belle Air elementary schools. Current capacity at these sites seems to exceed need in those census tracts, and may offset the gaps in surrounding areas.

Land Use and Child Care in San Bruno

The full report goes into detail on references to child care in the San Bruno Municipal Code, the City’s General Plan, and Housing Element. Key findings include:

- Child care centers are permitted uses in Residential zones (R-1 and R-2) with a use permit.
- Municipal Code allows a density bonus or additional incentive for housing projects that include a child care facility.
- San Bruno Municipal Code is inconsistent with the California Child Day Care Facilities Act, California Health & Safety Code.
- The City’s General Plan includes an implementing policy recommendation specific to child care and zoning ordinances.
- San Bruno’s Housing Element Plan also includes Program 3-G with recommendations for child care and zoning.

The full report also reviews how transit corridors and the airport safety zones impact planning for child care. Currently, there are no child care centers within the City’s Transit Corridors Plan (TCP) area. Most existing centers are near a SamTrans route. There are no infant/toddler child care centers for working families near the Caltrain or BART stations. Two preschool centers with full-day schedules are within a ½ mile of Caltrain; there are no preschool centers near the San Bruno BART. The land use plan for SFO restricts the zones where child care centers can be built.

New Development Projects in San Bruno

As the city encourages the development of new housing and centers of employment, there will be an increase in future demand for child care from working families. Recent large developments have not included any provisions for child care for families who may be living or working at these developments. As of June 2018, the City has three development projects, all within the TCP area, that are in early planning, the pre-application phase, or with planning applications under review where the inclusion of child care would be beneficial: **Mills Park Plaza, 111 San Bruno Ave, and 850 El Camino Real**. In addition to these three developments, the City is engaged in long-range planning for the **Bayhill Specific Plan**. The Bayhill Specific Plan area is situated in Census Tract 6041.02 – a tract with the highest density of daytime workers in San Bruno and currently zero child care centers. Lastly, the City is in the process of redesigning its **Recreation and Aquatics Center**. The design includes “Early Childhood Education” space as one of the “base” components. The Recreation and Aquatics Center is adjacent to **Saint Andrew’s Preschool**. Licensed since 1994, the church would like to expand their center to serve more children and **work with the City** on ways to maximize use of both the preschool and church parcel. The full report includes a map showing new developments in relation to the child care supply for children ages 0-4.

Recommendations

General Recommendations

- Expand child care and preschool programs with **schedules to meet the needs of working families**.
- Prioritize creating **spaces for infants and toddlers**.
- **Realign and increase subsidy funding** to increase the supply for infants/toddlers and *full-day* preschool.
- **Increase the number of family child care homes**, a cost-effective way to add new child care facilities.
- **Connect with *Build Up for San Mateo County's Children***, www.buildupsmc.com, to access technical assistance services.

Recommendations for the City of San Bruno

- In **zoning code update**, implement General Plan and Housing Element recommendations as follows:
 - **Classify large family child care homes as a permitted use of residential property** (no zoning permit required).
 - **Allow child care centers in all residential and commercial zones**.
 - **Define child care centers, small family child care homes, and large family child care homes** consistent with State law.
- Consider families' child care needs **when reviewing new development project proposals**.
 - **Encourage developers to include child care**.
 - **Integrate into long-range planning** (Transit Corridor Plan and the Bayhill Specific Plan).
- **Encourage use of the density bonus/incentive** for housing projects that include child care.
- Assign someone in the Community Development Department to be the **point person for child care applications**.

Recommendations by Census Tract

Census Tract	Priorities
6037	MARKET-RATE: New spaces for infants/toddlers and preschoolers. Need full-day for working families. SUBSIDIZED: New subsidized spaces for infants/toddlers, full-day preschool, and after school care. DEVELOPMENT OPPORTUNITIES: Consider re-use of Rollingwood campus for child care to meet families' needs.
6038.1	MARKET-RATE: Encourage FCC in the Shelter Creek Condominiums. No child care in this tract.
6038.2	MARKET-RATE: New spaces for infants/toddlers. SUBSIDIZED: More subsidized slots for ages 0-4; increase subsidized supply at existing centers.
6039	MARKET-RATE: New spaces for infants/toddlers and preschoolers. DEVELOPMENT OPPORTUNITIES: Recreation & Aquatics facility, Saint Andrew's Preschool, El Crystal Elementary.
6040	MARKET-RATE: Encourage FCC expansion. DEVELOPMENT OPPORTUNITIES: Include child care at Mills Park Plaza.
6041.01	MARKET RATE: Tract with largest supply gap. SUBSIDIZED: Largest gaps for subsidized care – need new spaces and to subsidize some of the existing supply. DEVELOPMENT OPPORTUNITIES: 850 El Camino, 111 San Bruno Ave. Need infant/toddler care close to Caltrain.
6041.02	MARKET-RATE: New spaces for infants/toddlers, preschoolers, and after school. SUBSIDIZED: Need to increase subsidized spaces for infants/toddlers and preschoolers. DEVELOPMENT OPPORTUNITIES: Include child care in the Bayhill Specific Plan. Need near BART.
6042	MARKET-RATE: New spaces for infants/toddlers and preschoolers. SUBSIDIZED: Increase supply of subsidized infant/toddler. Convert subsidized preschool to serve toddlers? DEVELOPMENT OPPORTUNITIES: Need near BART. Need infant/toddler care near Caltrain Station.
6140	MARKET-RATE: May be a need for additional after school care.

Conclusion

By proactively addressing the child care and preschool shortage now, the community of San Bruno will contribute to child and family well-being for many years to come. Assuring an adequate supply of child care facilities contributes to:

- Community health and safety, as children as taken care of in safe, nurturing environments while their parents work;
- Children's education by meeting the developmental and enrichment needs of the children.
- Reduced car travel when child care is thoughtfully sited near hubs of housing, transit and employment;
- Sustainable child and family-friendly housing developments, both market-rate and affordable;
- The city's economy by employing staff, paying taxes, and spending money in the community;
- The area's economic vitality by allowing parents to pursue career opportunities, knowing children are safe and learning.

Thank you to:

SAN BRUNO
Community Foundation



Build Up for
San Bruno's Children

Mapping and Planning for Child Care and Preschool in the San Bruno Community



A report prepared for the San Bruno
Community Foundation, First 5 San Mateo
County, and Build Up for San Mateo
County's Children

By Sarah Kinahan Consulting, December 2018

THANK YOU TO THE

SAN BRUNO
Community Foundation

FOR SPONSORING THIS REPORT

CONDUCTED IN PARTNERSHIP WITH



AND



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Description of Study

In 2018, First 5 San Mateo County (F5SMC) received a generous San Bruno Community Foundation Grant to better understand the shortage of child care and preschool in San Bruno, and to use maps to determine the ideal locations for new child care development that are linked to families' housing, places of employment, and transit. F5SMC contracted with Sarah Kinahan Consulting to produce this report.

This work is being done under the auspices of the Build Up for San Mateo County's Children initiative. Lead collaborative partners for this initiative, in addition to F5SMC, are:

- The County of San Mateo (including representatives from Board of Supervisors and Human Services Agency)
- The Child Care Coordinating Council (4Cs)
- The San Mateo County Office of Education
- The Center for Early Learning at the Silicon Valley Community Foundation
- The San Mateo County Child Care Partnership Council

This report provides a set of maps and recommendations that can be used to plan for future child care and preschool expansion in San Bruno to meet supply gaps for working families of all income levels. The maps are complemented with a summary of child care supply and demand and land use considerations in the City of San Bruno. We also assess current proposed developments that are in the early application and planning stages to understand the potential for including child care spaces. The supply and demand, maps, land use summary, developments review, and recommendations are intended to inform staff and elected officials working for the City, such as Community Development and Community Services staff, the Planning Commission and the City Council. The report is also intended for the San Bruno Park School District Board and administration, the Chamber of Commerce and local employers, and other key stakeholders.

Child Care Supply and Demand in San Bruno

Across San Mateo County, there is a child care shortage crisis affecting families' economic opportunities and children's learning. The following supply and demand data relate to both the surplus or deficit of market-rate child care, and subsidized child care for low-income, working families. Available child care is a quality of life and workforce issue for residents and employers. Child care is valuable community infrastructure that interrelates with housing, job location, and transit. Child care shortages cause working parents to choose between less-than-ideal arrangements or turning down employment opportunities. Access to high-quality child care is a key component to help businesses recruit and retain talent.¹

Child care and preschool programs looking to expand to meet community needs face challenges. In a recent survey of the county's child care programs, **two-thirds of San Bruno's programs were interested in expansion.**² In that same survey, "finding a site" was the number one barrier.

¹ US Chamber of Commerce Foundation (2017). *Workforce of Today, Workforce of Tomorrow: The Business Case for High-Quality Childcare.*

² Brion Economics (2016). *Early Learning Facilities Needs Assessment, San Mateo County.*

Supply

The community of San Bruno has a mixed-delivery system of child care and preschool that is generally sited in residential zones, with some exceptions. Settings include formal center-based or family child care, nannies, and less formal care through family and friends. There are two types of licensed child care: child care centers and family child care homes. Licensed child care centers provide group care outside of a home and vary in the number of children served. Generally, licensed centers require one adult for every four infants or one adult for every twelve preschoolers. Licensed family child care (FCC) is offered in a caregiver’s own home. Providers can be licensed to care for up to 8 (small license) or 14 (large license) children. The acceptable number of children depends on the age-mix of children in care with infants requiring lower child to adult ratios. A FCC provider caring for more than 8 children must have an assistant.

The supply data includes licensed centers, FCCs, and legally license-exempt before/after school programs. In the following section, infants are defined as children ages birth through one year old, preschoolers are defined as children ages two through four years, and school age-children are ages five through twelve years.³ Based on the most recently available data, the table below provides information about the number of child care sites and spaces in San Bruno.⁴

Table 1: Child Care Supply in San Bruno

Age Group	FCC Total	Child Care Centers		All Sites Total
		Total	Subsidized	
Infant Spaces	94	20	14	114
Preschool Spaces	118	1,065	196	1,183
School-Aged Spaces	56	1,211	558	1,267
Total Number of Spaces	268	2,296	768	2,564
Total Number of Sites	26	27	13	53

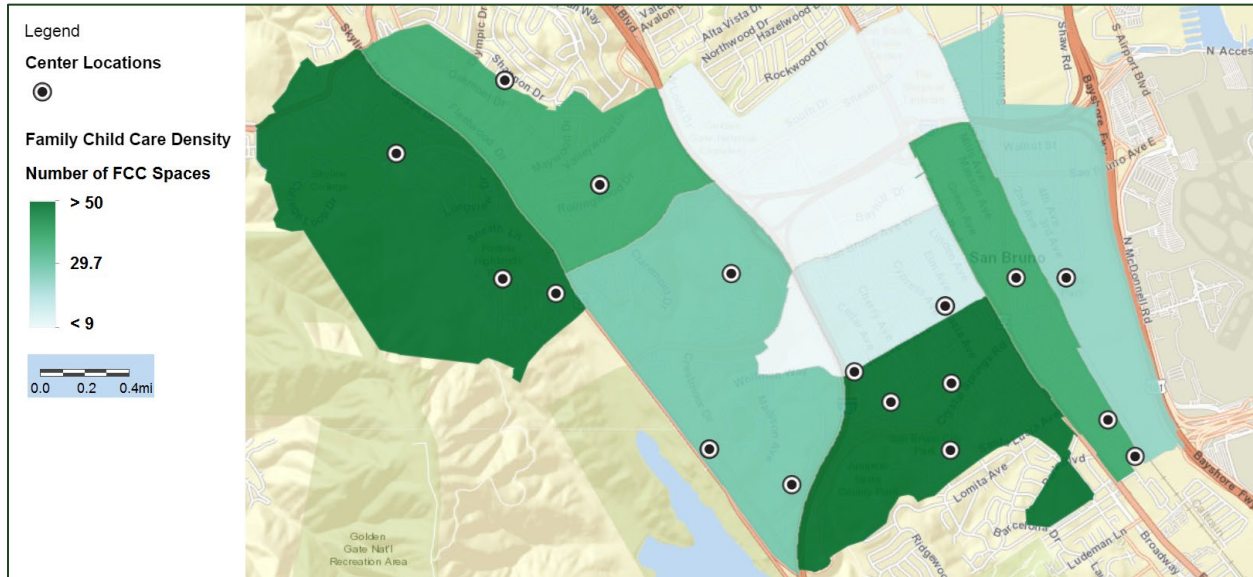
The breakdown of FCC spaces by age group is estimated based on findings of the typical ages cared for in family child care homes, assuming that 35% of spaces are for infants/toddlers, 44% of spaces are for preschoolers, and 21% are for school age children.⁵ This is the same assumption used in other recent San Mateo County needs assessments.

³ The ages used by Community Care Licensing, the state program that licenses child care programs, do not neatly map to these age ranges. Both Infant and Preschool Center Licensees may create a special program component for children between the ages of 18 months and 30 months. For the basis of this analysis, it is assumed that all spaces attributed to Infant Center licenses are for children ages birth through 23 months, and that all spaces attributed to Preschool Centers are for children ages two through four years old.

⁴ Counts of large family child care and licensed center spaces are from Community Care Licensing (2018). Counts of small family child care homes and legally license-exempt centers were provided by the Child Care Coordinating Council (2018) and a survey of after school providers conducted by Sarah Kinahan Consulting (2018).

⁵ The Child Care Coordinating Council of San Mateo County (2005). *Preschool for All Supply and Demand Survey of San Mateo County Family Child Care Homes*.

Map 1: Location of Centers and Density of Family Child Care Homes by Census Tract



High resolution map can be viewed at <https://arcg.is/1jm15m>.

This map reveals the minimal supply of FCC and center-based programs in Census Tracts 6038.01 and 6041.02. These two census tracts are primarily zoned P-D (planned development) and encompass the Shelter Creek Condominiums, the Bayhill Specific Plan area, and The Shops at Tanforan. There are no centers in these areas and only one FCC.

School District Supply

In San Bruno, the San Bruno Park School District is a significant provider of preschool spaces, focusing on meeting the needs of low-income families. They also host private preschool and private and city-run after school programs. The Director of the State Preschool Program for the District reports **a need for more full-day preschool, more infant/toddler care, and after school care for Kindergarteners**. Because they have had vacancies in their part-day preschool program at some sites, they are considering converting some spaces to full-day to meet the needs of working families. They are also considering offering toddler spaces. If they had space available, they would also like to offer preschool for mixed-income groups and charge tuition to higher income families.

The District is in the process of **closing and selling two school campuses**: El Crystal Elementary and Rollingwood Elementary. On the Rollingwood Elementary campus, the District runs a subsidized preschool program for 14 children and hosts two private after school care programs. The campuses are being closed as part of a larger District effort to centralize schools on larger, modernized campuses. The School Superintendent has voiced support for including early learning in the District's facilities plans. **These two elementary campuses may present an opportunity to convert facility space for child care and preschool use should funds be identified for purchase and renovation.**

The San Bruno Park School District is a partner in The Big Lift, a collective impact initiative that aims to transform early learning by combining: high-quality, connected learning experiences from preschool to third grade, a focus on reducing chronic absence and summer learning loss, and engagement with families and the broader

community to support learning in school and at home. The Big Lift is being piloted through 2020 and is seeking sustained funding beyond this period. **Funds from The Big Lift are used to enhance the state-subsidized preschool provided by the District at Belle Air, Rollingwood, and Allen elementary schools.**

City Recreation Services

The City is a major after-school care provider for the City's families through its Recreation Services. The "After School Adventures Program," offered for a low monthly fee, is available for students in Grades 1 through 5 at Portola, John Muir, and Rollingwood, and Grades 6 through 8 at Parkside Middle School. The City also collaborates with the District to provide the grant-funded After School Education and Safety (ASES) Program at Allen and Belle Air elementary schools. Eligible children in Grades 1 through 5 are served free of charge.

The City is currently making plans for the **renovation of the Recreation and Aquatics Center**. The recommended design includes a space for early childhood education (ECE). At this time, this space is being designed to flexibly offer a variety of ECE programming, rather than hosting a licensed child care or preschool program.

Family Child Care

There are currently 26 licensed FCC homes in San Bruno, representing a total of 264 spaces. This accounts for 11% of the supply of spaces in the city. **FCCs are the most significant provider of infant/toddler care**, supplying 83% of the spaces for this age group. There is only one licensed center for infant/toddlers, located on the Skyline College campus and serving their teacher and student population.

Across the state there has been a concerning decline in FCC providers as providers age and retire. Since 2008, **the number of spaces in FCCs in San Bruno has declined by 42%**. In just the last year, three large FCCs have closed, reducing the supply by 42 spaces. High cost of living and rents may be forcing providers out of their homes and to other areas of the state.

Sixteen of the twenty-six FCCs are licensed as "small" (caring for up to 8 children). **If these providers were encouraged and supported to expand to a "large" (up to 14 children with an assistant), that could create an additional 96 spaces**. Recently, a FCC in San Bruno faced an *eighteen-month permitting challenge* when trying to expand from a small to large license. The FCC involved the Child Care Law Center which enumerated a number of recommendations to the City to ensure the Municipal Code complies with State Law and to improve the process of permitting FCCs. Without supportive policies to encourage new FCC licensures, the decline in spaces will continue.

Demand

The demand for child care can be estimated based on making assumptions about how families utilize formal child care. **Compared to the County average, the City of San Bruno has a higher percentage of parents in the labor force**. In San Bruno, 76% of families with children ages 0-17 have all parents in the labor force,⁶ putting increased demand on the local child care system. In their *2015 California Child Care Portfolio*, the California Child Care Resource and Referral Network found that statewide 98% of the requests from parents were for fulltime care. The following table shows the number of children in working families by age cohort.⁷

⁶ American Community Survey (2016). *DP03: Selected Economic Characteristics, 5-year estimates*.

⁷ American Community Survey (2016). *Employment Characteristics of Families, 5-year estimates*.

Table 2: Number of Children in San Bruno with All Parents in the Workforce, All Income Levels

Age Group	Number
0 – 1 year	853
2 years	426
3 – 4 years	818
5 – 12 years	2,367
Total	4,464

There are **an additional 263 children ages 3 – 4 years old** with at least one non-working parent who **may be able to utilize a part-day preschool** program.

“Demand factors” based on studies of parental preferences for care were applied to arrive at an estimate of demand.⁸ The assumptions are that spaces are needed for:

- 37% of infants ages birth through twenty-three months with all parents/guardians in the workforce
- 75% of two-year olds with all parents/guardians in the workforce
- 100% of preschoolers, ages three and four years, regardless of parental employment
- 50% of school age children with all parents/guardians in the workforce

The counts of children are from the 2016 American Community Survey (5-year estimates). These counts are multiplied by the assumed percentages of children needing care in each age cohort to determine demand. The following table summarizes the estimate of demand for families at all income levels.

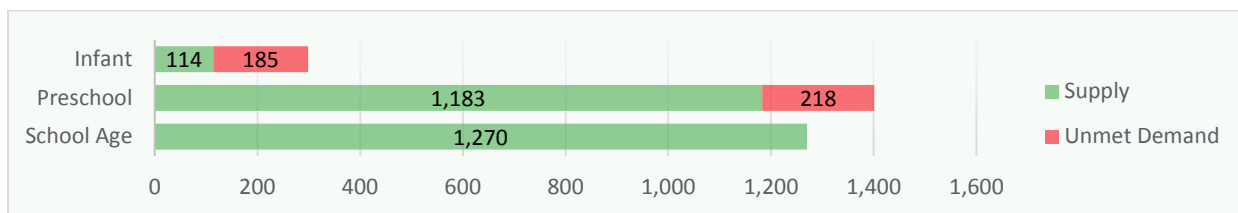
Table 3: Estimated Demand for Child Care in San Bruno by Age Cohort

Age Cohort	No. Estimated to Need Child Care
0 – 1 year	298
2 – 4 years	1,401
5 – 12 years	1,184
Total	2,883

Surplus or Deficit of Child Care in San Bruno

Currently, there is care for those with a need for child care in centers or FCCs for 38% of all infants, 84% of preschoolers, and 107% of school age children in San Bruno. The following chart shows the unmet demand for each age cohort.

Figure 1: Supply and Unmet Demand for Child Care in San Bruno

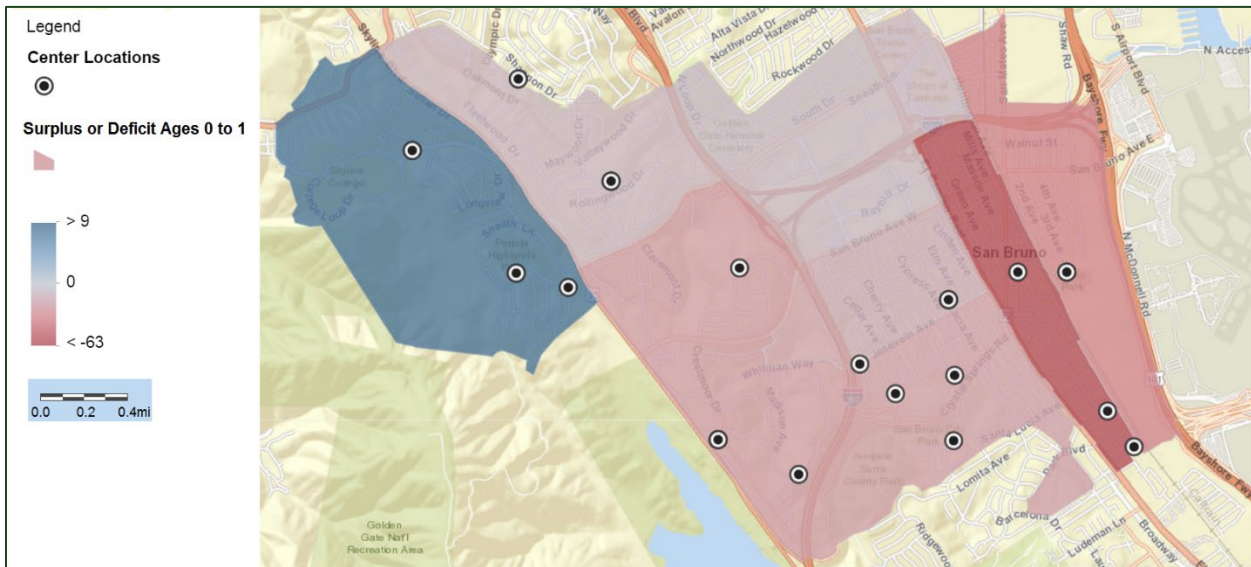


⁸ In the Brion Economics *San Mateo County Child Care Needs Assessment* (2016), they assumed that 37% of parents with children ages 0-1 would have a demand for licensed care, 75% of children age 2, and 100% of children age 3-4 would have a demand for licensed care.

Build Up for San Bruno's Children: Mapping and Planning for Child Care and Preschool in the San Bruno Community

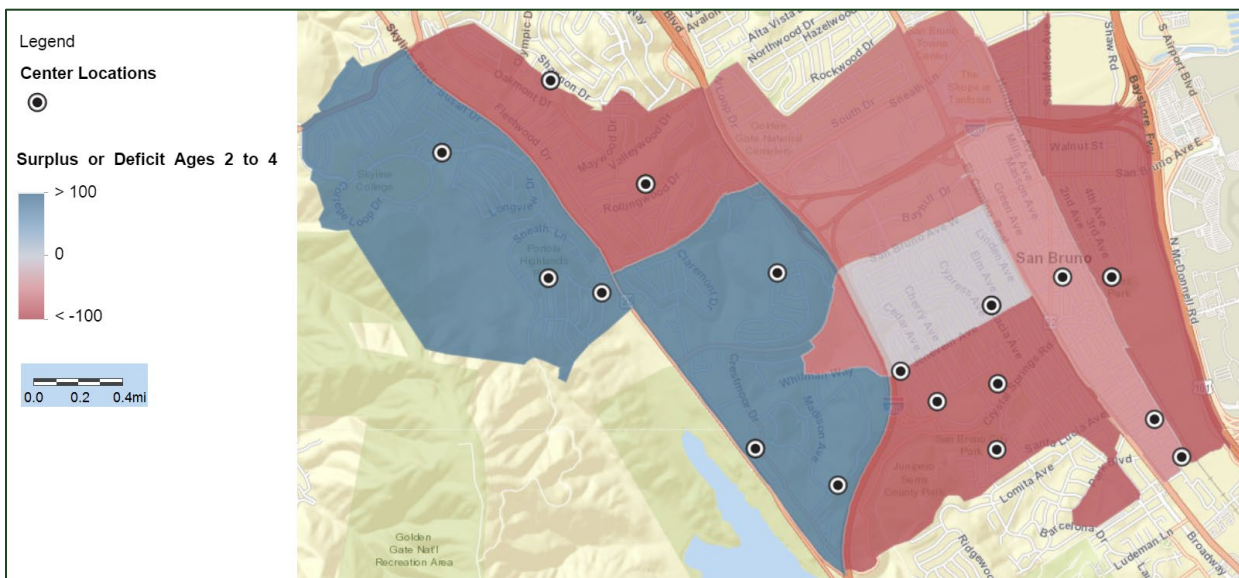
San Bruno is short approximately four hundred spaces for children ages birth to five. There appears to be an adequate supply of after school care. The following maps show the surplus (blue) or deficit (red) of child care by age cohort and census tract.

Map 2: Surplus or Deficit of Spaces for Infants/Toddlers (Ages 0<2), All Incomes



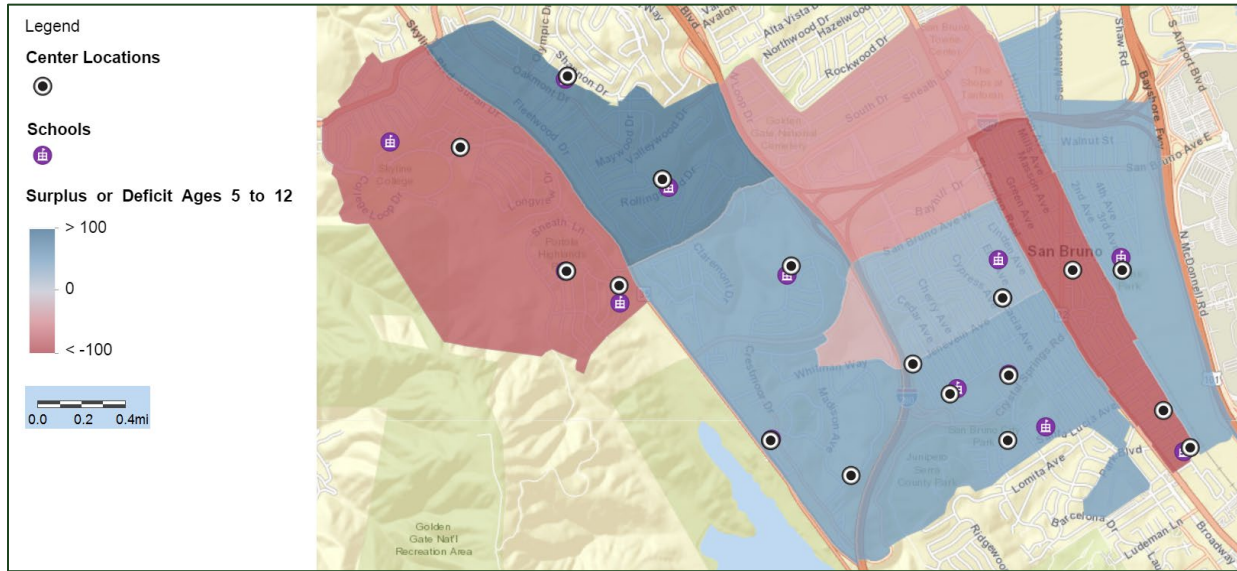
High resolution map can be viewed at <https://arcg.is/1jm15m>.

Map 3: Surplus or Deficit of Spaces for Preschoolers (Ages 2-4), All Incomes



High resolution map can be viewed at <https://arcg.is/1jm15m>.

Map 4: Surplus or Deficit of Spaces for School Age (Ages 5-12), All Incomes



High resolution map can be viewed at <https://arcg.is/1jm15m>.

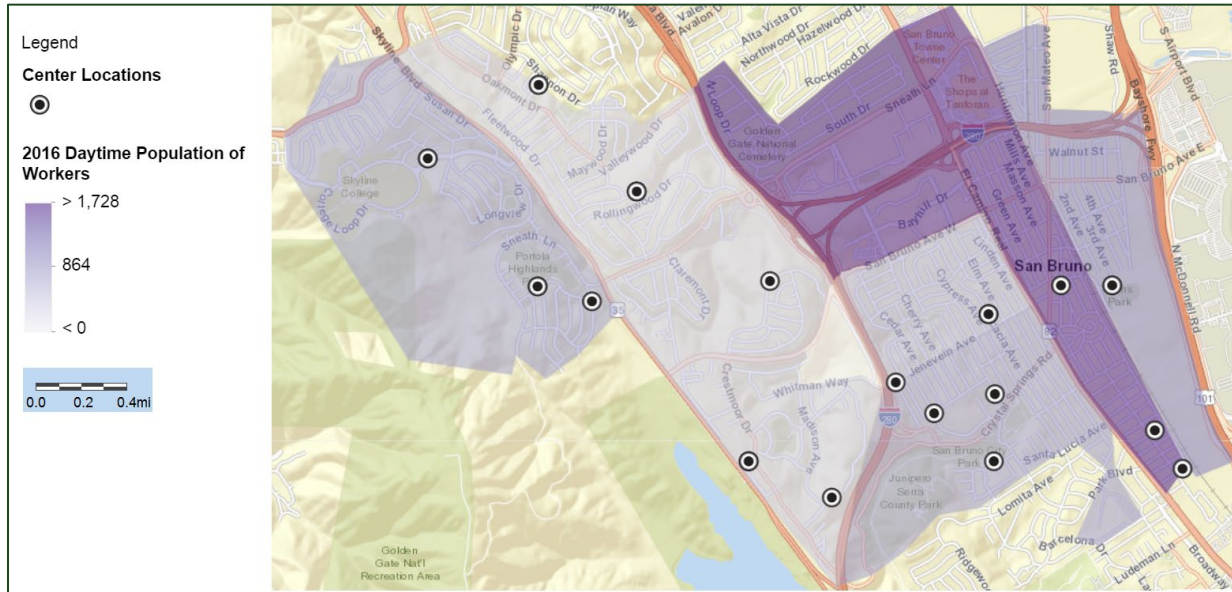
As these maps show, the **supply gaps are not spread evenly throughout the city**. In regard to the school age supply and demand, the areas of the map in blue, that show a “surplus,” are the areas with more of the elementary and middle schools. Presumably, school-aged students who live in the areas that show a deficit of after school care travel to the closest school and can access care at those sites.

One consideration for building new child care locations is the commute and transportation patterns of workers. An estimated 13,026 people are employed in San Bruno, but live outside the city.⁹ Most of these workers are coming to work in the areas of the YouTube campus, San Bruno Towne Center, The Shops at Tanforan, and Downtown San Bruno. There are only three child care centers located in these areas with the highest daytime worker population,¹⁰ as shown in the following map.

⁹ U.S Census (2015). *OnTheMap*, retrieved from <https://onthemap.ces.census.gov/> on 10/05/2018.

¹⁰ Esri (2016). *Updated USA Demographics*, retrieved from <https://sarahkinahan.maps.arcgis.com/home/item.html?id=f01f0eda766344e29f42031e7bfb7d04> on 10/05/2018.

Map 5: Density of Daytime Worker Population by Census Tract



High resolution map can be viewed at <https://arcg.is/1jm15m>.

Because of commute patterns, San Bruno families seeking child care for children ages 0-5 may be impacted by child care shortages in neighboring cities as well,¹¹ as summarized in the following table:

Table 4: Surplus/Deficit in Neighboring Cities

City	Infant Surplus/Deficit	Preschool Surplus/Deficit
Daly City/Colma	-607	-1,459
South San Francisco	75	149
Millbrae	-31	-362
Burlingame	-120	-325
TOTAL	-683	-921

Gaps between supply and demand for child care persist in the county, in part, because it is very challenging for program operators to find and license new facilities. In 2016, Brion Economics conducted a thorough *Early Learning Facilities Needs Assessment*, and they found that the **shortage of child care facilities is a multisector issue**, requiring many types of stakeholders such as **school districts, faith-based organizations, nonprofits, cities, and real estate developers** to come together to **work toward solutions**. In a survey of existing center-based programs, Brion Economics found that more than half of the programs were interested in expanding, but they cited numerous barriers such as:

- Difficulty finding a site
- Lack of funding for expansion
- Lack of availability of qualified staff; and
- Planning, zoning, permitting process.

All of these barriers need to be addressed before programs can expand to meet the full need for spaces.

¹¹ San Mateo County Child Care Partnership Council (2017). *Child Care Needs Assessment*.

Child Care and Preschool for Low-Income Families in San Bruno

In San Bruno, there are 768 subsidized spaces for children ages birth to twelve, representing just 30% of the total supply. In San Bruno, subsidies take the form of center-based state funded programs (General Child Care, State Preschool, and After School Education & Safety (ASES) program), The Big Lift-funded preschool, City-subsidized and nonprofit after school care, and vouchers administered by the Child Care Coordinating Council and the San Mateo County Human Services Agency. Parents using vouchers can choose from licensed and license-exempt care. A census of the spaces provided by subsidized centers is included in this assessment. Organizations included in the census may have different income eligibility thresholds. Although there are additional organizations that provide “scholarships” to attend their schools, these are not included in the data, as the number of children served through private scholarships is low and changes frequently.

Based on the age eligibility criteria for State Preschool and The Big Lift, the age cohorts for subsidized care are broken down differently than in the previous section. The age cohorts used in this section of the report are: children ages birth through 2 years old are classified as infants/toddlers and children ages 3 and 4 years old are classified as preschoolers.

The need for subsidized care is calculated by including all infant/toddlers and school-age children with all parents in the workforce whose incomes are below 200% FPL. The need for income-eligible preschoolers includes the need for “full day” for children who have all parents in the workforce, and the need for “part day” for children with at least one non-working parent. The following table shows the number of children in families with incomes below 200% Federal Poverty Level (equivalent to roughly an income of \$50,000 for a family of four) where all parents are in the labor force.¹²

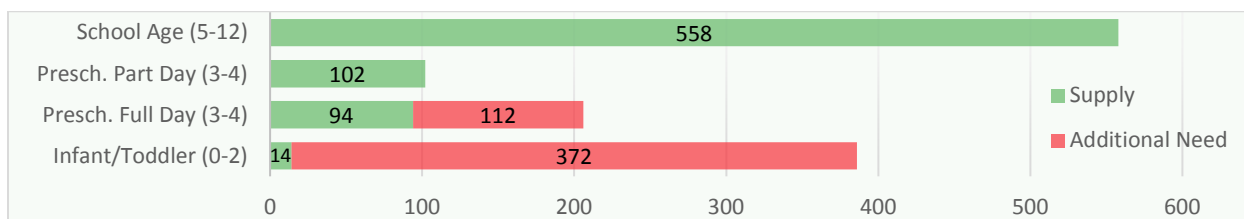
Table 5: Number of Children in Working Families in San Bruno with Incomes < 200% Federal Poverty Level

Age Group	Number
0 – 2 years	386
3 – 4 years	206
5 – 12 years	542
Total	1,134

There are **an additional 64 children ages 3 – 4 years old** with at least one non-working parent who **may be able to use a subsidized part-day preschool** space.

The following chart shows the supply and additional need for subsidized child care by age cohort and schedule.

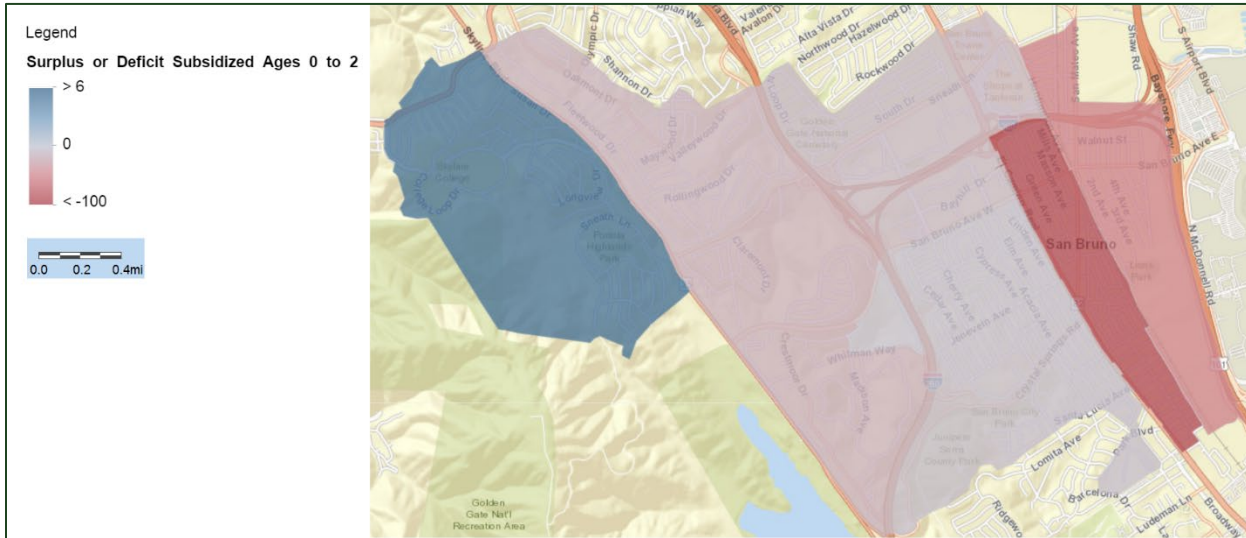
Figure 2: Supply and Additional Need for Subsidized Child Care in San Bruno



¹² American Community Survey (2016). *Age by Ratio of Income to Poverty Level in the Past 12 Months, 5-year estimates, and Employment Characteristics of Families, 5-year estimates.*

In San Bruno, the largest gaps in subsidized care are for **full-day spaces for infants/toddlers and preschoolers**. The following maps show the surplus (blue) or deficit (red) of child care by age cohort and census tract.

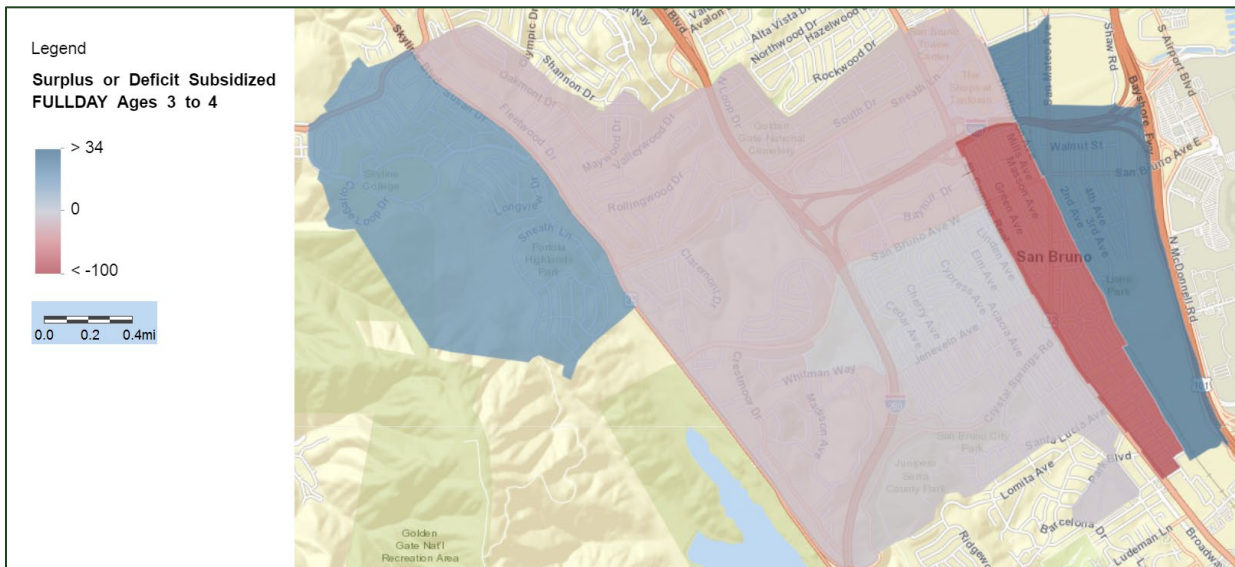
Map 6: Surplus or Deficit of Subsidized Spaces for Low Income Infants/Toddlers (Ages 0-2)



High resolution map can be viewed at <https://arcg.is/1jm15m>.

The only subsidized Infant/Toddler program is on the campus of Skyline college and primarily serves low-income students.

Map 7: Surplus or Deficit of Subsidized Full-Day Spaces for Low Income Preschool (Ages 3-4)



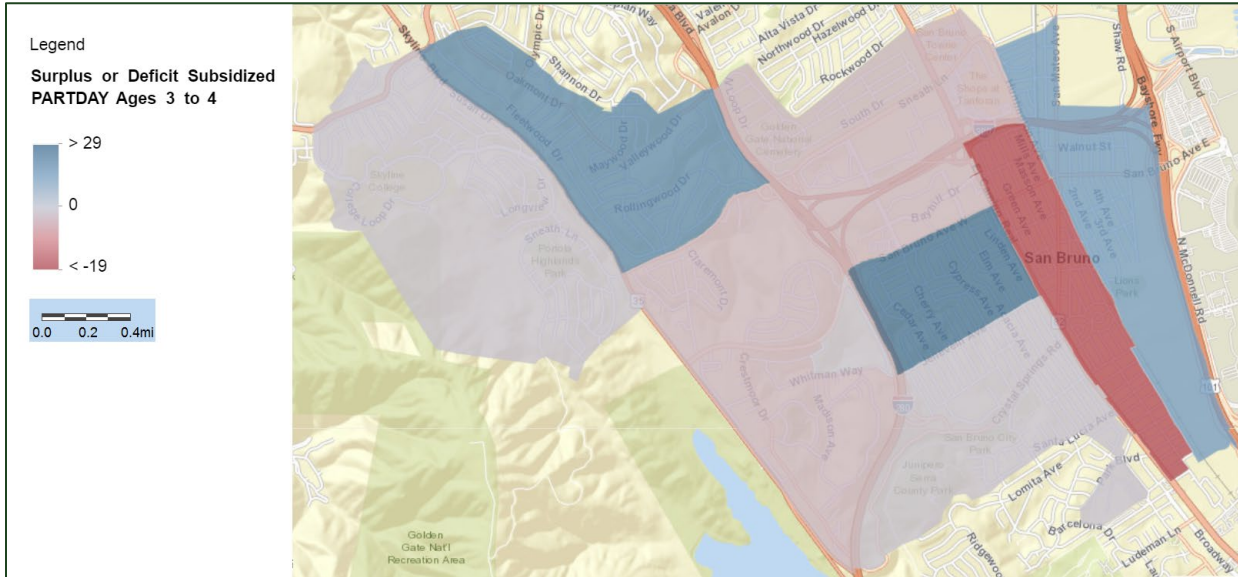
High resolution map can be viewed at <https://arcg.is/1jm15m>.

The only full-day, subsidized preschool programs are on the campus of Skyline College and at Belle Air elementary school. While low-income, working families seeking full day child care/preschool may travel to one

Build Up for San Bruno's Children: Mapping and Planning for Child Care and Preschool in the San Bruno Community

of these locations, there is also a need for more programs throughout San Bruno, particularly in Census Tract 6041.01.

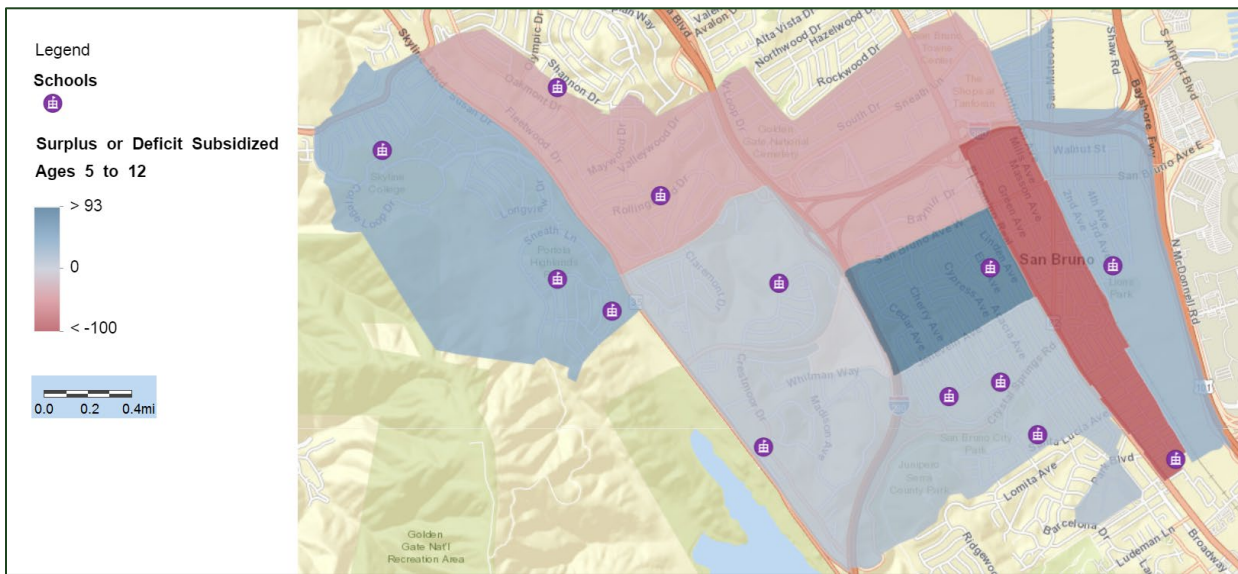
Map 8: Surplus or Deficit of Subsidized Part-Day Spaces for Low Income Preschool (Ages 3-4)



High resolution map can be viewed at <https://arcg.is/1jm15m>.

The San Bruno Park School District offers subsidized part-day preschool at three locations: Rollingwood, Allen, and Belle Air elementary schools. The current capacity at these sites seems to exceed the need in those census tracts, and may offset the gaps in surrounding areas.

Map 9: Surplus or Deficit of Subsidized Spaces for Low Income School Age (Ages 5-12)



High resolution map can be viewed at <https://arcg.is/1jm15m>.

While this map shows variability in the subsidized after school care supply and demand, the areas of the map in blue, that show a “surplus,” potentially offset the gaps found elsewhere as school age children are served at their elementary or middle school.

Land Use and Child Care in San Bruno

References to Child Care in San Bruno Municipal Code

Child care centers are permitted uses in Residential zones (R-1 and R-2) with a use permit.¹³ Child care centers are also an allowed use without a use permit in “school district or other public agency buildings which have hereto been used for school or other public purposes which are situated on one or more contiguous lots entirely surrounded, abutted, or adjoined by residential and/or open space zones.”¹⁴ The City also has a number of areas zoned for “Planned Development” (P-D).

The purpose of the P-D Planned Development District is to allow a mixture of land uses, density, or design relationships that will produce a superior built environment but which may need a variety of exceptions to existing land use and zoning regulations... because land use planning, design, and environmental review occur simultaneously, the P-D zone enables the City to approve multiple uses in one consolidated, efficient, and timely process.¹⁵

The current zoning regulations for child care have resulted in few child care options in the areas of the City with medium and high density residential, in the transit corridors/downtown, and near high density employment. The City’s Zoning Map can be found online at www.sanbruno.ca.gov/civicax/filebank/blobdload.aspx?blobid=24005.

One mechanism that could be used to support child care development are incentives that already exist in the Municipal Code. The Municipal Code allows the city to offer **a density bonus or additional incentive for housing projects that include a child care facility**.¹⁶

The Municipal Code, Title 12, Article III, Chapter 12.84.200 outlines the use permit process for “Large family day care homes.” In several respects, the **San Bruno Municipal Code is inconsistent with the California Child Day Care Facilities Act, California Health & Safety Code**, Div. 2, Chaps. 3.4-3.6, §§ 1596.70 – 1597.621, the comprehensive law that establishes a statewide system for licensing child care, and aims to ensure a supply of affordable, quality licensed child care. The Act preempts local zoning, building, and fire codes and regulations that conflict with its provisions. The Child Care Law Center provides a helpful tool, *Know the Law for Planners: Is Your City or County Compliant with California Law for Family Child Care Homes?*.¹⁷ This tool is a resource for the City of San Bruno to **ensure compliance with the California Child Day Care Facilities Act**.

The City is in the process of updating the Zoning Code. Relevant to this update, **the City’s General Plan includes an implementing policy recommendation** in the Land Use and Urban Design Policies chapter **specific to child care**: “LUD-10 - Revise the Zoning Ordinance to allow child care services in all residential and commercial zones,

¹³ San Bruno Municipal Code Title 12, Article III, Chapter 12.96.060 and Chapter 12.96.070

¹⁴ San Bruno Municipal Code Title 12, Article III, Chapter 12.84.080

¹⁵ City of San Bruno (2015). *San Bruno Housing Element 2015-2023*.

¹⁶ San Bruno Municipal Code Title 12, Article III, Chapters 12.250.020, 12.250.100, 12.250.110, and 12.250.130.

¹⁷ Child Care Law Center (2014). *Know the Law for Planners: Is Your City or County Compliant with California Law for Family Child Care Homes?*

so that they are distributed throughout San Bruno to reduce commute times and costs for working parents.”¹⁸ In addition, **San Bruno’s Housing Element Plan** includes:

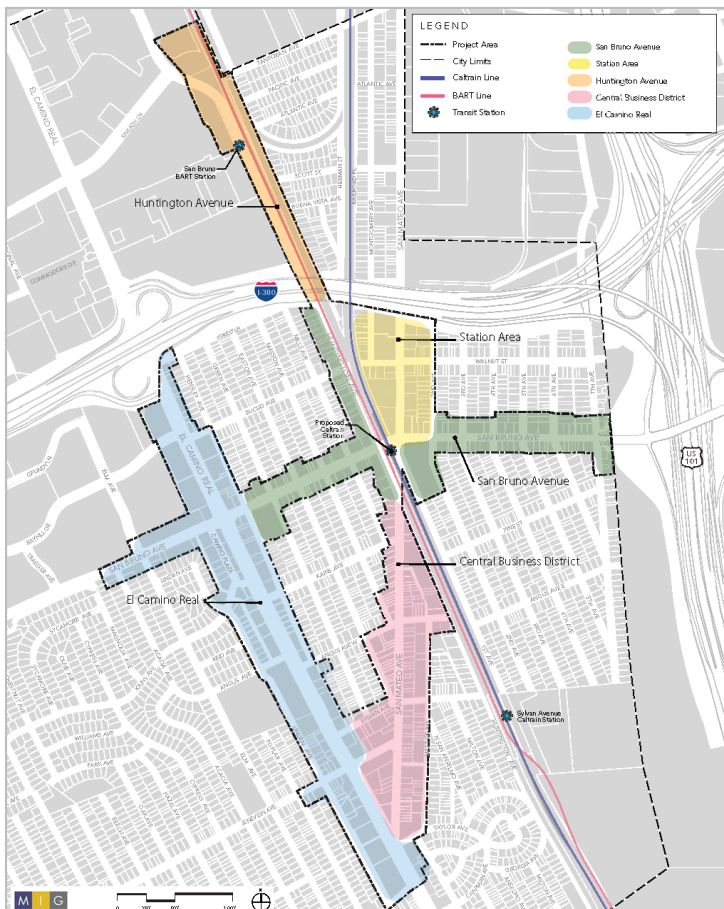
Program 3-G: Permit child care by right in residential zoning districts. Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law... revise the Zoning Ordinance as necessary to ensure consistent and streamlined definitions of small and large child care facilities.¹⁹

Planning for Transit Corridors in San Bruno

In 2013, the City adopted the San Bruno Transit Corridors Specific Plan (TCP). This plan:

...articulates the community's vision for revitalized commercial corridors in proximity to the San Bruno Avenue Caltrain Station. The vision includes exciting architecture and welcoming gateways, convenient transportation connections, pedestrian-oriented ‘green’ streets, and more housing, jobs, shops, and restaurants, while maintaining a sense of the City's history.²⁰

Figure 3: San Bruno Transit Corridors Plan Character Areas²¹



¹⁸ City of San Bruno (2009). *San Bruno General Plan*.

¹⁹ City of San Bruno (2015). *San Bruno Housing Element 2015-2023*.

²⁰ Retrieved on 11/14/18 from:

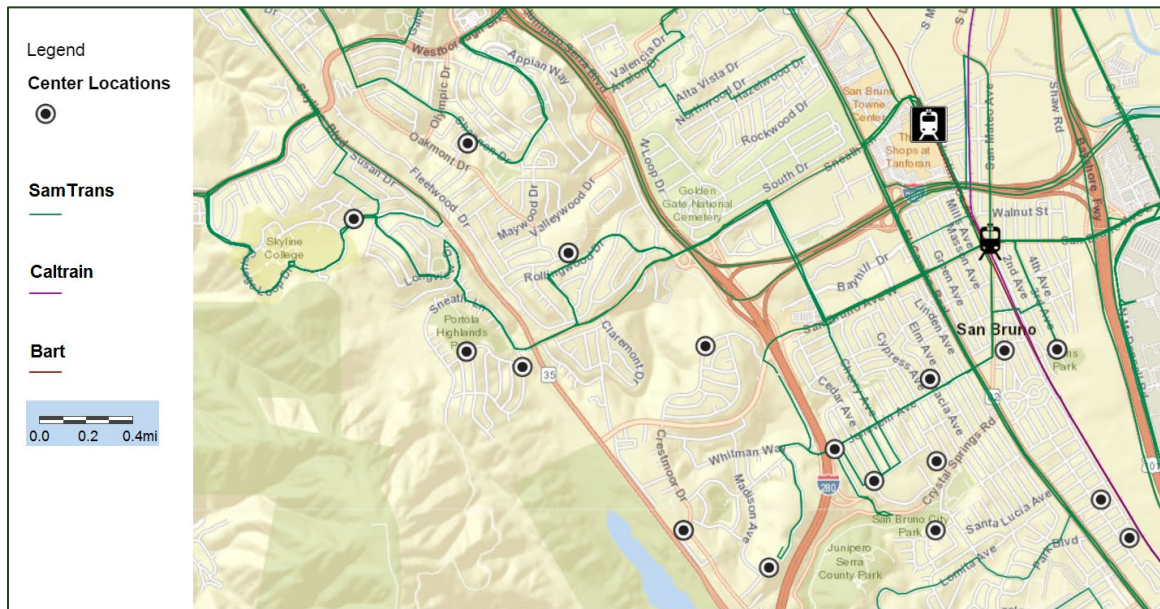
https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/long_range_planning/transit_corridors_plan.htm

²¹ MIG (2013). *City of San Bruno Transit Corridors Plan, Figure 2.6*.

The TCP does not make any specific references to child care facilities, however “The vision of both the Grand Boulevard Initiative and the transit corridor plan is to encourage a more compact development form, a mix of land uses that link housing, employment, retail and services with transportation options.”²² The American Planning Association, and groups such as the Local Investment in Child Care (LINCC), agree that creating child care facilities in close proximity to housing, transit, schools, and other community amenities make communities more family-friendly and sustainable.²³ Traffic is reduced when parents can drop their children off at child care that is convenient to transit hubs. Currently, there are **no child care centers within the TCP area**.

The majority of the existing centers in San Bruno are near a SamTrans route. There are no infant/toddler child care centers for working families near the Caltrain or BART stations. Within a half mile of the Caltrain, there are two preschool centers that offer full-day schedules for children ages 2-4; there are no preschool centers near the San Bruno BART.

Map 10: Child Care Centers in relation to Transit Lines in San Bruno



Airport Safety Zones

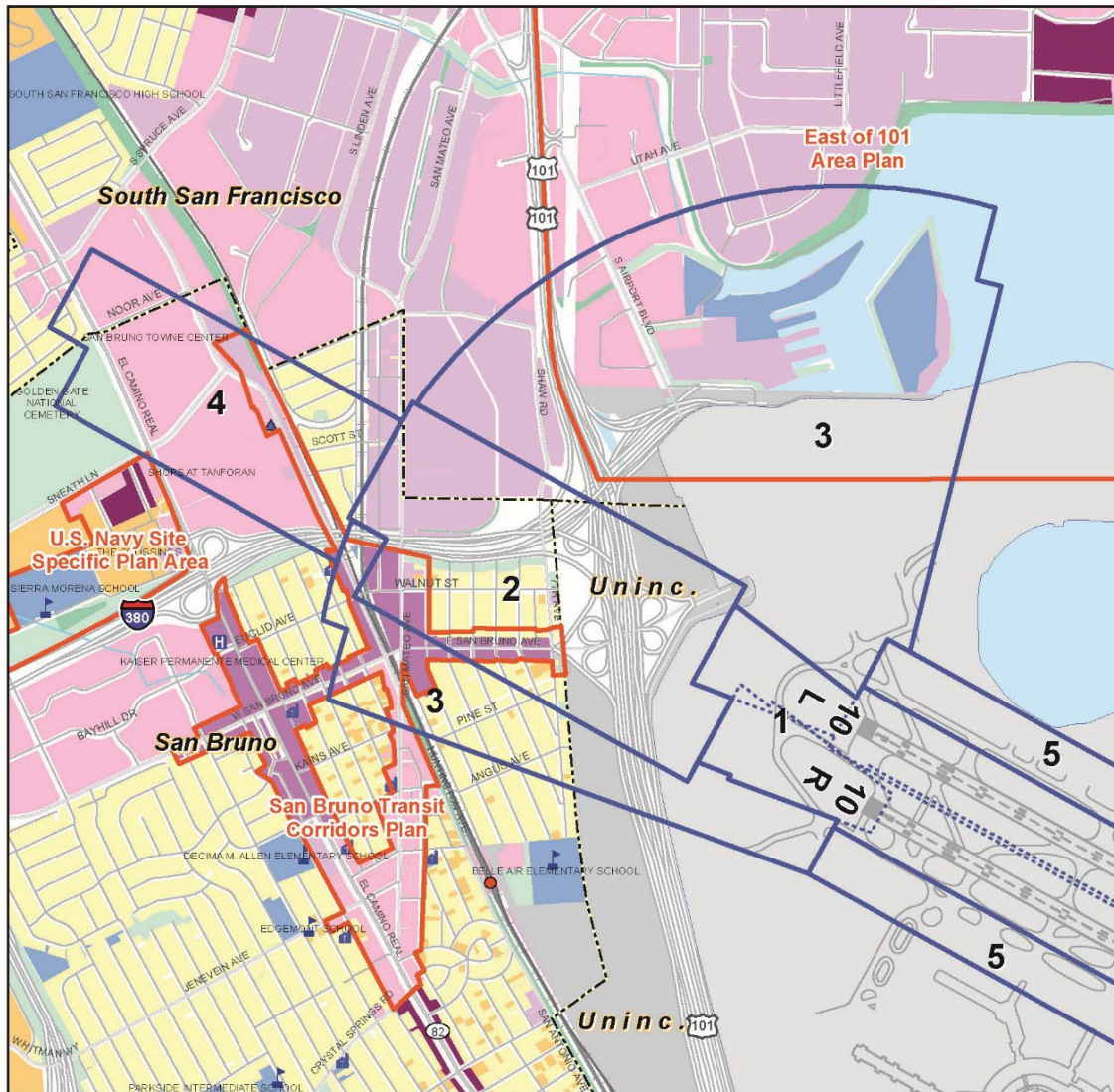
The *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco Airport* defines “safety zones” around SFO airport. Within all Safety Zones, “large child day care centers” are considered an incompatible use. “Large child day care centers” are defined as “Commercial facilities defined in accordance with Health and Safety Code, Section 1596.70, et seq., and licensed to serve 15 or more children. Family day care homes and noncommercial employer-sponsored facilities ancillary to place of business are allowed.”²⁴ The safety zone restrictions may impact the choice of locations for new child care facilities near San Bruno’s downtown and transit corridors.

²² The Daily Journal (Aug 6, 2018). *Development interest springs across San Bruno*.

²³ American Planning Association (2011). *Child Care and Sustainable Community Development: Family-Friendly Communities Briefing Papers 01*.

²⁴ Ricondo & Associates, Inc. (2012). *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco Airport*.

Figure 4: SFO Safety Compatibility Zones²⁵



LEGEND

Safety Compatibility Zones

- 1 - Runway Protection Zone-Object Free Area
- 2 - Inner Approach/Departure Zone
- 3 - Inner Turning Zone
- 4 - Outer Approach/Departure Zone
- 5 - Sideline Zones
- Internal boundaries of ALP-defined areas
- Specific Plan Area
- Airport Property
- ▲ BART Station
- CALTRAIN Station
- School
- Place of Worship
- Hospital
- Municipal Boundary
- Railroad
- Freeway
- Major Road
- Road

Planned Land Use Per General Plans

- Public
- Multi-Family Residential
- Single Family Residential
- Mixed Use
- Transit Oriented Development
- Commercial
- Industrial, Transportation, and Utilities
- Local Park, Golf Course, Cemetery
- Regional Park or Recreation Area
- Open Space

Sources:

- Local Plans:
 - San Bruno General Plan, December 2008
 - South San Francisco General Plan, 1998

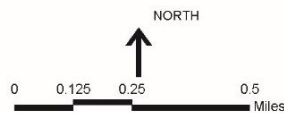


Exhibit IV-8
SAFETY COMPATIBILITY ZONES
IN THE CITIES OF SOUTH SAN FRANCISCO
AND SAN BRUNO
 Comprehensive Airport Land Use Plan
 for the Environs of San Francisco International Airport
C/CAG
 City/County Association of Governments
 of San Mateo County, California

²⁵ Ricondo & Associates (2012). *Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport*.

New Development Projects in San Bruno

As the city encourages the development of new housing and centers of employment, there will be an increase in future demand for child care from working families. Recent large developments such as 406 San Mateo Ave (mixed-use) in the TCP area, the Skyline College 70-unit residential development, and The Crossing 20-acre TOD redevelopment of a former U.S. Navy facility have not included any provisions for child care for families who may be living or working at these developments.

As of June 2018, the City has the following three development projects that are in early planning, the pre-application phase, or with planning applications under review where the inclusion of child care would be beneficial. **All of these sites are in the TCP area.**

1) Mills Park Plaza

“Proposed 5-story mixed-use development in two buildings. Building A includes 167 residential units and 283 parking spaces. Building B includes 162 units and 264 parking spaces. Both buildings include ground floor retail. The existing Mills Plaza commercial buildings would be demolished. It is anticipated that 15% of the units will be affordable to low and moderate income households. The Planning process is anticipated to be completed by the end of 2018.”²⁶

2) 111 San Bruno Ave

“Proposed 5-story mixed-use building with 60 dwelling units, ground floor retail and 86 parking spaces at the northern gateway to downtown opposite the Caltrain Station. The existing commercial buildings, including a vacant bank, would be demolished. It is anticipated that 15% of the units will be affordable to low and moderate income households. The planning process is anticipated to be completed in Fall 2018.”²⁷ This site is within the Airport Safety Zone; new child care would need to comply with those restrictions. Family child care or a small center would be compatible uses.

3) 850 El Camino Real

In the early planning phases for a mixed-use development at the site of a former Budget Motel. Zoning allows for commercial, hotel/motel, or residential.

In addition to these three developments, the City is engaged in long-range planning for the **Bayhill Specific Plan**.

The Bayhill Specific Plan will outline a long-term, community vision for this key district that is home to the headquarters of YouTube, as well as several other uses. The Specific Plan will ensure that YouTube’s expansion needs are integrated into an attractive setting that benefits other property owners, as well as the broader San Bruno community.²⁸

The Bayhill Specific Plan area is situated in Census Tract 6041.02 – a tract with the highest density of daytime workers in San Bruno and currently zero child care centers. Adding jobs to this area without also adding child care for working families will further exacerbate the child care shortage in this area.

²⁶ https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/development_activity/mills_park_plaza.htm

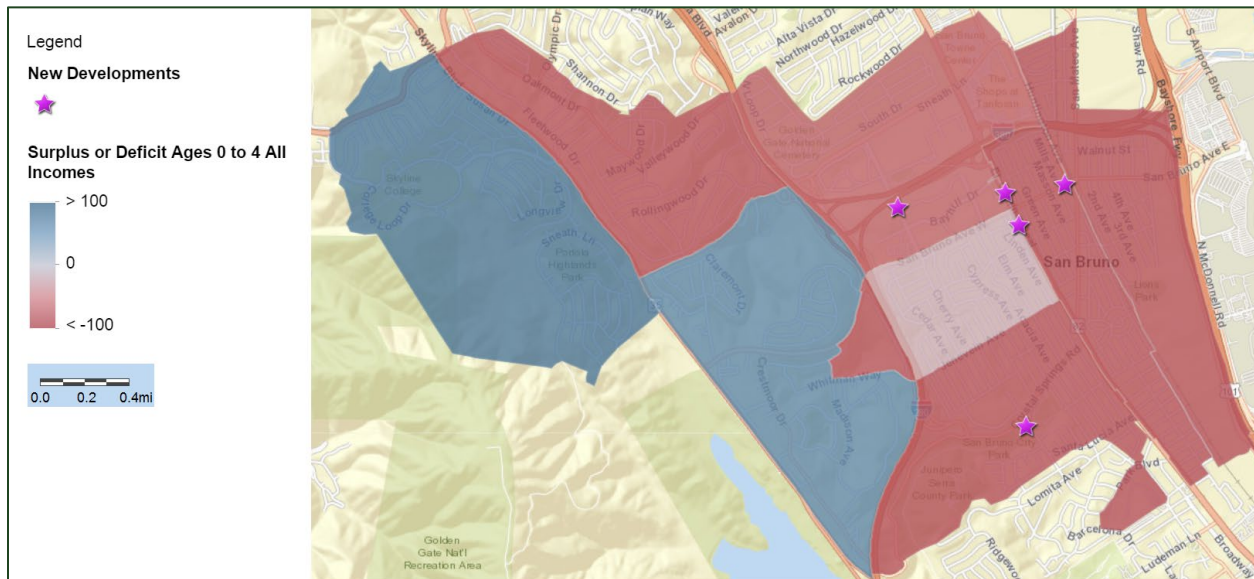
²⁷ https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/development_activity/111_san_bruno_avenue.htm

²⁸ https://www.sanbruno.ca.gov/gov/city_departments/commdev/planning_division/long_range_planning/bayhill_specific_plan.htm

Lastly, the City is in the process of redesigning its **Recreation and Aquatics Center**. The design includes “Early Childhood Education” space as one of the “base” components.²⁹ As the City moves forward with plans for this space, both the child care and enrichment needs of families with young children should be considered. In this area of San Bruno (Census Tract 6039), there is **currently a gap of 123 spaces for children ages 0-4** in working families. There is licensed care for only 24% of infants/toddlers and 53% of preschoolers. The Recreation and Aquatics Center is adjacent to **Saint Andrew’s Preschool**. Licensed since 1994 to serve 52 preschool-age children, the church would like to expand their center to serve more children and **work with the City** on ways to maximize use of both the preschool and church parcel, and access to San Bruno City Park and the new Recreation and Aquatics Center.

The following map shows the new developments listed above in relation to the child care supply for children ages 0-4.

Map 11: Surplus/Deficit of Child Care for Children Ages 0-4, All Income Levels in relation to New Developments



²⁹ https://www.sanbruno.ca.gov/community/recreation_and_aquatics_center_project.htm

Recommendations

The following section includes: general recommendations to support the development of child care and preschool to meet San Bruno families' needs, recommendations specific to the City of San Bruno, and recommendations for new child care development by census tract.

General Recommendations

- Expand child care and preschool programs that **offer schedules to meet the needs of working families**.
- Prioritize creating **spaces for infants and toddlers**.
- **Realign and increase subsidy funding** to increase the supply for infants/toddlers and *full-day* preschool.
- **Increase the number of spaces in family child care homes**. Encourage new licensed homes and support FCCs to convert from small to large. Adding more FCC capacity is a cost-effective way to add new child care facilities because there are minimal capital or construction costs.
- **Connect with *Build Up for San Mateo County's Children*, www.buildupsmc.com**, to access technical assistance services. Build Up works with developers, city staff, realtors, child care operators, faith communities, and school districts to provide support for child care facilities development.

Recommendations for the City of San Bruno

- As the City conducts its major **zoning code update**, implement the recommendations of the General Plan and Housing Element in the following ways:
 - **Classify large family child care homes as a permitted use of residential property** (no zoning permit required). This approach is cost-effective and less burdensome for both the providers and the City, and is recommended by the Child Care Law Center.³⁰ For example, the City of San Mateo has taken this approach.
 - **Allow child care centers in all residential and commercial zones**. The American Planning Association recommends that cities “consider amending local zoning ordinances to remove obstacles to the provision of regulated group and family child care in all zoning districts, in locations that are appropriate and safe for children.”³¹
 - Ensure that the **definitions of child care centers, small family child care homes, and large family child care homes** are consistent with State law.
- Consider families' child care needs **when reviewing new development project proposals**.
 - With applications that are in the early planning and application phases, **encourage developers to include child care** in their designs.
 - **Integrate into long-range planning** efforts such as the Transit Corridor Plan and the Bayhill Specific Plan.
- **Encourage use of the density bonus/incentive** that already exists in Municipal Code for housing projects that include child care.
- Assign someone in the Community Development Department to be the **point person for child care applications**. This person could develop expertise in the City's Code as it relates to child care, the

³⁰ Child Care Law Center (2017). *Know the Law for Planners*.

³¹ American Planning Association (1997). *APA Policy Guide on the Provision of Child Care*.

California Day Care Act, Community Care Licensing, and local resources such as Build Up. A single point person could expedite the processing of applications and ensure smooth communication with the Fire and Building Departments.

Recommendations by Census Tract

Census Tract	Priorities
6037	MARKET-RATE: New spaces for infants/toddlers and preschoolers. Need to be full-day for working families. SUBSIDIZED: Need new subsidized spaces for infants/toddlers, full-day preschool, and after school care. DEVELOPMENT OPPORTUNITIES: When Rollingwood Elementary is closed/sold, consider how to continue to provide child care to meet families’ needs. The Rollingwood campus currently hosts a School District-operated preschool, and two after school programs.
6038.1	MARKET-RATE: Encourage FCC in the Shelter Creek Condominiums. Currently no child care in this census tract.
6038.2	MARKET-RATE: New spaces for infants/toddlers. SUBSIDIZED: Need more subsidized slots needed for infants/toddlers and preschoolers – increase subsidized supply at existing centers.
6039	MARKET-RATE: New spaces for infants/toddlers and preschoolers. DEVELOPMENT OPPORTUNITIES: Consider in redesign of Recreation and Aquatics facility and Saint Andrew’s Preschool. Consider reuse of the El Crystal Elementary campus.
6040	MARKET-RATE: Encourage FCC expansion. DEVELOPMENT OPPORTUNITIES: Include child care at Mills Park Plaza.
6041.01	MARKET RATE: Census tract with the largest supply gap for children ages 0-12. SUBSIDIZED: Largest gaps for subsidized care – need both new spaces and to subsidize some of the existing supply. DEVELOPMENT OPPORTUNITIES: Include child care at 850 El Camino Development and 111 San Bruno Ave. Need infant/toddler care close to Caltrain station.
6041.02	MARKET-RATE: New spaces for infants/toddlers, preschoolers, and after school. SUBSIDIZED: Need to increase subsidized spaces for infants/toddlers and preschoolers. DEVELOPMENT OPPORTUNITIES: Include child care in the Bayhill Specific Plan. Need near BART.
6042	MARKET-RATE: New spaces for infants/toddlers and preschoolers. SUBSIDIZED: Need to increase the supply of subsidized infant/toddler. Could some of the subsidized preschool supply be converted to serve toddlers? DEVELOPMENT OPPORTUNITIES: Need near BART. Need infant/toddler care near Caltrain Station.
6140	MARKET-RATE: May be a need for additional after school care.

Conclusion

By proactively addressing the child care and preschool shortage now, the community of San Bruno will contribute to child and family well-being for many years to come, as a new child care facility can serve the community for many decades. Assuring an adequate supply of child care facilities contributes to community health and safety, as children are taken care of in safe, nurturing environments while their parents work. Quality child care and preschool also contribute to children’s education by meeting the developmental and enrichment

needs of the children. When child care is thoughtfully sited near hubs of housing, transit and employment, this can reduce car travel and make housing developments, both market-rate and affordable, more child and family-friendly and sustainable. Child care and preschool programs also contribute to a city's economy by employing staff, paying taxes, and spending money in the community. Lastly, reliable, affordable child care and preschool contributes to the area's economic vitality by allowing parents to pursue their careers and employment opportunities while knowing that their children are growing and learning in child care or preschool.

