

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

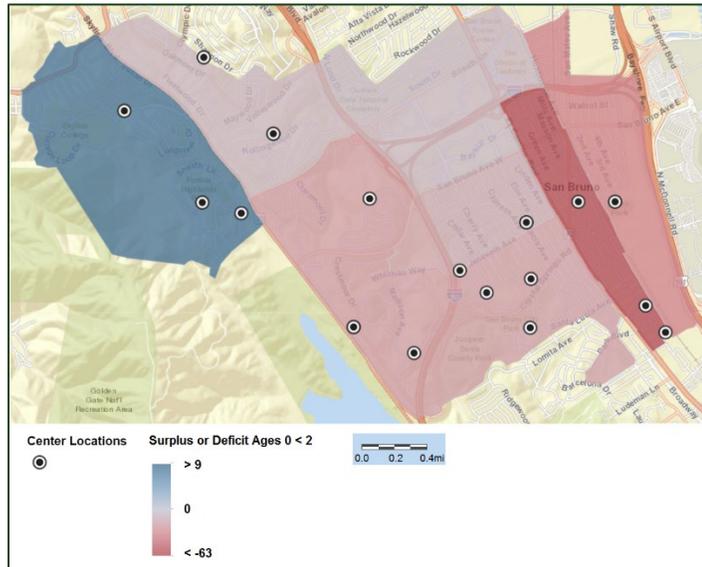
Age Cohort	No. Estimated to Need Child Care
0 – 1 year	298
2 – 4 years	1,401
5 – 12 years	1,184
Total	2,883

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

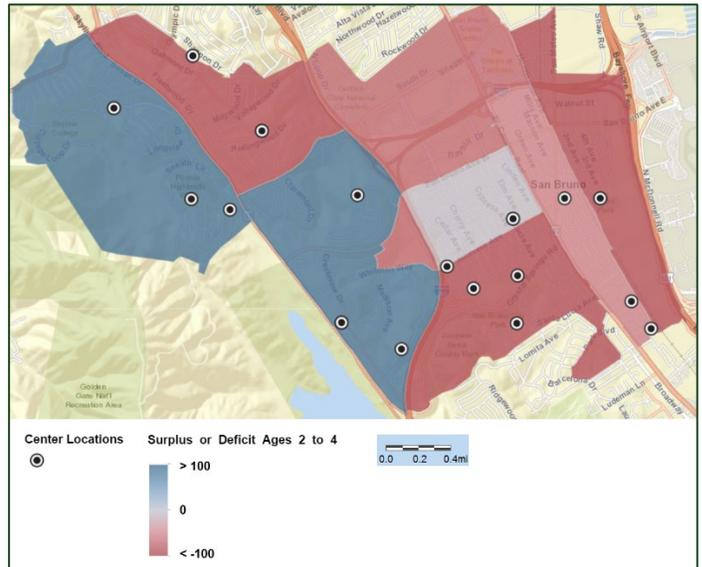
Surplus or Deficit of Child Care in San Bruno

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



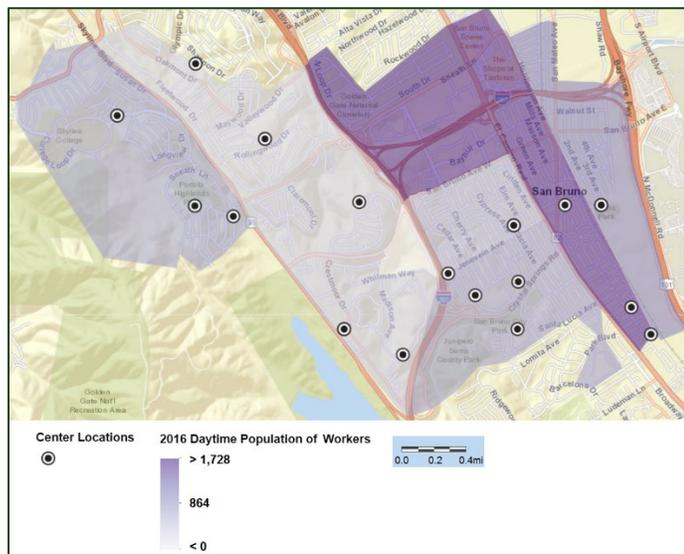
Map B: Surplus/Deficit of Spaces for Ages 2-4, All Incomes



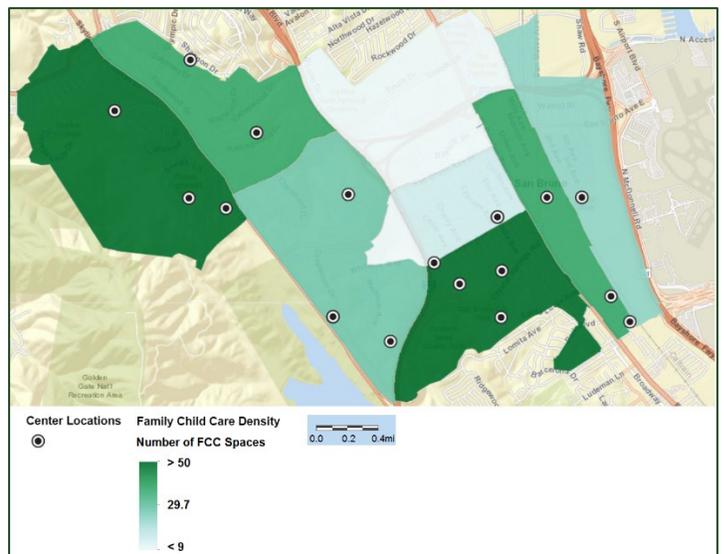
As these maps show, the supply gaps are not spread evenly throughout the city.

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



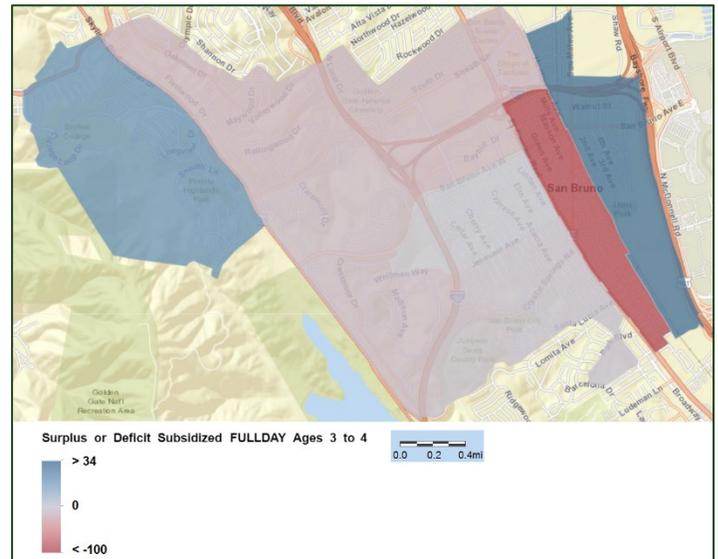
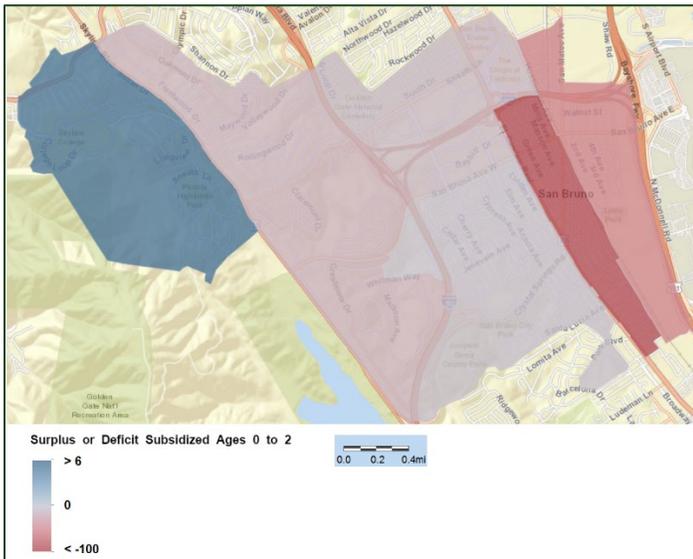
Child Care & Preschool for Low-Income Families

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

