

# CHILD CARE FACILITIES MASTER PLAN TOOLKIT

A companion document to the Santa Barbara Child Care Facilities Master Plan



## Child Care Facilities Tools by Strategy

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# **CHILD CARE FACILITIES MASTER PLAN TOOLKIT**

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**STRATEGY 1: BUILD A STRONG INFRASTRUCTURE  
FOR FACILITIES DEVELOPMENT**

## COUNTY FACILITIES READINESS ASSESSMENT

This Local Planning for Child Care Facilities Development County Readiness Assessment is intended to help gauge a community's ability to support child care facilities development. To use, rate each key topic based on known supports and resources and what has been accomplished so far. The ratings will provide insight into areas of strength and areas that need additional attention. The results will also provide a guide to developing an intermediary support system for child care facilities.

Key Topics	Advanced Readiness	Developing Readiness	Emerging Readiness
<b>Capacity to provide Center and FCC facility Technical Assistance (TA)</b>	There is robust institutional capacity - intermediaries /individuals and/or programs in organizations actively provide facilities TA.	There is some institutional capacity for intermediaries/ individuals and/or programs in organizations to provide facilities TA.	There are local experts who can provide facilities TA as needed, on a voluntary or contract basis, and interest in building expertise of intermediaries.
<b>Intermediary expertise</b>	Intermediaries have strong training, expertise, and experience with child care facility projects.	Intermediaries have some training, expertise, and experience with child care facilities projects.	There is interest in intermediaries building their expertise via training and/or on the ground experiences with child care facilities projects.
<b>Title 5 and Head Start contractor experience</b>	Contractors have successfully expanded child care facilities more than 5 times in order to serve more children.	Contractors have successfully expanded child care facilities up to 5 times in order to serve more children.	Contractors and maintenance staff are trained in, and supportive of expansion according to best practices.
<b>Local Planning Council (LPC) engagement</b>	LPC currently has a facilities committee or other infrastructure to support child care facilities planning and development.	LPC has conducted child care facilities development advocacy and intermediary services in the past.	LPC is interested in providing child care facilities advocacy and intermediary services.
<b>Existing lead intermediary</b>	There is one organization or individual who leads the charge of providing intermediary TA and/or advocacy regarding child care facilities development.	There are multiple agencies providing some level of intermediary TA and/or advocacy regarding child care facilities development.	There are multiple agencies interested in providing intermediary TA and/or advocacy regarding child care facilities development.
<b>History of land use policy advocacy</b>	Intermediaries actively and regularly work with jurisdictions to amend land use policies to promote child care facilities development.	There is current information on land use policies related to child care for all jurisdictions.	Child care land use policies have been amended in the last 10 years to be more favorable to child care facilities development.

## Child Care Facilities Tools by Strategy

Key Topics	Advanced Readiness	Developing Readiness	Emerging Readiness
<b>City/ County child care coordinator focus</b>	There is an active City/ County child care coordinator that focuses on facilities.	There is an active City/ County child care coordinator that is interested in focusing on facilities.	Plans are being developed to add a City/ County child care coordinator.
<b>Local funding resources/ mechanisms</b>	Significant government and philanthropic resources are prioritized toward, or dedicated to facilities.	There have been some successful efforts to prioritize or dedicate resources/ funding to facilities.	Some funding sources have expressed interest in facilities.
<b>Facility projects in pipeline</b>	There are currently 10-20 child care facility projects in the pipeline that are actively moving forward.	There are currently 5-10 child care facility projects in the pipeline that are actively moving forward.	There are currently 1-5 child care facility projects in the pipeline that are actively moving forward.
<b>Engagement of business, funder, faith, and government sectors</b>	Engagement efforts have yielded concrete results.	There are current, active engagement efforts.	There are planned engagement efforts.

## DATA TRACKING TOOL

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This data tracking tool presents data sources that can be used to help understand the need and/or demand for child care facilities in the region of interest.

Community partners throughout Santa Barbara County produce valuable resources that compile local data. Using consistent and matching sources and data as community partners is beneficial for all as it builds continuity in how the community understands the demand, supply, and unmet need for child care facilities.

### Key Agencies Monitoring Child Care Data Trends

The following agencies keep an up-to-date pulse on child care related data.

- [Children's Resource and Referral of Santa Barbara County](#)
- [Santa Barbara County Office of Education](#)
- [Santa Barbara County Child Care Planning Council](#)
- [First 5 Santa Barbara County](#)

At the time of this publication the current local assessment of child care demand and supply can be found in the 2024 Santa Barbara County Child Care Facilities Needs Assessment. Another trusted resource is The Santa Barbara County Early Care and Education Needs Assessment, conducted by the [Child Care Planning Council](#) every 5 years.

The following is a summary of the top key data topics.

- Population data and projections - used to estimate child care need within a targeted region.
- Licensed child care capacity data - used as a starting point to understanding supply. This information can be supplemented with local surveys or child care provider insights.
- The met and unmet need for care by age - used to define where child care facilities are needed. It is recommended that Transitional Kindergarten (TK) capacity is included when estimating preschool supply for children.

### Understanding Population Data

**General Population** - General population data can be retrieved from the [US Census](#) by region. This information combined with [population projections](#) can provide insight into population trends over time and the projected need for care in a geographic area.

**Child Population** - Understanding the number of children living in a region is key to defining the demand for child care as well as the degree the need for care is met or unmet. Some experts base the demand on the number of children in working families while others use the total child population. The current standard used within Santa Barbara County is to base demand on the total population of children within specified age ranges.

Child population data (by child age and zip code) for children 0 - 5 years old was historically retrieved from the [Early Learning Needs Assessment Tool](#). As of this publication, this Tool has not been updated with post-2020 data, limiting its usefulness for current analysis. Alternatively, US Census data offers data by age and zip code and population projects can be calculated from the [State of CA, Department of Finance, Population Projections](#) report.

### Understanding Child Care Supply

**Licensed Capacity Data** - Licensed capacity (the maximum number of children a child care program can serve at one time in a specific facility, based on state regulations for basic health and safety) is commonly used to define the supply of care. However, it is not necessarily an accurate reflection of the operating capacity nor an accurate indication of how many children are actually enrolled. Operating capacity refers to the number of children a provider *chooses or is realistically able* for a variety of reasons. There is typically a difference between licensed capacity, ideal operating capacity, and actual enrollment.

**Considerations Beyond Licensed Capacity Data** - Many child care programs under-enroll their full licensed capacity by choice in order to allow more space per child and/or smaller groups per teacher to achieve a higher quality environment. Some programs operate below their licensed capacity due to limitations related to facility design, quality, staffing, and/or funding. Some families need part-time care so many programs “share” spaces by enrolling more than one child per licensed spot and/or by having AM and PM sessions. Lastly, although programs may be licensed to serve a set number of preschoolers, they are limited to how many children they can enroll in each classroom based on specific ages. For this reason, the true supply of spaces for children (e.g. 3 year olds) may be under-represented in reporting.

Since licensed capacity often does not reflect the true supply of child care there is an ongoing need for local operators to be surveyed to capture real time accounts of the number of children being served. This type of data collection would also provide critical insight into the breakdown of spaces available and enrolled in Family Child Care (FCC) programs and centers.

The need for local real-time data collection is more in demand now that Community Care Licensing switched from age-based licenses to single licenses that do not define the number of children served by age, rather a single license grants the operator the ability to serve a total number of children, similarly to how FCCs are licensed. FCCs can serve children ages 0-12 and are licensed for the total maximum capacity (8 for small FCCs and 14 for large FCCs).

Santa Barbara County has adopted the following formula used by other counties to estimate the number of licensed spaces by age within FCCs: 15% are allocated to infants and toddlers, 70% to preschoolers, and 15% to school age children. Given the changes in child care enrollment trends due to Transitional Kindergarten (TK), direct surveys would create the opportunity to determine whether the FCC age allocation formula is current and will provide insight into center-based spaces and enrollment. Direct surveys would also help clarify supply and availability based on more clear age ranges since CCL's age groupings slightly overlap.

#### Community Care Licensing Age Breakdowns

- Infants: Birth to 24 months
- Toddlers: 18 months to 36 months
- Preschool-age children: 2 years to 6 years
- Single licensed centers: 0 to 12 years

### The Impact Of Transitional Kindergarten On Child Care Supply

Reporting of child care supply within Santa Barbara County has typically grouped infants and toddlers together as 0-2 year olds and refers to preschoolers as 3-5 year olds. Since families of 4 year olds now have the choice to enroll in TK, those spaces also should be included when determining the supply of care for preschoolers. TK is part of the early care and education system and is currently offered to all 4

## Child Care Facilities Tools by Strategy

year olds in  $\frac{1}{2}$  or  $\frac{3}{4}$  day sessions, free of charge through school districts. However, this poses the challenge of over-representing capacity for 3-5 year olds whereas only 4 year olds can access TK spaces.

### Sources For Child Care Capacity Data

- [Community Care Licensing](#) - Number and capacity of licensed centers and large FCCs by zip code. [Children's Resource and Referral of Santa Barbara County](#) maintains a pulse on the number of Small FCCs in Santa Barbara County.
- California Child Care Resource and Referral Network [County Portfolios](#) and [child care data tool \(by county\)](#) compiles data about child care supply and demand at the local, regional, and statewide level.
- TK data can be retrieved from [Santa Barbara County Office of Education \(SBCEO\)](#) or through the [Department of Education](#) TK reports.
- The [Early Learning Needs Assessment Tool](#) historically provided data on the number of subsidized child care spaces compared to the number of children by age and zip code who were eligible. As of this publication, this Tool has not been updated with post-2020 data, limiting its usefulness for current analysis. The [County Portfolios](#) by California Child Care Resource and Referral Network provide the number of children enrolled in subsidized care for the entire county. A current pulse on the number of subsidized spaces available within the county, by region, is recommended and could be collected directly from child care providers through a community coordinated annual effort.

## CHILD CARE FACILITIES INTERMEDIARY JOB DESCRIPTION

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The following is a draft job description that can be used for a child care facilities intermediary. The duties, experience, and skills were gathered from related job descriptions such as:

- Executive Director of the Office of Early Care and Education (City and County of San Francisco)
- TA Coordinator Job Description (Build Up San Mateo)
- Build Up San Mateo Coordinator Job Description
- Child Care Services Specialist (City of Redwood City)

### 1. Technical Assistance Duties

- a. Guide child care and preschool operators through city and county permitting, planning, and zoning processes.
- b. Provide expertise in site evaluation, facility planning, and design for child care uses.
- c. Assist operators in developing capital improvement plans and understanding facility financing options.
- d. Offer tailored support to developers, school districts, employers, and faith-based organizations considering child care in new or existing spaces.
- e. Disseminate regulatory updates, training opportunities, and best practices to local providers and stakeholders.
- f. Experience Needed
  - i. 4 to 6+ years in child care, early education, or related fields, including facility planning or development.
  - ii. Familiarity with local and state regulations, licensing, and development processes.
- g. Skills Required
  - i. Strong knowledge of zoning, planning codes, and facility design for ECE.
  - ii. Clear, effective communication and documentation skills.
  - iii. Ability to navigate bureaucratic processes and advise diverse stakeholders.

### 2. Advocacy Duties

- a. Represent child care facility needs at city council meetings, planning commissions, and community events.
- b. Advocate for the inclusion of child care in development plans, city priorities, and business/community investments.
- c. Engage with policymakers and funders to support child care-friendly legislation, zoning reforms, and funding streams.
- d. Experience Needed
  - i. Proven record of leadership or systems-change advocacy in ECE or related fields.
  - ii. Experience working within political and community systems to influence outcomes.
- e. Skills Required
  - i. Political astuteness and ability to navigate complex stakeholder environments.
  - ii. Public speaking, coalition-building, and strategic messaging.
  - iii. Persuasive writing and presentation skills.

### 3. Consortium or Community Convening & Coordination Duties

## Child Care Facilities Tools by Strategy

- a. Coordinate initiatives with advisory bodies, cross-sector partners, and consultants to align goals and strategy.
- b. Serve as a liaison between public agencies, private developers, and community organizations.
- c. Participate in or lead collaborative efforts such as countywide task forces or interagency groups focused on child care and education.
- d. Experience Needed
  - i. Direct experience working with government agencies, advisory councils, or coalition-based efforts.
  - ii. Background managing or participating in collaborative community planning or cross-sector initiatives.
- e. Skills Required
  - i. Strong interpersonal skills and diplomacy in multi-stakeholder environments.
  - ii. Strategic planning and meeting facilitation.
  - iii. Ability to balance multiple priorities and work across organizations.

### 4. Funding and Resource Development Duties

- a. Help providers identify and pursue public and private funding sources for child care facility development.
- b. Track funding outcomes and report progress to funders and stakeholders.
- c. Support grant applications, identify financing strategies, and connect providers with capital resources.
- d. Experience Needed
  - i. Experience managing or supporting programs funded by government grants or private philanthropy.
  - ii. Familiarity with the funding landscape for ECE infrastructure, including CDBG, impact investments, or developer fees.
- e. Skills Required
  - i. Knowledge of grant writing, reporting, and compliance.
  - ii. Financial planning and budgeting.
  - iii. Strong research and analytical capabilities.

# **CHILD CARE FACILITIES MASTER PLAN TOOLKIT**

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**STRATEGY 2: EASE LAND USE AND DEVELOPMENT  
PROCESSES**

## LOCAL CHILD CARE LAND USE POLICIES AND PROCESSES

This tool offers a summary of the land use policies and processes by jurisdiction, listed alphabetically.

### County of Santa Barbara | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>Child Care Centers (<math>\leq 50</math> children) permitted with a Land Use Permit (LUP) in several Residential, Commercial, Mixed-Use, Industrial, and other zones.</li> <li>May be accessory or principal use depending on the zone.</li> <li>Minor CUP required in Open Space, Agriculture, and for larger centers.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>LUP: \$1,000 deposit + hourly staff time (Planner rate for 2024–25 is \$292/hour).</li> <li>Staff time ranges from 10–30 hours depending on scope Minor CUP: \$3,000–\$9,000 deposit + staff time.</li> <li>Timeline: ~6 months (if hearings are needed).</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>Fully compliant with SB234.</li> <li>FCCs are exempt from business license and home occupation permits.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>Aligned with CA Health &amp; Safety Code.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>1 space per 10 children + 1 drop-off/loading space.</li> <li>Reductions possible with approved parking study.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>Varies by zone.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>Parking reduction possible with study (form available).</li> <li>Flexibility for locating as accessory or principal use in multiple zones.</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>FCCs and Centers are exempt from business license requirements.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"><li>Include child care policies in Housing Element and future GP updates.</li><li>Work with LPC and stakeholders to update data and policy direction.</li></ul>
Zoning Ordinance	<ul style="list-style-type: none"><li>Consider expanding eligibility for LUPs to cover more zones (e.g., Open Space, Agriculture) where appropriate.</li></ul>
Process Improvement	<ul style="list-style-type: none"><li>Develop a webpage or guide to help applicants understand how to start a child care center in unincorporated areas (see Goleta example); post child care info publicly (including hourly rate and deposit) to help applicants plan financially.</li></ul>

### BEST ZONES FOR CHILD CARE:

- LUP (Administrative): Residential, Commercial, Mixed-Use, Industrial, and other zones ( $\leq 50$  children).
- May be permitted as accessory or principal use in other zones.
- Open Space, Agriculture, and for larger centers (Minor CUP).
- [Zoning Map and Planning Resources – Santa Barbara County](#)

### PROGRESS TO DATE

- SB234 is already implemented for FCCs.
- Parking incentives available with approved study.
- Housing Element underway (2023–24)—important opportunity for formal child care policy inclusion.
- Development with Special Constraints or Zoning Clearance = LUP category applicable to child care centers (highlighted in County fee schedule).
- Fee structure reinforces the value of clear, pre-application guidance for prospective providers.

## City of Buellton | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>Minor CUP in Residential zones (RS, RM, MHP).</li> <li>Administrative Permit in PRD zone (if consistent with DP, A definition).</li> <li>Major CUP in Commercial zones (CN, CR, CS).</li> <li>Prohibited in Manufacturing, Open Space, Recreation, and PQP zones.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>Deposit: \$3,900.</li> <li>Timeline: Not identified.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>Out of compliance with SB234; update planned as part of 2025 Zoning Ordinance update.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>Generally aligned with CA Health &amp; Safety Code; Large FCC capacity definition should be updated to 14 maximum.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>1 space per 10 children + 1 space per 2 employees.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>Varies by zone.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>None currently in place.</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>City does not require a business license.</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>Prepare to include child care background (LPC data) and policies in the new General Plan.</li> <li>Contact child care intermediaries to promote engagement and input survey participation (<a href="#">General Plan Info &amp; Survey</a>).</li> </ul>
Zoning Ordinance	<ul style="list-style-type: none"> <li>Remove non-compliant requirements for FCCs (Per SB234)</li> <li>Clarify business license and home occupation exemptions for FCCs.</li> <li>Update child care definitions (e.g., Large FCCs to 14 max).</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
	<ul style="list-style-type: none"><li>Consider Administrative Permit for centers on faith-based, school, or quasi-public sites.</li></ul>
Process Improvement	<ul style="list-style-type: none"><li>Create a web page/handout to guide child care center applicants through site selection and permitting in Buellton.</li></ul>

### BEST ZONES FOR CHILD CARE:

- PRD – Administrative Permit (if consistent with DP, A definition).
- Residential zones (RS, RM, MHP) – Minor CUP.
- Commercial zones (CN, CR, CS) – Major CUP.
- [Zoning Map](#)

### OPPORTUNITIES AND PROGRESS TO DATE ON CHILD CARE POLICIES

- The City Council directed staff to review child care policies and identify beneficial changes.
- Anticipated child care code updates in 2025 General Plan and Zoning Ordinance update; engagement process for input has begun.
- Zoning and licensing clarifications can be made along with other updates.

## City Of Carpinteria | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>• By right in MHS/PUD zones.</li> <li>• Administrative Permit in PRD and some PUD zones.</li> <li>• CUP required in all other zones.</li> <li>• Community Facility (CF) districts: by right if in existing buildings (e.g., churches, schools); CUP required for new development.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>• Fee: \$7,500.</li> <li>• Timeline: 3–6 months.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>• Out of compliance with SB234.</li> <li>• Clarifications and updates expected through Housing Element implementation.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>• Definitions for both centers and FCCs are unclear or missing; FCCs appear to only be permitted in R-1 zone.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>• 1 space per 5 children + 1 space per employee.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>• Varies by zone.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>• Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>• State density bonus available for child care in housing developments.</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>• Unclear from survey responses.</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>• Include LPC data and child care policies in the new General Plan.</li> <li>• Engage intermediaries and the provider/parent community.</li> </ul>
Zoning Ordinance	<ul style="list-style-type: none"> <li>• Remove non-compliant FCC requirements and permit by right in all residential zones.</li> <li>• Clarify business license and home occupation exemptions for FCCs.</li> <li>• Consider admin/by-right permitting for centers in residential zones, especially at faith-based, school, or quasi-public sites.</li> <li>• Consider reducing parking requirements for brief drop-offs.</li> <li>• Consider additional developer incentives for child care spaces.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
Process Improvement	<ul style="list-style-type: none"><li>• Create a web page/handout to guide applicants in starting a child care center in Carpinteria (see Goleta example).</li></ul>

### BEST ZONES FOR CHILD CARE:

- MHS/PUD zones – by right.
- PRD and some PUD zones – Administrative Permit.
- CF zones – by right in existing buildings (churches, schools, etc.); CUP for new construction.
- [Zoning Information](#)

### OPPORTUNITIES AND PROGRESS TO DATE

- Zoning and supportive housing definitions being updated; opportunity to include child care.
- Most housing element changes are drafted and child care could be inserted similarly.
- Community Land Use Planning and General Plan Update Committee resumed in March 2024; draft expected Summer 2024; child care could be added to the Public Services & Facilities or new Healthy Communities element. Public comment is welcome at all GP meetings/workshops.
- Staff to share draft code amendments and add stakeholders to the General Plan e-newsletter.
- City is exploring child care incentives and permitting templates.
- Co-location with other development:
  - Conceptual project review allows early-stage feedback — possible advocacy opportunities.
  - Permit status list updated monthly; connects to Planning Commission hearing schedule.
  - a 190-unit housing project may be revised with inclusionary units — opportunity for FCC integration.
- Policy revision: Supportive housing policy being revised; includes definition updates that could support child care. ADU policy and zoning code revisions underway — potential to align with child care goals.

## City of Goleta | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>• By right/exempt in: CC, OT, CG, BP, OI, PQ.</li> <li>• Minor Use Permit in: RS, RP, RM, RH, CR, VS, CI.</li> <li>• CUP required in residential* and some commercial/industrial zones.</li> <li>• As accessory use (e.g., at a church or school), a Major CUP is not required. (*<i>may be exempt when accessory to another use</i>).</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>• Deposit: Minor \$2,636 / Major \$3,691.</li> <li>• Total fees may range from \$7,000 (Minor) to \$10,000 (Major).</li> <li>• Timeline: 6–10 months (no structural development assumed).</li> <li>• CUP Exemption Reference.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>• No changes or updates reported regarding SB234.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>• Definitions are consistent with CA Health &amp; Safety Code.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>• 1 space per 10 children, plus 1 drop-off/loading space per 10 children.</li> <li>• May be reduced up to 20% with LU permit and approved TDM Program.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>• Varies by zone.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>• Traffic study may be required.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>• Extensive: developer impact fee waivers, density bonuses, FAR exclusions, expedited permits, and one modification bonus.</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>• Required for all centers; nonprofits exempt from the fee.</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>• Incorporate child care policies into relevant GP elements.</li> </ul>
Zoning Ordinance	<ul style="list-style-type: none"> <li>• Consider permitting Child Care Centers by right on public/quasi-public residential sites.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
Process Improvement	<ul style="list-style-type: none"><li>Launch or revise a public website with clear permitting info and child care center guidance (consider Beehive format).</li></ul>

### BEST ZONES FOR CHILD CARE:

- By right or exempt: CC, OT, CG, BP, OI, PQ.
- Minor Use Permit: RS, RP, RM, RH, CR, VS, CI.
- Accessory use to principal use (e.g., church/school): exempt from Major CUP.
- [Zoning Map](#)

### OPPORTUNITIES AND PROGRESS TO DATE

- Ongoing General Plan updates (focused on tsunami, fire, noise, etc.).
- Website updates and user experience improvements in planning stages.
- County rezoning activity mentioned in Glen Annie and Georgie areas.
- Planning records, including project status and proposed developments are available via public records requests or at the planning counter.
- Stakeholders invited to assist if child care policy changes are considered in the future.

## City Of Guadalupe | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>• By right: Neighborhood Commercial.</li> <li>• Administrative Permit or CUP (depending on site location): General Commercial, Mixed-Use.</li> <li>• CUP required: R-1 and R-2.</li> <li>• Prohibited: R-3, General Industrial, Open Space.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>• Major CUP: \$3,500.</li> <li>• Minor Use Permit: \$1,500.</li> <li>• Timeline: 1–2 months after application is deemed complete.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>• Not compliant with SB234.</li> <li>• Staff was unaware of SB234 and will include it in a future work plan.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>• Aligned with CA Health &amp; Safety Code.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>• 1 space per staff + 1 space per 5 children.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>• 10% of site area.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>• Incentive framework (density bonus) exists, but no required provisions in developments currently.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>• Density bonus for child care in housing developments (Density Bonus Reference).</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>• Requirements do not clearly exempt FCCs.</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>• Include LPC data and child care policies when the General Plan is updated</li> <li>• Consider addressing child care sooner via Housing Element Update (sample policies available).</li> <li>• Engage child care intermediaries and the provider/parent community.</li> </ul>
Zoning Ordinance	<ul style="list-style-type: none"> <li>• Remove non-compliant FCC requirements and permit by right in all residential zones (SB234 Resource).</li> <li>• Clarify exemptions for business license and home occupation requirements.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
	<ul style="list-style-type: none"><li>● Consider Administrative or by-right permitting for centers in R zones and quasi-public sites (e.g., faith-based or school properties).</li><li>● Reevaluate parking requirements for brief parent drop-offs.</li></ul>
Process Improvement	<ul style="list-style-type: none"><li>● Create a web page/handout to guide child care center applicants in Guadalupe (see Goleta example).</li></ul>

### BEST ZONES FOR CHILD CARE:

- Neighborhood Commercial – permitted by right.
- General Commercial & Mixed-Use – Administrative Permit or CUP, depending on location.
- R-1 and R-2 – CUP required.
- R-3, General Industrial, and Open Space are prohibited.
- [Zoning Map](#)

### OPPORTUNITIES AND PROGRESS TO DATE

- No changes to policy or code, but staff is newly aware of SB234; will be added to future work plans.
- The General Plan is not expected to be updated until 2042; thus, the Housing Element may offer a more timely route for child care policy updates.
- Stakeholders are encouraged to offer assistance if Guadalupe staff begin updating policy.
- Website template and process documentation remain important next steps.

## City of Lompoc | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>Child Care Centers (categorized as “Day Care, Commercial”) permitted with CUP in CC, OTC, and Mixed-Use zones.</li> <li>In some cases, small centers may be processed administratively without a hearing.</li> <li>Prohibited in Open Space and some Commercial and Mixed-Use zones.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>Fee: \$1,449–\$2,594.</li> <li>Timeline: ~12 weeks.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>Out of compliance with SB234.</li> <li>Code update scheduled for end of 2024 (as of April 2025, not yet compliant).</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>FCC definitions are consistent with state law.</li> <li>Child Care Centers grouped with adult day care under “Day Care, Commercial”.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>1 space per 3 children.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>Density bonus for child care in affordable housing (per state law).</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>Required for Child Care Centers.</li> <li>FCC business license requirement acknowledged as illegal.</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>Include LPC data and child care policies in the GP.</li> <li>Engage intermediaries and provider/parent community.</li> <li>If the General Plan update is delayed, address child care in the Housing Element sooner.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
Zoning Ordinance	<ul style="list-style-type: none"> <li>● Out of compliance with SB234. Remove non-compliant FCC requirements and permit by right in residential zones.</li> <li>● Delete FCC business license requirement and clarify exemption from home occupation rules.</li> <li>● Separate “Day Care, Commercial” into child care and adult day care.</li> <li>● Permit centers in more zones, like schools.</li> <li>● Consider Admin Permit or by-right for centers accessory to other uses</li> <li>● Reduce excessive parking requirements.</li> <li>● Explore additional incentives for including child care in development projects.</li> </ul>
Process Improvement	<ul style="list-style-type: none"> <li>● Create a web page/handout to guide applicants through child care center locating and permitting (see Goleta example).</li> </ul>

### BEST ZONES FOR CHILD CARE:

- Permitted with CUP in CC (Convenience Center), OTC (Old Town Commercial), and Mixed-Use zones.
- Possible admin-level processing for small centers.
- Schools are permitted by right in PF zones and with CUP in R-1, R-2, R-3, and some Commercial/Mixed-Use zones, therefore, child care should also be permitted for these zones.
- [Zoning Map & Planning Docs](#)

### OPPORTUNITIES AND PROGRESS TO DATE

- FCC policy update scheduled for Jan 2025 as part of broader zoning amendments.
- Child care has been in the General Plan since 2010/2013; advocacy welcome.
- Updates to use tables show FCCs by right, but language will be updated per suggestions by Kristen Anderson.
- Housing Element updates completed; child care changes postponed by Council.
- Coordination underway with the ad hoc GP committee (Laurie Tamura).
- The development list includes projects in the pre-applications stage.
- Burton Ranch may reinitiate development—potential opportunity for child care integration.
- City Councils oversee fee schedules; some developers ask council directly for fee relief or support.

## City Of Santa Barbara | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>Permitted with varying levels of permits in all zones except Airport.</li> <li>Allowed by right in some Coastal commercial, industrial, and mixed-use zones.</li> <li>Allowed with a Performance Standards Permit in some HRC-1 and HRC-2 (Hotel and Related Commerce) zones.</li> <li>Prohibited in parts of each zoning category and entirely in the Airport zone.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>Fee: \$16,000–\$20,830.</li> <li>Timeline: 6–12 months (average 4 months).</li> <li>Pre-Application Review required for all CUPs.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>Not compliant with SB234.</li> <li>Draft amendments exist, but no timeline for adoption.</li> <li>Staff indicate Large FCCs are treated as Small FCCs in practice.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>Aligned with CA Health &amp; Safety Code.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>Determined on a case-by-case basis during site review. Playground location reviewed for noise impacts.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>Child care centers are exempt from Growth Management/General Plan Update fee at permit stage.</li> <li>Other incentives: density bonuses, parking reductions, community benefit points.</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>Unclear from survey response.</li> <li>Child care centers appear to be exempt.</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>Review progress on existing implementation programs.</li> <li>Request updated LPC child care data to inform policy tracking.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
Zoning Ordinance	<ul style="list-style-type: none"> <li>● Adopt drafted SB234-compliant amendments to allow Large FCCs by right in all residential zones.</li> <li>● Clarify/confirm exemption of FCCs from business license and home occupation requirements.</li> <li>● Clarify child care center permitting exemptions on the city website.</li> <li>● Consider reduction of high CUP fees for child care centers.</li> </ul>
Process Improvement	<ul style="list-style-type: none"> <li>● Post interim notice online clarifying that Large FCCs are treated as by-right under state law (no permits, fees, or conditions).</li> <li>● Create a public-facing web page or handout to guide applicants on starting a child care center in Santa Barbara (use Goleta example).</li> </ul>

### BEST ZONES FOR CHILD CARE:

- By right in some Coastal commercial, industrial, and mixed-use zones.
- Performance Standards Permit: some HRC-1 and HRC-2 zones.
- Allowed in some [Airport Zones](#), where deemed compatible.
- [Zoning Map – Inland & Coastal Areas \(PDF\)](#)
- [Reference Library and Maps](#)

### OPPORTUNITIES AND PROGRESS TO DATE

- CUP fees may be revisited; potential for change to align with community benefit priorities.
- Draft amendments exist for zoning code compliance but are not yet scheduled for adoption.
- Performance-based exemptions already being used in practice for some zoning cases.
- Ocean View project used child care inclusion to secure incentives (non-residential).
- La Cumbre Plaza redevelopment is in the entitlement phase. Possible site for FCC advocacy.
- The city does not currently maintain a comprehensive project list online; only select large projects are listed.
- Most commercial zones allow residential uses and may offer flexibility for mixed-use proposals.
- Santa Barbara does not have a dedicated institutional zone for churches, schools, or community facilities. Relies on broader commercial or mixed-use zoning categories.
- Stakeholders are encouraged to monitor zoning and entitlement changes and reach out early to developers in the pre-application or early application stages.

## City of Santa Maria | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>Child Care Centers permitted with CUP in Residential, Commercial, Industrial, and Mixed-Use zones.</li> <li>Prohibited in Open Space zones.</li> <li>In Public Facilities zones (e.g., churches, schools), child care is considered incidental to the primary use and does not require a planning permit.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>Fee: \$8,877.50 (no site development) / \$13,737.50 (with site development).</li> <li>Flat fee followed by invoicing.</li> <li>Timeline: Up to 12 months (recent case took 7 months).</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>Out of compliance with SB234.</li> <li>Update planned as part of Housing Element implementation in 2025.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>Aligned with CA Health &amp; Safety Code.</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>1 space per staff member + 1 space per 5 children.</li> <li>Case-by-case flexibility for dual-use parking/playground arrangements.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>15% of site area; playground space may count if not over parking.</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>Density bonus for child care in housing.</li> <li>Modifications to development standards possible in Planned.</li> <li>Development Overlay zones (which cover most of Santa Maria).</li> <li>Parking flexibility on a case-by-case basis.</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>Required for centers.</li> <li>FCCs are clearly exempt (model language available).</li> </ul>

Action Area	Recommendations
General Plan	<ul style="list-style-type: none"> <li>Implement Housing Element updates as planned in 2025.</li> <li>Request updated child care data from LPC to inform policy implementation.</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
Zoning Ordinance	<ul style="list-style-type: none"> <li>● Remove non-compliant FCC requirements; permit by right in all residential zones (per SB234).</li> <li>● Consider Administrative Permit or by-right process for centers on faith-based/school/quasi-public sites. <ul style="list-style-type: none"> <li>○ Reduce parking requirements for short drop-off/pick-up windows.</li> <li>○ Explore incentives for including child care in developments.</li> </ul> </li> <li>● If the zoning Code amendment will be pushed to 2026, include SB234 fixes earlier in another amendment package.</li> </ul>
Process Improvement	<ul style="list-style-type: none"> <li>● Create a public-facing web page or handout for applicants on how to start a child care center in Santa Maria (see Goleta example). <ul style="list-style-type: none"> <li>○ <i>Add FCC language update if the Zoning Code amendment will be pushed to 2026.</i></li> </ul> </li> <li>● Leverage strong support from lead planners to clarify and streamline processes.</li> </ul>

### BEST ZONES FOR CHILD CARE:

- Public Facilities – permitted incidentally (e.g., churches/schools).
- Residential, Commercial, Industrial, Mixed-Use – CUP required.
- Note: Most of Santa Maria falls within the Planned Development Overlay Zone—allows flexibility on a case-by-case basis.
- Open Space – prohibited.
- [Zoning Map](#)

### PROGRESS TO DATE

- Housing Element includes a child care-alignment program (2025 target).
- General Plan adoption expected end of 2025; draft went to public in February and is expected again in June/July. Stakeholders can review draft for child care inclusion and comment when helpful.
- Zoning Code revision will follow GP adoption; SB234 cleanup may be accelerated via ADU/other amendments.
- A few recent center applications have raised outdoor space challenges.
- Planners aware of FCC non-compliance and looking for integration options.

## City of Solvang | Child Care Policy Summary

JUNE, 2025 CHILD CARE POLICIES - approximate for informational purposes and are subject to change.

Category	Details / Information
Allowed Zones	<ul style="list-style-type: none"> <li>Permitted by right in Institutional zones.</li> <li>Minor CUP required in Design Residential (DR) zone.</li> <li>Prohibited in all other zones. <ul style="list-style-type: none"> <li><i>Note: 2024 Zoning Code Update uses "Child Care Facility" in use tables without clear distinction between FCCs and centers.</i></li> </ul> </li> <li>Solvang does not have a separate "institutional" land use classification; child care typically fits within zones like Institutional or Public Facilities.</li> </ul>
Conditional Use Permit (CUP)	<ul style="list-style-type: none"> <li>Fee: \$3,920.</li> <li>Timeline: 3–6 months.</li> </ul>
Family Child Care (FCC) Compliance	<ul style="list-style-type: none"> <li>Out of compliance with SB234.</li> <li>Updated ZO2024 definitions reference Health and Safety Code and state regulations that FCCs are residential uses.</li> <li>Zoning clearance is still required, but is not appropriate.</li> </ul>
Child Care Definitions	<ul style="list-style-type: none"> <li>Definitions for Day Care Centers, Large and Small Family Day Care Homes align with CA Health &amp; Safety Code (HSC §1596.76, §1596.78).</li> </ul>
Parking Standards	<ul style="list-style-type: none"> <li>1 space per staff.</li> <li>Drop-off area required per Community Care Licensing and city development standards.</li> <li>Location and configuration regulated under §11-11-13.</li> </ul>
Landscaping Requirement	<ul style="list-style-type: none"> <li>Varies by zone (not specifically outlined in summary).</li> </ul>
Traffic Impact Fees	<ul style="list-style-type: none"> <li>Not specified.</li> </ul>
Development Incentives	<ul style="list-style-type: none"> <li>Exceeds state density bonus requirements for child care in housing (no citation available).</li> </ul>
Business License Exemption	<ul style="list-style-type: none"> <li>Unclear from survey responses (pending confirmation or update).</li> </ul>

## Child Care Facilities Tools by Strategy

Action Area	Recommendations
Policy & Code	<ul style="list-style-type: none"> <li>Clarify application of Zoning Code tables and “Child Care Facility” label.</li> <li>Provide a clear permit summary table showing which permits apply in which zones.</li> <li>Confirm that FCCs are exempt from local operational standards and are treated as residential uses in all R zones per SB234.</li> </ul>
Zoning Ordinance	<ul style="list-style-type: none"> <li>Resolve confusion between use table entries and development standards for Day Care Centers.</li> <li>Ensure that parking standards for FCCs and centers align with the Development Standards section and Table 11.12.</li> <li>Involve City Engineer to reconcile parking/drop-off conflicts.</li> <li>Clarify if Day Care Centers are allowed in Public/Institutional zones per tables and definitions.</li> <li>Update use tables to clarify the difference between FCCs and centers.</li> <li>Parking Table 11.12 creates discrepancies: “Childcare Facility” appears lenient vs. more rigorous development standard descriptions—needs harmonization.</li> </ul>
Process Improvement	<ul style="list-style-type: none"> <li>The Development Permit process for Day Care Centers is helpful; continue using administrative review where appropriate.</li> <li>Publish Day Care Center application requirements and development standards in a handout or on a dedicated webpage (see Goleta example).</li> <li>Create a summary matrix of zones and permit types for different child care uses.</li> </ul>

### BEST ZONES FOR CHILD CARE:

- Institutional – permitted by right.
- Design Residential (DR) – Minor CUP required.
- Other zones – prohibited (though clarity needed based on ZO tables 11.4 and 11.6).
- [Zoning Map and Planning Info – City of Solvang](#)

### OPPORTUNITIES AND PROGRESS TO DATE

- Updated definitions are in place and cite HSC correctly.
- Zoning Code update 2024 corrected inconsistencies and SB234 alignment.
- Supplemental regulations are detailed and thoughtful, but need to be shared more accessible with the public.
- The City offers an administrative approval process; a positive and supportive step for applicants.
- The City will clearly delineate business license requirements for centers and FCCs.

## LAND USE PLANNING GLOSSARY

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**Accessory Use:** A use that is incidental or secondary to the primary use on the same site. E.g. Family child care (FCCs) providers must reside in the home with their business being secondary (and allowed under state law).

**Appeal:** When a person believes a decision (e.g. a use permit approval/denial) was made in error, an appeal may be filed so that a higher decision-making body can review the case. E.g. a Planning Commission decision typically is appealable to City Council.

**Business license/tax:** License and tax required by cities for the privilege of operating a business within the jurisdiction. Tax is typically based either on gross receipts or number of employees. Nonprofits may be required to have a license but not pay a tax. FCCs are exempt from both.

**By right or as of right:** A use permitted in a zoning district without obtaining a use permit or an administrative/non-discretionary permit. Also referred to as an “allowed use.”

**Child care facilities fee, or developer fee:** Fee charged to development projects to address the increased child care need projected for residents or employees in a proposed residential or non-residential development.

**Coastal Development Permit:** Permit required of any development in the coastal areas, including new construction, alterations, change in the density or intensity of use of land, and other activities. (See Local Coastal Program)

**Conditional use permit:** Permit to conduct a use or activity in a building or on a site that is considered by an approval body such as a zoning administrator/board/commission; conditions of approval may be attached that address potential negative impacts. The approval process includes notification of surrounding property owners and a public hearing.

**Density bonus:** An increase in the amount of development allowed on a site (e.g. number of residential units or square footage of building) in exchange for inclusion of amenities serving a public interest such as affordable housing units or child care facility spaces.

**Development agreement:** Legal agreement between a developer and a city/county that defines and locks in the conditions and requirements for a development (e.g. land uses and densities), guaranteeing those for the developer for the term of the agreement. Cal. Gov't Code §65864-65869.

**Development fee:** Fee charged to a developer prior to construction approval for a residential or non-residential development to fund related public infrastructure (streets, parks, etc.), permit processing, connection of public service (water, sewer to the development, etc.)

**Discretionary approval:** Approval by a decision-making body that has the legal discretion to approve or deny a project.

**Environmental Impact Report:** (EIR) detailed report assessing the potential significant environmental effects and ways to mitigate or avoid such; part of the process required under the California Environmental Quality Act (CEQA).

**Floor area ratio:** (FAR). Measurement of development intensity that describes the square footage floor area of a building relative to the lot size.

## Child Care Facilities Tools by Strategy

**General Plan:** A state-required legal document (Cal. Govt. Code §65301), consisting of text and maps, that serves as a blueprint for future development of a city or county. In California, a general plan must include seven mandatory elements: Land Use, Housing, Open Space, Conservation, Circulation, Noise and Safety. An Environmental Justice element is required where disadvantaged communities exist, and an Air Quality element is required in certain locations. The GP may include optional elements to address topics of importance to a community such as public facilities, parks and recreation, or economic development.

**Local Coastal Program:** Plan for coastal development required by the state Coastal Commission before land use permitting power in the coastal zone is returned to the local government. The cities of Pacifica and Half Moon Bay have LCPs, with the County's LCP covering remaining (unincorporated) coastal land.

**Mixed-use:** A zoning district that permits various uses (commercial, residential, office); or a development project that combines a variety of uses in a building or on a site, such as child care in an office building.

**Non Discretionary permit or administrative (use) permit:** Permit approved by planning staff upon verification that a proposed use meets standards such as parking or other requirements.

**Planning Commission:** A permanent committee of five or more individuals appointed by the governing body (city council or county board of supervisors) to review and act on matters related to planning and development. Most planning commissioners are lay people without previous land use experience. A local agency need not create a planning commission; in some jurisdictions, the governing body functions in that capacity. Cal. Gov't Code §65100

**Planning Department:** The Planning Department works with citizens and community leaders to build a consensus on how the City should grow, both in the short and long term. This is accomplished through the coordination of a variety of land planning functions that range from creating a 20-year vision for the future of the community to reviewing all new development proposals to ensure they reflect this vision. City or county staff have professional training in land use planning, and guide long-range planning and review proposals and process permits for development projects.

**Traffic impact fee:** A fee charged by a local community to mitigate the effects of a development project on traffic conditions. Fees are used to pay for new traffic signals, street or sidewalk improvements, etc.

**Trip generation:** (vehicle). Number of vehicle trips a land use or specific project produces. A trip is defined as the travel from one location to another.

**Unincorporated territory/land:** The area of a county not within the boundaries of an incorporated city. County land use policies apply in unincorporated areas.

**Zoning:** Division of a city into districts for the purpose of separating uses (e.g. residential and commercial), establishing lists of permitted and conditionally permitted uses, and defining development standards such as lot size and building height for each zone.

**Zoning Ordinance/Code:** City or county law that specifies districts or zones with permitted uses of property and development standards. A section of the municipal code, the zoning code implements policies of the General Plan.

### Child Care Land Use Best Practices

This tool provides insight into child care policy best practices to help cities and counties assess and amend current regulations, ordinances, and processes to best support child care facility development.

#### Key Definitions and State Codes

The term “child care” refers to any state-licensed center or FCC, including programs such as preschool, early care and education, Head Start, State Preschool, and Montessori.

**Family Child Care Homes (FCCs)** (“Family Daycare Facilities” in code): Defined as a facility that regularly provides care, protection, and supervision for 14 or fewer children, in the provider’s own home, for periods of less than 24 hours per day, while the parents or guardians are away, and is either a large family daycare home or a small family daycare home. ([California Health and Safety Code §1596.78](#))

**Child Care Centers** (“Child Daycare Facilities” in code): Defined as a child day care facility other than a family day care home, and includes infant centers, preschools, extended day care facilities, and school-age child care centers. ([California Health and Safety Code §1596.76](#))

#### Family Child Care Homes (FCCs)

California Senate Bill 234, effective January 1, 2020, mandates that local jurisdictions may not require planning, home occupation, or other permits, performance standards, fees, or business licenses to operate a Small or Large FCC.

Resources:

- [OPR SB 234 Fact Sheet](#)
- [CDSS: Family Child Care Home Providers – Remedies for Housing Discrimination](#)
- [Child Care Law Center: SB 234 FAQ](#)

#### Municipal Code Updates (Zoning and Finance/Business Codes)

- List Small and Large FCCs as permitted uses in all residential zones (including zoning use tables and individual zone sections).
- Clearly state that these homes can operate in any dwelling unit, not just single-family homes.
- Specify exemption from Home Occupation Permits and Business Tax/License codes and forms.
- If local policy has not yet been aligned to SB234, post a notice on the city website notifying the community of the policy and indicating correct regulatory treatment until local policy has been updated to meet State regulations.

#### Child Care Centers

With the passage of SB234, cities and counties in California no longer regulate family child care, but may consider child care centers through the processes applied to other developments. Below are some of those areas, along with recommendations for best practices to ensure the community has sufficient child care to meet the needs of families.

### Zoning and Permitting

Permit child care centers in all zones that are not hazardous (e.g., exclude heavy industrial). Include residential, commercial, retail, and mixed-use zones. Allow centers by right or use the least restrictive and burdensome permit process and fee structure.

Facilitate development in sites like faith-based properties, schools, and community centers, provided these sites can support required elements such as parking, traffic flow, and playground space.

Allow for minimum and alternative parking standards for both staff and parent drop-off/pick-up to ensure inclusion of required playground space.

### Cost and Length of Time Required

Permit centers in all areas free from hazardous conditions, including residential, commercial, office, and other non-residential zones. Facilitate establishment through a streamlined or administrative permit process. Prioritize sites capable of supporting parking, traffic management, and outdoor play areas (e.g., housing developments, schools, community centers, faith-based sites).

### Regulations

Allow for minimum and alternative parking standards. Development standards should address the actual impacts of centers, such as noise and traffic. Use standard conditions of approval to enable by-right or ministerial approvals. Consider lenient standards for sites with constraints or transit access. Avoid duplication with State Licensing regulations and exempt centers from impact fees where feasible. Provide expedited processing and reduced fees.

### Business License

Support child care centers by allowing them by right or through the least restrictive processes. Minimize or eliminate fees, especially for centers located in public or quasi-public facilities such as faith-based sites, schools, and community centers.

### Permit Access and Online Resources

Make permit applications and instructions easily accessible online to streamline the process and reduce administrative burdens. Example: Redwood City (see zoning code link). Evaluate whether processes and costs can be simplified to improve access and compliance.

### General Best Practices

To comprehensively plan for child care, jurisdictions should intentionally encourage development through supportive policies, streamlined, low-cost processes, and incentives that promote facility growth.

### Zoning Code Definitions

Ensure zoning definitions for “Child Daycare Facility” (including preschools, infant care, employer-sponsored care, etc.) and “Family Daycare Homes” align with California Health and Safety Code §§1596.750–1596.798. Address child care needs in General Plan elements such as Land Use, Housing, Public Facilities, Economic Development, and Circulation.

### Developer Incentives for Including Child Care

Provide or require incentives in development projects such as:

- Developer impact fees designated for child care
- Inclusion requirements in large-scale projects

## Child Care Facilities Tools by Strategy

- Density bonuses (in affordable housing or non-residential projects)
- Floor Area Ratio (FAR) exclusions
- Parking reductions
- Traffic mitigation credits
- Community benefit points
- Expedited permit processing

### Implementation and Support

Track development projects to identify opportunities for child care facility inclusion. Provide support and referrals to child care experts to ensure success. Maintain a contact list of departments that operators must work with for permits or approvals. Share best practices across departments to encourage consistency.

### Overall Recommendations

Collaborate with departments that manage trip generation calculations to create reasonable formulas for child care. Post development projects early to allow child care advocates to engage with developers. Distribute the Co-Location of Child Care in Other Developments handout at public counters and online. Work with Fire and other departments to align child care best practices with policy.

## PARKING AND CHILD CARE

This tool is intended to be used to calculate the number of parking spaces needed at a child care center.

When child care centers are developed there can be tension between land designated for children (e.g. the center and playground) and land dedicated for parking cars. It is important that policies at the city and county level consider the unique parking needs of child care programs in order to ensure that children have the space they need and operators can run viable programs. Effective parking plans can be designed to support maximum space for children by incorporating various ways parking can be handled (street parking, public transit, bicycling, etc), and by allowing flexibility by asking operators to propose a parking/transportation plan.

For the most part, child care centers require a limited amount of all-day parking for employees as well as some short-term parking spaces for child drop off and pick up. Enrolled children are typically escorted into the program by an adult and usually signed in and out of care. A 15-20 minute loading/unloading zone (typically at the curb closest to the front door), as well as timed parking spaces in the parking lot (e.g. 15-30 minutes adjusted to the size of the center), can serve to meet the needs of families during drop off and pick up times.

Factors that impact parking needs include enrollment projections (versus licensed capacity), the average vacancy rate (when children are sick or otherwise not attending for the day), the typical number of siblings at the center, the number of staff who bring their own children, and the location of center near/at housing, transit or employment. Many jurisdictions use a number of parking spaces per a specific number of children and/or staff. Experienced child care operators have historic data on all of these elements and can apply them to a new or expanded site.

The following chart illustrates elements that can be used to calculate parking needs for a child care center along with a “calculator” to estimate the number of parking spaces and car trips. Starting with the straight calculation based on the jurisdiction’s land use policies, details specific to the particular center can be used to modify the calculation to create a more accurate number. This process typically reduces the amount of space allocated to cars (while providing sufficient spaces for the site) and increases the space allocated for children.

### Notes for using the calculator:

- It is helpful to be able to share actual attendance/staffing numbers from a similar site to validate the assumptions and calculations.
- Some jurisdictions allow parking within a specified number of feet from the center to be used in the calculation of available spaces. This could include public parking garages, street parking, or owned/rented parking nearby.
- If “Trip Charges” are to be applied for (Traffic Impact Fees) to the new or expanding center, these same elements should be used, along with the site’s proximity to work corridors, transit, and housing

## Child Care Facilities Tools by Strategy

PARKING PLAN CALCULATOR	Data	Calculation
LAND USE POLICIES		
City/County child care center parking requirement: Number of spaces required per the policy based on the size of the center - varies by jurisdiction.	Enter criteria	# spaces required per jurisdiction policy
CHILDREN		
Licensed Capacity (for reference only - not part of calculation)	Enter number	
Planned Enrollment for center (often less than capacity)	Enter number	# children
% Siblings	Enter estimate	Subtract # siblings
% Daily vacancy rate (# typically out due to illness, empty space due to enrollment transitions, etc.)	Enter estimate	Subtract # vacant spaces
% Children of staff	Enter estimate	Subtract # staff children
Maximum # children arriving via car at any one time that require a parking space:		
# Children during peak pick up/drop off times (Total number of children expected to be at the site by hour, blocks of time and/or pick up/drop off times) Calculate per time block based on staff schedules (e.g. using blocks). Example: 7:00 - 9:00 - 4 children (main drop off time) 9:00 - 11:00 - 8 children 11:00 - 1:00 - 10 children 1:00 - 3:00 - 9 children 3:00 - 5:00 - 4 children 5:00 - 7:00 - 2 children (main pick up time)	Calculate estimated number of cars at peak drop off and pick up times.	Carry over schedule of anticipated attendance.
Maximum # staff at any one time requiring a parking space:		
STAFF		
# Staff at a time expected to be working at the site by hour, blocks of time and/or pick up/drop off times. Calculate based on staff schedules using the same method above (hour, block, etc).	Calculate maximum staff at peak times.	Carry over schedule of anticipated staffing.
<b>Parking plan for highest peak time numbers, to submit to Planning Department</b> <b>Max children and Staff per calculations above:</b> <b># Full day parking spaces:</b> <b># Curb drop off spaces (timed):</b> <b># Temporary parking spaces (timed):</b> <b># Adjacent street or other parking spaces or transit to be used:</b>		

## TEMPLATE FOR CHILD CARE PERMIT PROCESS

This tool is a template for cities and the County to use (either on their website or hard copy) to share their child care center permitting processes.

### Suggested Child Care Permit Process Template

If you would like to provide child care, here's how to get started.

Child care centers are important services in our community. A child care center is a facility that provides care for children (not including care provided in the home) and may include care for infants, preschoolers and some school age children. Child care centers are required to be State licensed, although some programs are exempt (e.g. some public agency and private school programs, drop-in programs, and summer camps).

It is often difficult to find appropriate, affordable facilities for child care centers. Typically, vacant or underutilized spaces on school, churches, or community center properties are easiest to adapt to meet the physical requirements of Licensing (e.g. indoor/outdoor square footage, toilets/sinks). Child care centers can also be co-located in other developments.

### First Step Recommendations

1. Create a business plan to ensure your project will be successful. In the plan identify how many children of what age you want to serve, in which locations, your program design, and create a budget.
2. Search properties for lease/sale that may work for child care. Use the criteria provided to identify potential sites.
3. Register for and complete the [Community Care Licensing](#) orientation meeting.
4. Talk with City Planning staff about zoning restrictions and other considerations for the community and/or the property you are considering for child care.
5. Talk with the [Children's Resource and Referral of Santa Barbara County](#) regarding the need for child care and preschool programs in our community, the feasibility of your project, and any resources or support such as business plan guidance.

### Permits You May Need from \_\_\_\_ City for Child Care Centers

Visit our planning department online or in person to determine the process, fees, permits required, and timeline for the permits. The following is a list of permits and documents you may need.

- City Fire Clearances/ Permits and Business Licenses
- Planning (Use) Permits are required for child care centers in some 'zones' to ensure that the facility is compatible with the surrounding neighborhood. City zoning laws specify where child care centers may operate.
- Building or Architectural Permits are required if you want to structurally change the inside or outside of a home or other building (e.g. garage conversion), construct a new one, or put up signs.
- State Licensing requires a Fire Clearance for a new center, an increase in capacity, or re-license (e.g. new ownership). An existing center may request a fire inspection at (805)-\_\_\_\_\_; cost is \$\_\_\_\_\_

## Child Care Facilities Tools by Strategy

- Planning (Use) Permit:\*\* This usually takes \_\_\_\_\_ months to process the application, notify surrounding property owners and hold a public hearing. The one-time permit fee is \$\_\_\_\_\_. Prior to submitting an application, you should discuss your project with Planning Department staff. (See Planning Permit Application Form listed here:\_\_\_\_\_.)
- A Fire or/and Building Permit may be required for new /remodeled centers, change in ownership and increase in capacity. This may also take months depending on the scope of the project or size of the center. To schedule a preliminary review, call \_\_\_\_\_.
- Business License Tax: The annual cost is \$\_\_\_\_\_. Agencies with non-profit status need a license but the tax is waived.  
**Note:** *If the proposed facility will be located in an unincorporated area – outside \_\_\_\_\_ City limits, (though may have a \_\_\_\_\_ City street address), contact the Santa Barbara County Planning Dept for requirements.*

### \*\*Alternate (or similar detail) language for Permit Section above:

Planning (Use) Permit: In \_\_\_\_\_ City, Child Care Centers are allowed:

- By Right (no use permit) in Zones \_\_\_\_\_
- With an Administrative Permit (staff approval) in Zones \_\_\_\_\_ Timing: \_\_\_\_\_ months; Fee \_\_\_\_\_
- With a Minor Use Permit (MUP) in Zones \_\_\_\_\_ Timing: \_\_\_\_\_ Fee: \_\_\_\_\_
- With a Conditional Use Permit (CUP) in Zones \_\_\_\_\_. Timing: \_\_\_\_\_ months (to process the application, notify surrounding property owners and hold a public hearing). Fee: \$\_\_\_\_\_.

## Resources to Help with City Processes

### Information about City Permits

City Hall  
(address)

Planning/Use Permits (805) \_\_\_\_\_  
Building Permits (805) \_\_\_\_\_  
Business Licenses (805) \_\_\_\_\_  
Fire Inspection Clearance (805) \_\_\_\_\_  
City Child Care Liaison (805) \_\_\_\_\_

### Santa Barbara County requirements (for unincorporated areas)

[Santa Barbara County Planning Department](#)  
(805) 568-2000

### Local Agencies that Offer Technical Assistance

[Children's Resource & Referral of Santa Barbara County](#)  
2861 Airpark Dr Second Floor  
Santa Maria, CA 93455  
(805) 925-7071

[Community Care Licensing Division--Child Care Regional Office](#)  
California Department of Social Services  
Santa Barbara Regional Office  
6500 Hollister Avenue, Suite 200  
Goleta CA 93117  
(805) 562-0400

## GOLETA GUIDE TO ZONING DAY CARE FACILITY

### ESTABLISHING A DAY CARE FACILITY

#### GUIDE TO ZONING ORDINANCE PROVISIONS



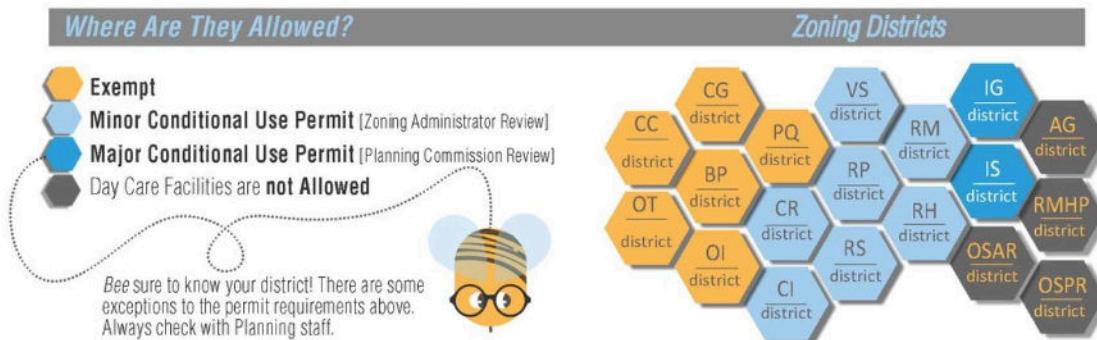
There are three categories of day care addressed in the Zoning Ordinance: (1) **Family Day Care Homes**, (2) **Day Care Facilities** that operate as a principal use of a piece of property, and (3) **Day Care Facilities** that operate as accessory to another principal use on a piece of property. Applicable provisions can be found in **Sections 17.41.110, Day Care Facilities, 17.41.140, Family Day Care, and 17.41.040, Accessory Use** and are summarized below.

#### Family Day Care Home

**Family Day Care Homes** are facilities that provide care for 14 or fewer children in the provider's own home for periods of less than 24 hours per day. There are two types of Family Day Care Homes, small and large, which are defined in Section 1597.44 of the Health and Safety Code. Family Day Care Homes are licensed by the State. No permit or business license is required from the City. Additionally, Family Day Care Homes are **not** subject to City Development Impact Fees!

#### Day Care Facility, Principal Use

**Day Care Facilities**, including nurseries, preschools, and facilities for children or adults providing supervision and non-medical care for durations of less than 24 hours per day, that operate as a principal use on a piece of property are allowed throughout the City as follows:



#### Requirements

In addition to any State licensing requirements, a City Business License is required. One designated parking space and one drop-off/loading space is required for each ten patrons must be provided and contact information of the operator must be kept on file with the Planning and Environmental Review Department.

#### Incentives!

Day Care Facilities qualify as Beneficial Projects for Development Impact Fee reductions. Additional incentives, including priority processing, parking reductions, additional lot coverage allowances, and others, are also available.

#### Day Care Facility, Accessory Use

Day Care Facilities that are incidental, subordinate, and related to another principal use on a project site are considered **Accessory Day Care Facilities**. While Accessory Day Care Facilities typically provide service to tenants, occupants, or employees of the associated principal use, they may also provide service to others. Accessory Day Care Facilities are exempt from the requirement of a Major Conditional Use Permit but are otherwise subject to the same requirements and qualify for the same incentives as Day Care Facilities that are principal uses.

# **CHILD CARE FACILITIES**

# **MASTER PLAN**

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# **TOOLKIT**

**STRATEGY 3: IDENTIFY AND DEVELOP THE BEST  
SITES FOR CHILD CARE**

## CHILD CARE CENTER CONSTRUCTION TYPES

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This tool provides an overview of the construction related to different kinds of child care sites.

Each method of construction has varying building code requirements and costs. While these are not specific code categories, they do represent the common child care construction types throughout California. During the site selection process, a variety of properties may be identified as potential opportunities for child care centers. Each site will require different types and levels of construction to transform it into an operational facility. New construction and adaptive reuse of a building are typically the costliest construction types.

1. New Construction
2. Permanent Modular Construction
3. Renovation
4. Adaptive Reuse Renovation
5. Remodeling

### New Construction

When a building is being constructed for the first time (a structure from the ground up) site preparation and foundation work are necessary and the most current building codes will be applicable. The primary advantage of constructing a new child care center is the ability to specifically design the interior and the exterior of the building to meet quality child care facility criteria and best practices. This flexibility ensures that the center can have the appropriate size, layout, and style, in addition to the features necessary for effective operation. Other benefits include:

- Implementing the latest building code requirements, newer safety standards, accessibility requirements, and energy efficiency regulations.
- Including the latest sustainable systems and materials, e.g. the latest fire hardening recommendations.
- Incorporating the building's landscaping into the center's exterior design and programming.
- Potentially lower long-term maintenance costs due to durable new infrastructure.

The building can be designed and constructed with future growth in mind, making it easier to expand or adapt as needs change.

### Permanent Modular Construction

Modular construction is a process in which building modules are prefabricated in a factory before being transported to the construction site. Once on-site, each module is installed and connected to utilities. Modular construction is typically chosen to save time and to limit on-site construction which may be disruptive and more costly.

In recent years, permanent modular construction has advanced in terms of the types and quality of buildings. Modular construction companies collaborate closely with client architects to customize building layouts, ensuring that programming requirements are met.

This construction method offers several benefits:

- Time Efficiency - The process allows site work and building construction to occur simultaneously, saving time and the building inspections are conducted in the factory.
- Weather Resilience - The factory-controlled environment reduces delays caused by adverse weather conditions.

## Child Care Facilities Tools by Strategy

- Waste Reduction - Modular construction results in less waste compared to traditional methods, thanks to improved inventory management and the recycling of unused materials.
- Minimized Disruption - It decreases on-site construction activity, leading to fewer disruptions. Overall, the key advantages of permanent modular construction are the time efficiency and reduced on-site construction activities.

### Renovation

Renovation is an alteration of an existing building. Building codes for existing buildings may have “grandfathered” regulations and may not need to meet newer codes, (unless the renovations exceed a certain percentage or costs set by state or local building departments).

- Cosmetic Changes: Updating finishes or adding new fixtures.
- Structural Changes: Removing or adding walls or upgrading load-bearing elements.
- Systems Upgrades: Updating electrical, plumbing, or HVAC systems.
- Repairs or Replacements: Fixing damage or replacing outdated systems or components.

### Adaptive Reuse Renovation

Adaptive Reuse involves the repurposing of an existing building that has not been used for education/child care. It involves making major modifications to meet the needs of its new function while preserving the structure as much as possible. Adaptive reuse projects will require the building to comply with the latest codes. The planning department will also require a Conditional Use Permit, CUP, due to its change of use.

Latest building codes typically are updates to:

- Safety Standards - This includes fire protection, egress, and accessibility, which may differ from the standards when the building was initially constructed
- Structural Modifications Requirements - Ensuring the building can support its new intended use
- Energy Efficiency and Environmental Regulations - Particularly if the building was not originally designed to meet modern sustainability standards.
- Accessibility Improvements - Adhering to the Americans with Disabilities Act (ADA) and similar regulations.

### Remodeling

Remodeling is making minor alterations to a building or a classroom that is currently used for child care. The improvements are typically undertaken so different ages of children are able to use the space or to perform deferred, preventative maintenance, or upgrades (e.g. converting a preschool classroom into an infant and or toddler classroom).

### Co-locating Child Care with Affordable Housing

Co-locating child care within affordable housing is building a child care facility in the development. This can include on-site centers on the ground floor of an apartment building or community center and stand-alone facilities on the grounds of the development. The goal is to provide convenient and accessible child care for low-income families, often making it easier for parents to work and participate in the workforce. The centers are accessible to the affordable housing residents and often to the local community.

### Co-location Benefits

Building spaces for child care within or on the grounds of affordable housing developments has been a successful model and has several benefits including the following:

- Responding to severe housing and child care shortages - Co-located development provides an opportunity to meet both child care and housing supply needs simultaneously.
- Promoting healthy child development - Affordable, high-quality housing and child care opportunities are key determinants of short- and long-term development of young children. Efforts to improve housing stability and early childhood experiences in tandem ensure future generations are supported in critical early years.
- Ensuring economic growth and resilience - Parents of young children struggle to maintain steady work and advance professionally when there are housing and child care shortages. Supply building efforts can boost economic output and increase maternal labor force participation rates.
- Supporting coordinated and smart regional planning efforts - Streamlined efforts to bolster supply of housing and child care simultaneously can make neighborhoods more family-friendly and help local officials identify ways to make land use planning and regulation an efficiency.
- Efficiently using public resources - Despite tremendous need, virtually no federal or state funding exists to support construction and expansion of child care facilities. Identifying cross-sector financing tools for building supply represents responsible and efficient use of public dollars.

Source: Co-Locating Early Care and Education Facilities with Affordable Housing in Oregon (February, 2023). Prepared by the Low Income Investment Fund and ECO Northwest on behalf of Oregon Housing and Community Services (OHCS) and the Oregon Department of Education, Early Learning Division (ELD).

## CHILD CARE FACILITY ASSESSMENT CRITERIA

This assessment tool is intended to help determine if a potential facility is a good fit for child care.

### Step 1: Real Estate Search Criteria Checklist

Initial database search for potential properties. Use the below square footage for different sized centers. Square footage is approximate and may be reduced depending on the building's footprint. This would be assessed at the on site assessment.

Property Address: \_\_\_\_\_ Date: \_\_\_\_\_

**Satellite Center**

Interior = 4,000+  
19,000  
Outdoor Yards = 1,300-2,400

**Medium Center**

Interior = 8,500 - 11,500 +/-  
Outdoor Yards = 4,000 - 6,600

**Large Center**

Interior = 14,000 -  
Outdoor Yards = 8,100

- Located in area with child care need
- Property is in a healthy and safe location. No major traffic, manufacturing, crime, etc.
- The available building space is on the first floor and at grade
- The building has enough interior square footage see below
- The building has enough adjacent exterior space for outdoor yards
- Space available for parking & parent drop off and pick up near 's exterior entrance

If property meets the above criteria, request a site plan and building's available space floor plan for on-site Property and Building assessment.

**Notes:**

## Step 2: Property and Building Assessment Criteria Checklist

It is best to assess the condition and suitability of the potential property and building with an onsite visit. If possible, have copies of the building's site plan and floor plan of the available space. It is also advised to take the programming bubble diagram and conceptual floor plan to help determine if the center's configuration will fit in the space, and a camera to take photos to recall the space for future discussions (See the FOUNDATIONS FOR DESIGNING A CHILD CARE CENTER tool). The property and building assessment is based on State guidelines and child care facility best practices.

Address of site: \_\_\_\_\_ Date: \_\_\_\_\_  
 Name of Reviewer: \_\_\_\_\_

<b>Satellite Center</b>	<b>Medium Center</b>	<b>Large Center</b>
Interior = 4,000+	Interior = 8,500 - 11,500 +/-	Interior = 14,000 - 19,000
Outdoor Yards = 1,300-2,400	Outdoor Yards = 4,000 - 6,600	Outdoor Yards = 8,100 - 10,800

<b>CATEGORY</b>	<b>YES/NO</b>	<b>CRITERIA</b>	<b>NOTES</b>
Square Footage	<input type="checkbox"/>	Interior sq ft is available for either a satellite, medium, or large center	
	<input type="checkbox"/>	Enough exterior sq ft for the outdoor yards and shade	
Child Care Need	<input type="checkbox"/>	The area the property is located where there is need for child care	
	<input type="checkbox"/>	Local community and neighborhood are supportive of child care in the area	
Planning Department	<input type="checkbox"/>	Zoning: Determine whether the area is zoned for child care or will a Change of Occupancy, COO, be required	
	<input type="checkbox"/>	Building Code: Check for code updates with local Authorities Having Jurisdiction, (AHJ), including Planning	
	<input type="checkbox"/>	ADA: All requirements apply	
	<input type="checkbox"/>	Occupancy: E or I-4	
	<input type="checkbox"/>	Parking: Number of staff and visitor parking and parents drop-off and pick-up spaces	
Health & Safety building's location:	<input type="checkbox"/>	Free of air and noise pollution and soil contamination sources or other hazards: best practices suggest a 500 feet buffer	

## Child Care Facilities Tools by Strategy

CATEGORY	YES/NO	CRITERIA	NOTES
	<input type="checkbox"/>	Free of poor air quality and sound pollution due to traffic corridors and flight paths: best practices suggest a 500 feet buffer	
	<input type="checkbox"/>	Free of pesticides spray, odors, dust, smoke	
	<input type="checkbox"/>	Not close to high voltage lines	
Health & Safety	<input type="checkbox"/>	Away from high-pressure piping	
	<input type="checkbox"/>	Away from light or heavy manufacturing	
Property's Accessibility	<input type="checkbox"/>	Nearby public transportation for staff & families	
	<input type="checkbox"/>	Safe sidewalks	
	<input type="checkbox"/>	Easily reachable by emergency services	
	<input type="checkbox"/>	Has fire & police protection	
Security	<input type="checkbox"/>	Safe neighborhood, free of social hazards	
	<input type="checkbox"/>	When needed for security reasons, consider center entrance is not easily recognizable to the public	

CATEGORY	YES/NO	CRITERIA	NOTES
Building Features	<input type="checkbox"/>	Easy and safe accessibility	
	<input type="checkbox"/>	At ground level and at grade	
	<input type="checkbox"/>	Favorable orientation for natural light and wind	
	<input type="checkbox"/>	In good condition	
Interior Space	<input type="checkbox"/>	Interior square footage is located along the building's exterior walls and is continuous	
	<input type="checkbox"/>	Classrooms can be located along exterior walls to maximize daylighting and provide direct access to outdoor yards	
	<input type="checkbox"/>	Exterior classroom wall has windows and doors, or windows and doors can be added	
	<input type="checkbox"/>	Nearby sewage and water lines	
Outdoor Yards	<input type="checkbox"/>	Located adjacent or near to the building/classroom exterior walls	
	<input type="checkbox"/>	Away from parking to avoid emissions from combustion engine automobiles	
	<input type="checkbox"/>	Favorable orientation for weather, natural light,	

## Child Care Facilities Tools by Strategy

CATEGORY	YES/NO	CRITERIA	NOTES
		and wind	
	<input type="checkbox"/>	Has some level surface area	
	<input type="checkbox"/>	Plumbing can be made available for hose bibs, sinks, etc.	
	<input type="checkbox"/>	Licensing requires a 6' high perimeter fence	
	<input type="checkbox"/>	Has or has the ability to have natural elements, trees, plantings,	
Parking	<input type="checkbox"/>	Spaces for parent drop-off and pick-up to be near the center entrance	
	<input type="checkbox"/>	Staff parking is available	
	<input type="checkbox"/>	Location of staff parking to be away from the outdoor yards to avoid emissions from combustion engine automobiles	

### Reviewer's Overall Assessment

#### Pros

#### Cons

## CHILD CARE SITE FEASIBILITY FRAMEWORK

This Child Care Feasibility Site Framework is intended to be used by planners, advocates, and development partners who are assessing properties for potential child care use.

### SECTION 1: Site Identification & General Info

Field	Details
Site Address	
Assessor Parcel Number (APN)	
Current Use	<input type="checkbox"/> Vacant <input type="checkbox"/> Office <input type="checkbox"/> School <input type="checkbox"/> Church <input type="checkbox"/> Retail <input type="checkbox"/> Housing <input type="checkbox"/> Other: _____
Zoning Designation	
Jurisdiction	<input type="checkbox"/> County <input type="checkbox"/> City of SB <input type="checkbox"/> Goleta <input type="checkbox"/> Lompoc <input type="checkbox"/> Guadalupe <input type="checkbox"/> Other: _____
Owner Name & Contact	
Ownership Type	<input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Nonprofit <input type="checkbox"/> Faith-Based
Willingness to Consider Child Care Use	<input type="checkbox"/> Yes <input type="checkbox"/> Possibly <input type="checkbox"/> No

### SECTION 2: Physical Site Conditions

Category	Criteria	Notes
Indoor Square Footage	Minimum 35 sq. ft. per child required	
Outdoor Space Available	Minimum 75 sq. ft. per child; fenced and shaded	
ADA Accessibility	<input type="checkbox"/> Fully Accessible <input type="checkbox"/> Partial <input type="checkbox"/> Not Accessible	
Parking Availability	Drop-off zone and staff spaces required	
Bathrooms on Site	<input type="checkbox"/> Child-sized <input type="checkbox"/> Adult-sized only <input type="checkbox"/> Needs installation	
Kitchen or Food Prep Area	<input type="checkbox"/> Present <input type="checkbox"/> Not present <input type="checkbox"/> Needs renovation	

## Child Care Facilities Tools by Strategy

Category	Criteria	Notes
Utility Access (electricity, water, HVAC)	<input type="checkbox"/> Fully functional <input type="checkbox"/> Limited <input type="checkbox"/> Requires upgrades	
Structural Condition	<input type="checkbox"/> Move-in ready <input type="checkbox"/> Minor repairs <input type="checkbox"/> Major renovations needed	

### SECTION 3: Licensing & Regulatory Fit

Licensing Criteria	Status	Notes
Zoned for Child Care	<input type="checkbox"/> By Right <input type="checkbox"/> Conditional Use <input type="checkbox"/> Not Permitted	
Fire Safety / Egress	<input type="checkbox"/> Clear exits <input type="checkbox"/> Needs upgrades	
Environmental Concerns	<input type="checkbox"/> Near hazardous zone <input type="checkbox"/> Noise <input type="checkbox"/> None	
Proximity to Families	<input type="checkbox"/> Residential area <input type="checkbox"/> <input type="checkbox"/> Employment hub <input type="checkbox"/> <input type="checkbox"/> Transit-accessible	
Land Use Compatibility	<input type="checkbox"/> Compatible <input type="checkbox"/> Marginal <input type="checkbox"/> Incompatible	

### SECTION 4: Community & Programmatic Fit

Factor	Notes
Unmet Need in Area (based on NA)	High / Moderate / Low
Age Groups Targeted	<input type="checkbox"/> Infant <input type="checkbox"/> Toddler <input type="checkbox"/> Preschool <input type="checkbox"/> Mixed-age
Complementary Services Nearby	<input type="checkbox"/> School <input type="checkbox"/> Park <input type="checkbox"/> Health clinic <input type="checkbox"/> Housing
Neighborhood Support or Opposition	Known concerns, such as HOA restrictions

## SECTION 5: Funding & Development Potential

<b>Funding &amp; Support</b>	<b>Notes</b>
Potential for CDBG / ARPA / IGP Funds	<input type="checkbox"/> Yes <input type="checkbox"/> Unclear <input type="checkbox"/> Not eligible
Partner Interest (CRR, SB Foundation, Employer)	<input type="checkbox"/> Confirmed <input type="checkbox"/> Outreach Needed
Estimated Renovation Costs	(Rough estimate or contractor quote)
Development Timeline (Months)	

## Site Feasibility Rating Summary

<b>Rating Criteria</b>	<b>Rating (Low / Med / High)</b>	<b>Notes</b>
Zoning Compatibility		
Building Readiness		
Licensing Fit		
Community Demand		
Owner Willingness		
Cost Feasibility		
Overall Site Potential	<input type="checkbox"/> HIGH <input type="checkbox"/> MEDIUM <input type="checkbox"/> LOW	Summary rationale:

## Suggested Next Steps for Promising Sites

1. Conduct licensing pre-inspection with Community Care Licensing.
2. Coordinate planning pre-application meeting with the city or county.
3. Engage architect for preliminary space plan.
4. Match with funding source(s) based on site readiness.
5. Establish MOU/LOI with property owners.
6. Initiate community outreach, if needed.

## ASSUMPTIONS - SQUARE FOOTAGE and CAPACITY

This tool is to be used to better understand the amount of square footage needed indoors and outdoors in a child care facility. Approximations and guiding principles are included to guide decision making.

### The Misunderstood 35 Square Feet per Child Requirement Explained

The 35 square feet per child licensing requirement is often misunderstood and incorrectly used. It is a Community Care Licensing minimum requirement for “activity space” in a classroom. It does not reflect quality standards and does not include square footage required for secondary and tertiary spaces. Using the 35 square feet per child metric will result in insufficient space for a child care program to effectively and efficiently operate. In sum:

- Activity Space - The California Department of Social Services (CDSS) requires 35 square feet per child of classroom “activity space”.
- Secondary & Tertiary Space - Additional square footage is required for the center’s secondary and tertiary spaces, such as offices, adult restrooms, entrance, meal prep, staff lounge, janitorial closet, storage, meeting space, corridors, etc.

### Square Footage per Center - Interior

An approximate square feet per center number is used as a starting point to ensure sufficient square footage is available when planning a child care center. This metric is useful when assessing buildings for adaptive reuse. The total square footage required is based on specific types and numbers of classrooms (per child age), the required circulation and support spaces, and allowance for the variation in an existing building’s foot-print.

### Center Square Footage Requirements and Capacity

Classrooms for the infants and toddlers are approximately the same size as preschool classrooms due to extra square footage needed for the crib sleeping area. Centers will have more infant/toddler classrooms and fewer preschool classrooms if they are focused on serving younger children.

### Outdoor Yard Square Footage and Fencing Requirements

Each age group is required to have its own age-appropriate outdoor play yard. There are typically three separate outdoor yards, one for the Infants/young toddlers, (birth to 24 months), one for the older toddlers, (24 to 36 months), and one for the preschoolers, (3 yrs+). Licensing requires a minimum of 75 square feet per child for age-appropriate outdoor space. However, best practice recommends 100+ square feet per child to accommodate outdoor yard storage, circulation, emergency exiting, lighting, landscaping, etc.

Licensing also requires a 6 feet high perimeter fence around the outdoor yards, (for increased security, it is recommended that the fence has minimal visibility), and requires a 4 feet high fence to divide the individual age group yards.

The following matrix is a guide to approximate the square footage needed. Keep the following in mind when using the matrix.

## Child Care Facilities Tools by Strategy

- The approximate interior square footage amounts listed below are generous for planning purposes and are expected to be refined during the feasibility assessment phase.
- The approximate outdoor spaces are based on the 75 square feet per child requirement and the best practice standard (100 square feet per child), which allows for pathways and storage. As previously stated, when estimating the outdoor square footage needed for yards a separate yard for each age group is required. The operator may obtain a waiver from licensing if the outdoor yard if the square footage is less than required.
- The number of classrooms that will fit into the building will fluctuate due to the configuration of the footprint building. Classrooms for younger children have a small size group per classroom (e.g. infants/young toddlers: 8-9 children per classroom, older toddlers: 12 per classroom, preschoolers: 18-24 per classroom).
- The staff counts are approximates that include administration and teaching personnel to help determine parking requirements. As the project is developed, the number of personnel will become more accurate.

**Programming Matrix**

Center Size Infant Toddler Focus	Approximate Interior Sq Ft	Approximate Outdoor Yards 75 - 100 Sq Ft/Child	Number of Classrooms	Number of Children 0-3 years old	Approximate Center Staff
Satellite	4,000+/-	1,350 - 2,400	2	18-24	8-9
Medium	8,500 - 11,500+/-	4,000 - 6,600	4-5	54-66	15-19
Large	14,000 -19,000+/-	8,100 – 10,800	8	108	26

## CO-LOCATION OF CHILD CARE WITH OTHER DEVELOPMENTS

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This tool provides a summary of co-location requirements and provides links to key resources for more information.

Child care can be co-located with any type of property that makes sense and is allowed by the city/county. Co-locating child care in proximity to where families live, work, and/or travel to work is essential.

### Co-Location with Business/Commercial Developments

The local fire marshal requires specific space around commercial buildings for fire truck access. This is dictated by the California Fire Code, which mandates that fire apparatus access roads be provided for all buildings, ensuring access to within 150 feet (45.72 meters) of any portion of the building. [\[1\]](#), [\[1\]](#), [\[2\]](#), [\[2\]](#), [\[3\]](#). The following is a summary of the key requirements.

**Access Distance:** All portions of the building's exterior walls must be within 150 feet of an approved fire apparatus access road. [\[1\]](#), [\[2\]](#)

- **Access Road Width:** Fire apparatus access roads must have a minimum unobstructed width of 20 feet (6.1 meters). [\[4\]](#), [\[5\]](#)
- **Vertical Clearance:** Access roads must also have an unobstructed vertical clearance of at least 13.5 feet (4.1 meters). [\[4\]](#)
- **Turnarounds:** Dead-end access roads may require a turnaround for fire apparatus to maneuver. [\[4\]](#)
- **Exceptions:** The fire code official can increase the 150-foot distance requirement in specific situations, such as if the building is equipped with a sprinkler system or if access roads are not feasible due to location, topography, or waterways, says UpCodes. [\[2\]](#)

#### Importance of Fire Truck Access:

- **Swift Response:** Fire truck access ensures that fire departments can respond quickly and efficiently to emergencies.
- **Firefighting Operations:** Access is crucial for firefighters to deploy equipment, access buildings, and effectively combat fires.
- **Life Safety:** Adequate access routes are essential for evacuating occupants during a fire or other emergency. [\[1\]](#), [\[1\]](#), [\[6\]](#), [\[7\]](#)

### Co-Location with Elder Care

Child care can be co-located with elder care.

- [The Power of Proximity: colocating child care and elder care](#)
- [LIIF Strategies to include child care as a key community resource](#)

[1] [Santa Barbara County Fire Department Fire Prevention Division](#)

[2] [Chapter 5 Fire Service Features](#)

[3] [CalFire Living Responsibly in SRA Areas](#)

[4] [NFPA Fire Apparatus Access Roads](#)

[5] [Requirements for Fire Departments Apparatus Access](#)

[6] [Fresno Fire Department Access](#)

[7] [Strategic Planning for Emergency Access Routes](#)

## POTENTIAL LOCAL CHILD CARE SITES AND DEVELOPMENT

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This tool (created May 21, 2025) compiles the development lists for each jurisdiction in Santa Barbara County, along with one or two examples of planned developments on the lists.

Each city and county regulates development to varying degrees, many track planned developments in their jurisdictions, and some share that list with the public from the initial pre-application submittal from the developer. Such a list can be instrumental in engaging developers in co-locating child care, as discussions are best held at the very early stages of planning and design.

### Santa Barbara County (Unincorporated Areas) [Development List](#)

- [Escalante Meadows \(Guadalupe\)](#): An 80-unit affordable housing development featuring a child development center and community services.
- [County Housing Element Priorities](#) include considerations for child care in rezoned housing developments.

### City of Buellton [Development List](#)

- [Buellton Garden Apartments](#): 89 affordable units with learning center and offices that may serve informal child care purposes.

### City of Goleta [Development List](#)

- [Heritage Ridge Apartments](#): 332-unit project, 102 affordable units; no direct child care mention, but aligned with city's child care initiatives.
- [Child Care Grant Program](#) supporting providers near housing developments.

### City of Lompoc [Development List](#)

- [Cypress & 7th Supportive Housing](#): New development recently opened; city also considering zoning code changes to ease permitting for child care. [Planning Framework](#)

### City of Santa Barbara [Development List](#)

- [Bella Vista Apartments](#): A 65-unit affordable housing project with a community room and learning center.
- [La Cumbre Plaza Redevelopment](#): Mixed-use project proposing over 1,100 apartments; potential child care component discussed but not yet confirmed.

### City of Santa Maria [Development List](#)

- [Los Adobes de Maria III](#): 34-unit affordable housing for farmworker families; includes education and youth support, though no formal child care listed.

### City of Solvang [Development List](#)

- [Wildwood Development \(Site C\)](#): 100 proposed units including 20 affordable; no child care mentioned.

## CO-LOCATION EXAMPLES

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This tool presents examples of projects with the possibility of successfully co-locating with child care.

### Sunnydale HOPE SF – San Francisco, California

Sunnydale HOPE SF is a transformative redevelopment project in San Francisco's Visitacion Valley, aiming to replace outdated public housing with a vibrant, mixed-income community. The development includes a \$46 million community center known as "The Hub," which houses child care provided by Wu Yee Children's Services, alongside amenities like a teaching kitchen, library, and recording studio.

- **Partnership:** A collaboration between Mercy Housing and Related California, under the city's HOPE SF initiative.
- **Funding:** A public-private partnership led by Mercy Housing California and Related California, with support from the San Francisco Mayor's Office of Housing and Community Development (MOHCD), HOPE SF Initiative, San Francisco Housing Authority (SFHA), and philanthropic contributions.
- **Outcomes:** The co-location of child care within this mixed-use development has enhanced access to early education, supported workforce participation, and fostered a sense of community among residents.
- **More Information:** [Sunnydale FAQs](#) and [San Francisco Chronicle](#)

### South Main Mixed-Use Development – Milpitas, California

The South Main Mixed-Use project in Milpitas integrates residential units with a planned child care center, addressing the critical need for accessible child care in the area. The development aims to support the local workforce by providing convenient child care options.

- **Partnership:** Developed by Greystar, with support from local government initiatives focused on community development.
- **Funding:** Utilizes a combination of private investment and potential public funding aimed at enhancing community infrastructure.
- **Outcomes:** The inclusion of a child care facility is expected to alleviate local child care shortages, support working families, and contribute to the economic vitality of the community.
- **More information:** [buildupca.org](#)

### Glendale Childcare Center – Glendale, California

The Glendale Childcare Center is a 23,000-square-foot facility designed to serve over 200 children from infancy through pre-kindergarten. Incorporated into a larger community development, the center emphasizes sustainability with features like photovoltaic panels and rammed earth walls, making it the first LEED Gold-certified building in Glendale at the time of its construction.

- **Partnership:** Designed by Marmol Radziner, in collaboration with local stakeholders committed to sustainable community development.
- **Funding:** Funded through a mix of public funds and private investments focused on sustainable infrastructure and early childhood education.
- **Outcomes:** The facility not only provides essential child care services but also serves as an educational tool for sustainability, enhancing community awareness and engagement.
- **More information:** [Marmol Radziner – Glendale Childcare Center](#)

## CHILD CARE CO-LOCATION GUIDE

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This tool offers key guidance for co-locating child care in housing and other developments in Santa Barbara County. It is intended to be used as foundational guidance for developers, property owners and advocates interested in integrating child care facilities into their sites. It serves as a quick-reference outline with practical tips and planning insights that are essential to understand early in the process. A list of resources can be found at the end of the document.

### Quick-Start Checklist

Component	Recommended Specifications
Child Care Center Size	7,000–10,000 sq ft (approx. 100-125 sq ft per child)
Outdoor Space (Center)	250–450 sq ft per child (including playgrounds, parking, landscaping)
Family Child Care (FCC) Units	Modified to support FCC operation - multi-bedroom units, ~1,500 sq ft each, positioned near outdoor play areas.
Site Location	Near the entrance to the property if many children will come from offsite
Enrollment Strategy	Both residents and local community members eligible to enroll
Team Composition	Engage the local Resource and Referral and Child Care Planning Council, an experienced child care consultant, an architect skilled in early education design, and a financially sound operator able to provide desired services.

### Planning for Child Care

- Clarify the developmental and community value of including child care.
- Conduct a feasibility study to ensure the program will support community need.
- Embed child care planning into the earliest phases of project design.
- Proactively identify capital sources for facility construction or renovation.

### Implementation Guidelines

#### Planning & Locating

- Locate centers close to property entrances to minimize internal traffic.
- Collaborate early with licensing agencies, fire marshals, and local zoning authorities.
- Use a formal engagement process, such as an RFQ or RFP to set expectations and attract aligned operators who are experienced, high-quality, financially viable and active in continuous improvement efforts.
- Offer affordable or rent-free space with long-term lease options.

### Design Considerations

#### Child Care Centers

- Allocate 100–125 sq ft per child within the facility, including classrooms, common areas, and support spaces.
- Ensure direct classroom access to a dedicated playground sized to accommodate all children (100–200 sq ft per child).
- Centers smaller than 5,000 sq ft may not be financially sustainable.
- See [Foundations for Designing a Child Care Center](#) for model classroom designs.

#### Family Child Care (FCC)

- Designate units specifically for FCC use, for small (up to 8 children) and Large (up to 14 children)
- Modify unit layouts to support caregiving such as a secondary living space with adjacent bathrooms near the front of the unit.
- Place units on the ground level with private patios or direct outdoor access.
- Ensure there are 2 exits in each unit.

### Resources

In-depth assistance, funding guidance, and collaborative planning

- [Child Care Handbook - A Guide for Developing Child Care Facilities With Affordable Housing](#)
- [Including Family Child Care in Affordable Housing](#)
- [LIIF website](#)
- [CA Bill AB752 Co-Location of child care and housing](#)
- A Community [Win Win San Diego](#)

## STEPS TO IDENTIFY POTENTIAL CHILD CARE FACILITY PROPERTIES

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This tool outlines key recommended steps when seeking a viable child care facility. Before embarking on starting up a new child care facility, it is essential to create a business plan that includes the program model and goals, financial resources and needs, and operator's need for outside help. It is helpful to search real estate listings and find potential sites. Gather information about a range of lease or purchase prices. This is also an opportunity to gather facility and design inspiration. The tools in this section of the Toolkit can be used to gather the information needed to complete each step.

### Step 1: Create a business plan

- Include decisions on facility elements to guide the property search, including program design, budget for program, and facility costs.
- Set a target for the size of the facility, based on the number/range of children by age determined to be served.
- Identify what geographical location(s) have the most need for child care center spaces using the data in the Master Plan.

### Step 2: Engage a child care site assessment team

- Include experienced child care facility design consultant/expert(s) and community partner(s).
- Understand the different construction types and how they work for child care centers.
- Review and understand the criteria needed for a child care facility.
- Identify which location(s) to research.
- Engage the services of a commercial real estate agent in each geographical location.

### Step 3: Identify potential sites

- Meet with a real estate agent and discuss the purpose of the requested searches and layout needs so they can help identify appropriate sites.
- Review the property site and floor plans of available spaces presented by the real estate agent.
- Review the real estate search results with the child care site assessment team and identify which properties will receive an on-site assessment.

### Step 4: Visit the most promising sites

- Have the real estate agent arrange the onsite visit(s) and request the building manager (someone who knows about the building's internal systems and structure) be present during the site visit. The site visits can last between 1-2 hours.
- If possible before the visit, discuss needs with the building manager to improve the effectiveness of the visit.
- Throughout the visit use the assessment checklist, take pictures, and note your observations - this will be helpful in recalling the building and its features.

### Step 5: Meet with the team to review the onsite assessments and narrow sites

- Determine next steps, funding, operator, facility consultant and architect to perform a feasibility study for each site.

# **CHILD CARE FACILITIES MASTER PLAN TOOLKIT**

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**STRATEGY 4: CREATE FACILITIES FUNDING  
MODELS AND SOURCES**

## FUNDING AND FINANCING OPTIONS FOR CHILD CARE FACILITIES

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This tool presents sources that have historically supported facilities development. Child care facilities have historically been funded and financed in a myriad of ways, and new creative methods are constantly being developed. It is important to note that not all sources may be available or currently supporting child care facilities development at this time.

### California Department of Housing and Community Development (HCD) Grants

Santa Barbara County jurisdictions and developers can apply to statewide programs such as Infill Infrastructure Grant (IIG) and Affordable Housing and Sustainable Communities (AHSC).

- Supports infrastructure and amenities (like child care centers) in affordable housing or mixed-use projects.
- [HCD Grant Portal](#)

### Community Development Financial Institutions (CDFIs)

CDFIs like LIIF, LISC, and Capital Impact Partners offer loans and financing tools to SB County-based nonprofits and developers.

- Facility acquisition, renovation, or construction.
- [CDFI Fund Website](#)

### Low-Income Housing Tax Credit (LIHTC)

Developers with projects in Santa Barbara County can apply through the California Tax Credit Allocation Committee (CTCAC).

- Frequently used to finance affordable housing developments that include ground-floor community-serving spaces like child care centers.
- Administered by: [CTCAC. How to apply](#)

### Proposition 1C (California Bond)

Santa Barbara County projects have historically received Prop 1C funds through HCD programs.

- Can support infill and TOD projects that include child care centers as community infrastructure.
- [Prop 1C Text \(PDF\)](#). The Governor's 2026 May Revise includes \$20.5 million of the remaining \$25 million in Infill Infrastructure Grant (IIG) Proposition 1C (2006) bond funds for tribal multifamily housing grants in 2025-26.

### Community Development Block Grant (CDBG)

The County of Santa Barbara (with Buellton, Carpinteria, Lompoc and Solvang) and the cities of Santa Maria, Carpinteria, Santa Barbara and Guadalupe receive State CDBG funding.

- Can fund public facilities (including child care), economic development, and infrastructure in low/moderate-income areas.
- Administered by: U.S. Department of Housing and Urban Development (HUD) via state and local jurisdictions
  - [Santa Barbara County CDBG Info](#)
  - [City of Carpinteria CDG Info](#)
  - [City of Guadalupe CDBG Info](#)
  - [City of Santa Barbara CDBG Info](#)
  - [City of Santa Maria CDBG Info](#)
  - [HUD CDBG Program Overview](#)

### Head Start / Early Head Start

Local nonprofit grantees in Santa Barbara County operate Head Start programs and can apply for facility expansion.

- Supports facility construction or renovation, along with operations.
- Administered by: U.S. Department of Health and Human Services
- [How to Apply. Program Overview.](#)

### California State CCTR and CSPP

Subsidy contracts can help with the physical start-up of a child care facility by:

- Covering facility setup costs
- Funding staff time and supplies needed to get the space ready
- Reimbursing facility operating costs once open
- Making the center eligible for specific grants and supports
- Providing business legitimacy and strength when negotiating leases and loans
- [CCTR \(General Child Care and Development\)](#)
- [CSPP \(California State Preschool Program\)](#)

### State and Federal Project Funding

State and federal representatives secure funding through budget negotiations, legislation, and advocacy for grants and special initiatives. They often support local projects by requesting funds, writing letters of support, and helping constituents navigate funding programs.

- **Budget & Legislation:** Influence funding through budgets, earmarks, and bills.
- **Grants & Support:** Assist local governments and nonprofits in applying for and winning grants.
- **Advocacy & Relationships:** Success depends on building strong relationships and clearly presenting community needs.

### Foundation and Other Grants

**California Endowment** - Focused on health equity, social justice, and strengthening public systems in California.

- Programmatic support for initiatives improving health outcomes and equity (e.g., early childhood development).
- How to apply: [Submit an inquiry](#); invitation-only application.

**Kellogg Foundation** - Thriving Children & Families - Supports nurturing early care and education.

- Nonprofits and public entities focused on early childhood education, health care access, and equity initiatives.
- How to apply: [Submit a Letter of Inquiry](#); rolling deadlines.

**Low Income Investment Fund (LIIF)** - Operates statewide and nationally; organizations in SB County can apply for child care facility grants or loans.

- Capital funding, technical assistance, and planning support for building or improving child care facilities.
- [Program Overview. Apply via Submittable](#).

## Child Care Facilities Tools by Strategy

**Silver Giving Foundation** - Funds initiatives focused on improving outcomes for children from preschool through 3rd grade (P-3), primarily in California. P-3 program development or improvement, especially those recommended by other funders. How to apply: [More information here](#).

**Stranahan Foundation** – Invests in expanding access to quality early care by supporting workforce development and retention in early childhood education. Eligible organizations include 501(c)(3)s, fiscally sponsored groups, school districts, and higher education institutions. How to apply: Submit a Letter of Inquiry (LOI). [Details here](#).

**The Annie E. Casey Foundation** - Focuses on improving outcomes for children and families through data-driven policy and program initiatives. Supports efforts in child welfare, juvenile justice, education, and economic opportunity. How to apply: Typically by invitation. [More info here](#).

**The David and Lucile Packard Foundation** - The foundation has a specific interest in early childhood development in California, including the Central Coast.

- Facility improvement, program quality, systems building.
- [Funding Opportunities](#).

# **CHILD CARE FACILITIES**

# **MASTER PLAN**

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# **TOOLKIT**

**STRATEGY 5: DESIGN FACILITIES FOR QUALITY,  
WORKFORCE AND VIABILITY**

## PROGRAMMING - CLASSROOM AGES AND STAFFING

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Shifting from serving all ages 0-5 (or just 3-5 year olds), to serving mostly children 0-4 is a big change for child care centers. The shift affects the number of children to be served, the staffing needs, as well as the fiscal aspects of a program. Two elements of this shift are explored below - transitioning a preschool-based classroom set up to infant/toddler-based setup, and adjusting the number of children and teachers.

### 1. Capacity Difference Between Infant/Toddler & Traditional Preschool Center With the Same Square Footage

With Santa Barbara County's high demand for infant and toddler care and as more preschoolers in Transitional Kindergarten, conversion of classrooms from the size and design that works for 4 year olds to one that works for infants and/or toddlers is a common challenge. Child care centers serving more younger children will have more infant and toddler classrooms and fewer preschool classrooms than in the historic model, resulting in less total child capacity. This is because State-required group sizes for younger children are smaller than for older children, reducing the total capacity of the center.

Best practices set the maximum group size for infants and toddlers at 9, compared to 24 for preschoolers. In addition, one adult must be present for every 4 infants, compared to 1 adult for every 12 preschoolers. This results in fewer children being served with a similar total square footage.

For example: A facility of approximately 11,500 sq ft and 5 classrooms can serve the following number of children in the same facility - either mostly infants and toddlers, or mostly preschoolers. A full third more children can be served with full preschool (i.e. 4 year old) enrollment.

#### EXAMPLE

Infant and Toddler Center		
Infants	9 children	1 classroom
Young Toddlers	9 children	1 classroom
Older Toddlers	24 children	2 classrooms
Preschool	24 children	1 classroom
<b>TOTAL Infants &amp; Toddlers</b>	<b>42</b>	<b>5 classrooms</b>
<b>TOTAL Preschoolers</b>	<b>24</b>	
<b>OVERALL TOTAL</b>	<b>66</b>	

## Child Care Facilities Tools by Strategy

### EXAMPLE

Traditional Full Age Range Center (0-5)		
Infants & Young Toddlers*	9 children	1 classroom
Older Toddlers	12 children	1 classroom
Preschool	72 children	3 classrooms
<b>TOTAL Infants &amp; Toddlers</b>	<b>21</b>	<b>5 classrooms</b>
<b>TOTAL Preschoolers</b>	<b>72</b>	
<b>OVERALL TOTAL</b>	<b>93</b>	

\*Mobile and non mobile in same classroom separated by furniture

## 2. Center Classroom Composition

### Children & Staffing

For centers to be programmatic and financially viable, a specific combination of classrooms for certain ages works best. Three different types - satellite, medium, and large capacity centers are represented. "Satellite" centers are smaller than is typically feasible because they are part of a larger child care organization with multiple sites that can help subsidize the operational costs of a satellite infant/toddler center. For illustration purposes here, in the chart below, the satellite center has 2 classrooms with the capacity of 18, small centers have 4 to 5 classrooms with capacities of 54 and the large center has 8 classrooms with a capacity of 108 children.

Each age group has a specific classroom and required child-to-adult ratios. Therefore, the overall center composition and child and staff capacity depend on the combinations and numbers of classrooms serving each age group.

PROGRAM	AGES	SATELLITE CENTER		MEDIUM CENTER		LARGE CENTER	
		CHILDREN	STAFF	CHILDREN	STAFF	CHILDREN	STAFF
Infants	Birth - 18 months	9	3	9	3	18	6
Young Toddlers	18 - 24 months	9	3	9	3	18	6
Older Toddlers	2 - 3 years old			12	2	24	4
Preschool	3 - 4 years old			24	2	48	4
Admin			1		2		2
Additional			1		2		4
<b>Totals</b>		<b>18</b>	<b>8</b>	<b>54</b>	<b>14</b>	<b>108</b>	<b>26</b>

*Note: The staffing numbers presented are estimates to assist in determining parking requirements.*

## FOUNDATIONS FOR DESIGNING A CHILD CARE CENTER

This tool provides an overview of foundational programming spaces needed in order to accurately and effectively design a child care center.

### Child Care Programming Criteria & Conceptual Layouts

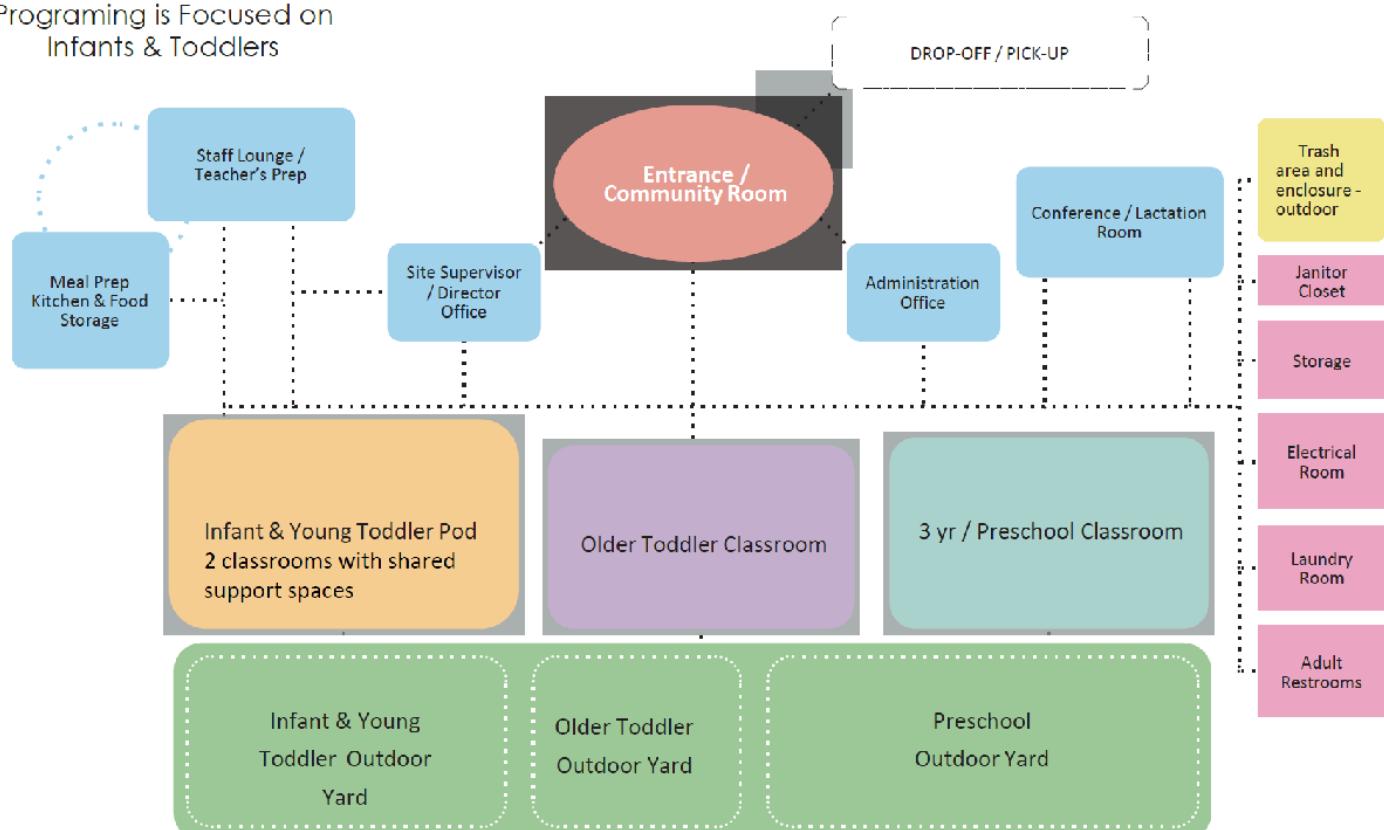
The bubble diagram and the conceptual layouts below are to be used in conjunction with the Property and Building Assessment Checklist when evaluating potential buildings for child care centers. Having a conceptual center layout will help in determining if the spaces, their functions, and adjacencies will fit into the building's footprint. The layouts and criteria are based on licensing, best practices in programing and design, Licensing policies and regulations, occupancy codes, accreditation standards, and state quality indicators.

**Programming Bubble Diagram** - A child care center consists of classrooms and its support spaces. The diagram shows best practices adjacencies. Note there is direct access to the outdoor yards from the classrooms and the youngest children classrooms are located closest to the facility's entrance.

### Child Care Center

#### Bubble Diagram

Programming is Focused on  
Infants & Toddlers



*Bubble Diagram adapted by K. Tama from Foundational Planning Guide, Tama & Torro, 2023. Published by CA First 5 Riverside and LIFF*

## Child Care Facilities Tools by Strategy

### Program Spaces Within a Child Care Center

#### Classroom

- In classroom toilet & diapering areas
- In classroom teacher support area
- In classroom sinks at both adult & child heights
- Direct exiting to outdoor yards
- Maximize natural lighting through windows/glazing

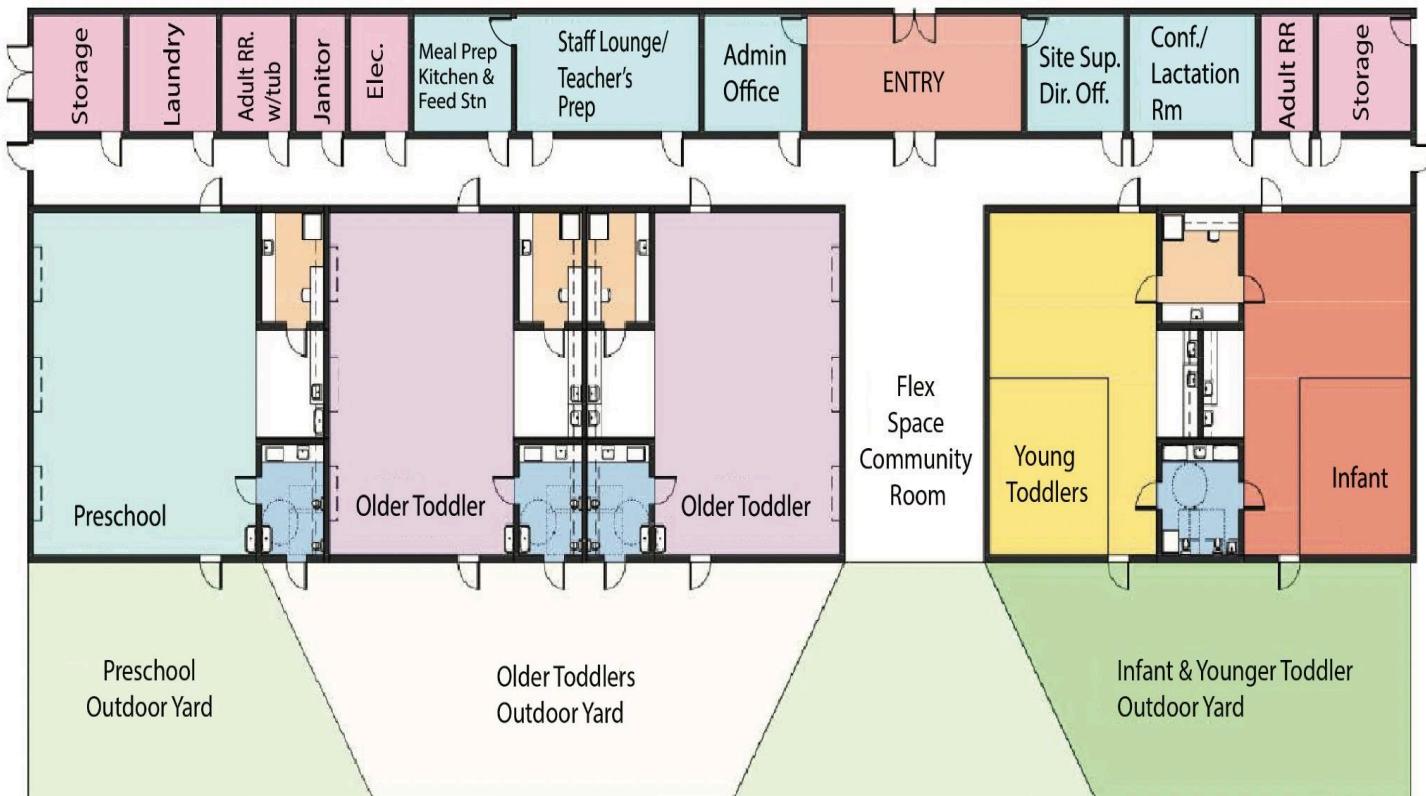
#### Support Spaces

- Entrance vestibule, for security there's only one exterior main entrance into center
- 1 to 2 offices located within eyesight of entrance
- Staff lounge/teacher prep area
- Meal prep & food storage - full commercial kitchen not included
- Laundry area - washers & dryers
- # Adult restrooms based on number of staff, 1 restroom with tub/shower, gender neutral
- Conference room with a lactation area
- Storage closets in corridor
- Janitorial closet
- Building system closets

## Child Care Facilities Tools by Strategy

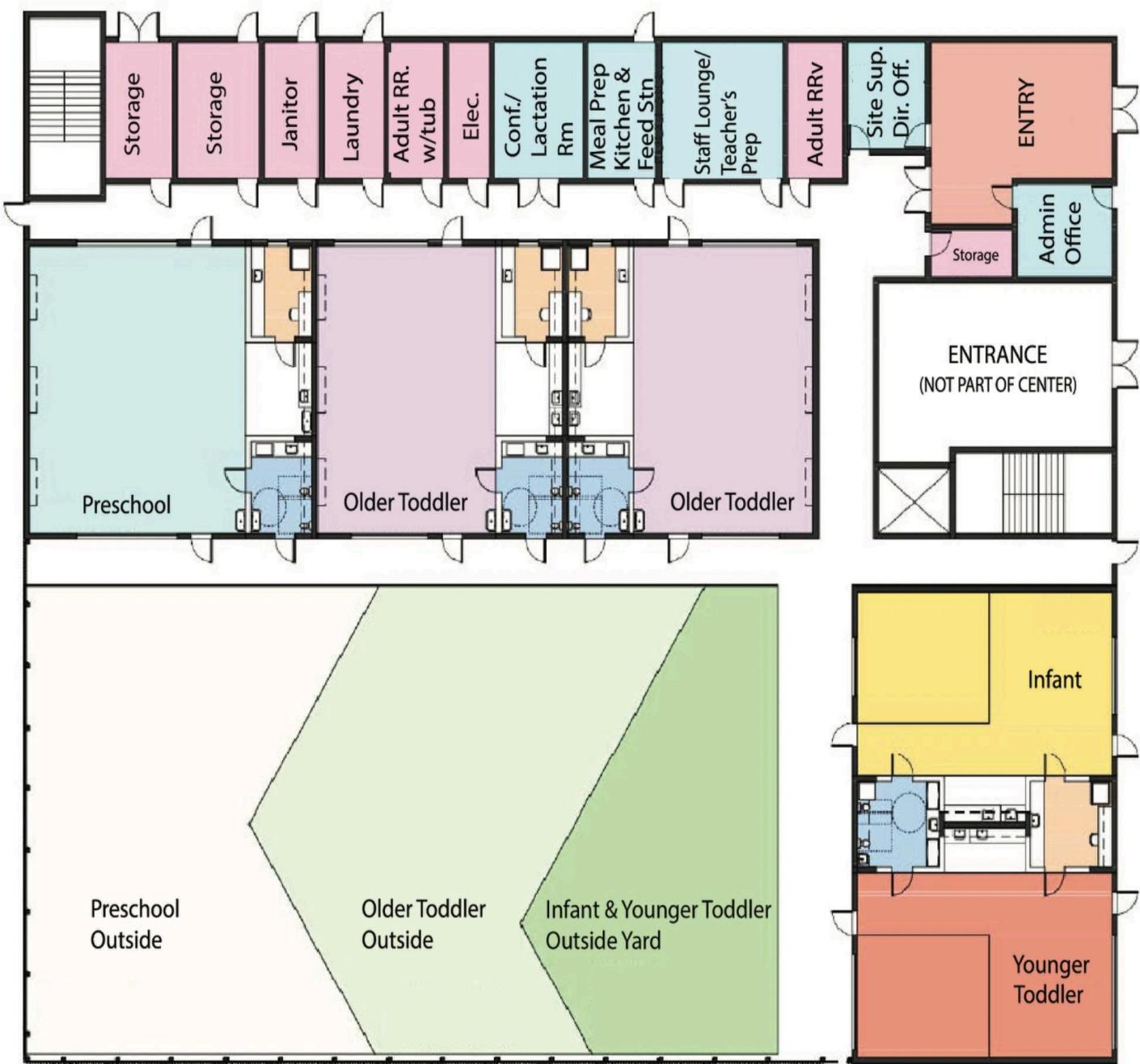
### Sample Floor Plans

The floorplans show classrooms and support spaces to help in visualizing a child care facility within an existing building when performing a site assessment. The following floor plans have been adapted by K. Tama from *“Foundational Planning Guide”*, Tama & Torro, 2023. Published by CA First 5 Riverside and LIFF.



LINEAR DOUBLE-LOADED BUILDING: 11,670 SQ FEET GROUND FLOOR, 6,600 SQ FT OUTDOOR YARDS, 5 CLASSROOMS, 17 STAFF ESTIMATE, 66 CHILDREN (9 INFANTS, 9 TODDLERS, 24 TWOS, 24 PRESCHOOLERS

## Child Care Facilities Tools by Strategy



L-SHAPE DOUBLE-LOADED CORRIDOR BUILDING: 11,670 SQ FEET GROUND FLOOR, 6,600 SQ FT OUTDOOR YARDS, 5 CLASSROOMS, 17 STAFF ESTIMATE, 66 CHILDREN (9 INFANTS, 9 TODDLERS, 24 TWOS, 24 PRESCHOOLERS)