# **South San Francisco**









# **Establishing a Child Care Facility**

Guide to Zoning and Permitting

Child care and early education programs, for children birth to 12 years, are licensed in California either as Child Care Centers (including Preschools, Infant Care, School-Age) or Family Child Care Homes (Small, up to 8 children, and Large, up to 14). The City information below pertains to developing **Child Care Centers only**, as State law exempts Family Child Care Homes from local planning/use permits, business licenses and other permits/fees.

#### Zones where Child Care Centers are Allowed and are Not Allowed

| Zones Where Child Care is Allowed By-Right (with an Administrative Permit) |            |            |           |  |  |  |
|--|------------|------------|-----------|--|--|--|
| Residential  | Commercial | Industrial | Mixed-Use | Other  |  |  |
| <b>✓</b>   |            |            | <b>✓</b>  | Child care centers permitted by-right in high density residential zoning districts and mixed-use districts |  |  |

| Zones Where Child Care is Allowed with a Conditional (Discretionary) Use Permit |            |            |           |  |  |  |  |  |
|---|------------|------------|-----------|--|--|--|--|--|
| Residential   | Commercial | Industrial | Mixed-Use | Other  |  |  |  |  |
| <b>✓</b>  | <b>√</b>   | <b>√</b>   |           | Child care centers conditionally permitted in low/mid density residential zoning districts and conditionally permitted with a Minor Use Permit in commercial & industrial zoning districts |  |  |  |  |

| Zones Where Operating a Child Care Center/Preschool is Prohibited |                       |            |           |   |  |  |
|---|-----------------------|------------|-----------|---|--|--|
| Residential   | Freeway<br>Commercial | Industrial | Mixed-Use | Other   |  |  |
|   | ×                     |            |           | Child care centers prohibited in Freeway Commercial Zoning District |  |  |

#### **About the Permit Application Process**

Approx. Timeline: 1-3 months

Noise Requirements: None reported.

**Landscaping Requirements**: 10% of the site in non-residential districts

**Parking Requirements**: Pick up and Drop off Zone | 1 Parking space per employee

**Traffic Requirements**: None reported.

Setback Requirements: Consistent with code requirements for zoning district.

#### **About the Permit Hearing Process**

**Permit Hearing Caused By**: Conditional Use Permit (CUP) Process | Change in use within 500' of residential district

**Hearing Conducted By:** Zoning Administrator / Chief Planner **Who is Notified of Hearing**: Property owners within 100 < 300

**Appeal Process and Costs**: Notice of Action/Decision issued | 15-day Appeal period from Time of Notice of Action | Appeal Submitted to Planning Division | Schedule Planning Commission Hearing | *Approx. Cost* **\$862** 

#### **Costs and Fees\***

**Planning Permit Fees**: \$1725 Minor Use Permit | \$173 Cat Ex | \$50 San Mateo County Filing Fee | \$518 Legal Notices

Estimated Total: \$2,466

#### **Quick & Helpful Contacts**

# **Planning Dept**

ssf.net/departments/economic-communitydevelopment/planning-division

650.877.8535

planning@ssf.net

## **Building Dept**

ssf.net/departments/economic-communitydevelopment/building-division

650.829.6670

building@ssf.net

### **Finance Dept**

ssf.net/departments/finance

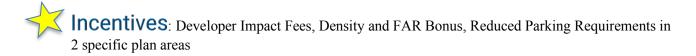
650.877.8505

web-Fin@ssf.net

#### **Additional Information**

**NOTE**: The City of South San Francisco is in the process of updating zoning ordinances and completing the SSF Child Care Plan. Both activities could result in changes to the information above.

**General Plan**: Child care language in General Plan 2040 currently underway



<sup>\*</sup>Estimate as of September 2021. Additional fees may apply, for more information review Helpful Contacts.