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Glossary

In using the Specific Plan, the following definitions will apply as defined by the Governor's Office of Planning and Research:

California Environmental Quality Act (CEQA). State legislation mandating that decision makers review the potential adverse effects upon the environment of private and public projects.

Conditional Use Permit (CUP). A Conditional Use Permit may authorize uses not routinely allowed on a particular site. CUPs require a public hearing and if approval is granted, are usually subject to the fulfillment of certain conditions by the developer.

Floor Area Ratio (FAR). A floor-area ratio is the ratio on a lot to the net square footage of the lot.

Flood Insurance Rate Map (FIRM). The official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Infill Development. Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

In-Lieu Fees. In-lieu fees are levied on developers as an option when developers cannot provide specific site requirements (i.e., necessary parking spaces for development).

Level of Service (LOS). A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay.

Mixed-Use. Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site.

National Register of Historic Places. The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's history or whose artistic or architectural value is unique.

Off-Street Parking. Off-street parking is parking that is either provided in parking lots or parking structures located on a property.

On-Street Parking. On-street parking is diagonal or parallel parking that is provided on the street at curbside.

Restricted Parking. Restricted parking is short-term parking that is enforced through the use of meters or signage indicating specific time limits.

Rezoning. An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.





Right-of-Way. A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.

Single Room Occupancy (SRO). A type of housing with a range of building types and with varying unit configurations. The traditional SRO unit is a single room of usually less than 100 square feet, designed to accommodate one person. Amenities such as a bathroom, kitchen, or common areas are located outside the unit and are shared with other residents.

Streetscape. Landscaping and hardscaping of nonbuilding areas adjacent to a street, including tree planting, street furniture, trash receptacles, benches, kiosks, crosswalks, medians and decorative elements.

Setback. The required minimum horizontal distance between the building line and the related front, side, or rear property line.

Unrestricted Parking. Unrestricted parking is parking that is provided without any specific time limits.

Volume-to-Capacity Ratio. A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that can theoretically pass through when the roadway or intersection is operating at capacity.

Zero Lot Line. A zero lot line development is when there is no setback on one or more property lines on a specific property.