



# Appendix A: Glossary

## **Acre**

A standard unit of measure, specifically 5,280 feet.

## **Acre-Foot (AF)**

The volume of water necessary to cover one acre to a depth of one foot. Equal to 43,560 cubic feet, 325,851 gallons or 1,233 cubic meters.

## **Acreage, Gross**

The land area that exists prior to any dedications for public use, health and safety purposes.

## **Acreage, Net**

The portion of a site that can actually be built upon, which is the land area remaining after dedication of rights-of-way for:

- Exterior boundary streets
- Flood ways
- Public parks and other open space developed to meet minimum standards required by City ordinance
- Utility Easements and rights-of-way may not be counted as net acreage

## **Action**

An action is a program, implementation measure, procedure or technique intended to help achieve a specified goal or policy.

## **Adverse Impact**

A negative consequence for the physical, social, or economic environment resulting from an action or project.

## **Affordable Housing**

Affordable housing is housing deemed affordable to those with a median household income as rated by country, province, region or municipality – i.e. housing that is aimed at certain low-income segments of the population. Another commonly accepted standard is housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. This definition is intended solely as an approximate guideline or general rule of thumb.

## **Archaeological Resource**

Material evidence of past human activity found below the surface of ground or water, portions of which may be visible above the surface.

## **Area Median Income**

The point at which half the households in an area make less and half make more. The median annual income figures are adjusted for family size and calculated annually by the U.S. Department of Housing and Urban Development (HUD) for every regional area in the country.

## **Arterials**

Major thoroughfares that carry large volumes of traffic at relatively high speeds. Arterials are designed to facilitate two or more lanes of moving vehicles in each direction and rarely contain on-street parking.

## **Average Dry Weather Flow (ADWF)**

The amount of wastewater that flows into a system on an average day during the dry weather part of the year.

## **Base Flood (100-year flood)**

In any given year, a flood that has a 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk. (See “Floodplain”)

**Bicycle Lane (Class II facility)**

A corridor expressly reserved for bicycles, existing on a street or roadway in addition to lanes for use by motorized vehicles.

**Bicycle Path (Class I facility)**

A paved route, not on a street or roadway, expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but are typically separated from them by landscaping.

**Bicycle Route (Class III facility)**

A roadway shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

**Brownfield**

A term used to describe land previously used for industrial purposes or some commercial uses. Such land may have been contaminated with hazardous waste or pollution or is feared to be so. Remediation or other cleaning is usually possible, given time and the appropriate investment.

**Boulevard**

A broad roadway that functions as an arterial and where through-lanes are separated from local lands by a median.

**Building Height**

The vertical distance from the average contact ground level of a building to the highest point of the coping, whether a flat roof, the deck line of a mansard roof, or to the mean height level between eaves and ridge for a gable, hip, or gambrel roof. The exact definition varies by community. For example, in some communities building height is measured to the highest point of the roof, not including elevator and cooling towers.

**Build-out**

Development of land to its full potential, or theoretical capacity, as permitted under current or proposed planning or zoning designations.

**California Environmental Quality Act (CEQA)**

Legislation and corresponding procedural components established in 1970 by the State of California to require environmental review for projects anticipated to result in adverse impacts to the environment.

**Capital Improvements Program**

A program administered by a City and reviewed by its Planning Commission that schedules permanent improvements, usually for a minimum of five years in the future that fits the projected fiscal capability of the local jurisdiction. The CIP generally is reviewed on an annual basis for conformance to and consistency with the General Plan.

**City**

City with a capital “C” generally refers to the City government or administration. City with a lower case “c” may mean any city or may refer to the geographical area.

**City limits**

The legal boundaries of the geographical area subject to the jurisdiction of the City of Hermosa Beach government. For example, development applications for properties located within the City limits must be reviewed by the City.

**Clean Technology**

A term used to describe products, processes or services that reduce waste and require as few non-renewable resources as possible.

**Climate Change**

A change in global or regional climate patterns attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.

**Collectors**

Collectors are roadways that connect local streets to “arterials,” usually provide two travel lanes for automobiles, and may also have bicycle lanes.

**Community Noise Equivalent Level (CNEL)**

A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7 PM to 10 PM) and nighttime (10 PM to 7 AM) periods, respectively, to allow for the greater sensitivity to noise during these hours.

**Community Park**

A large park, generally 5 acres or more, that includes a mix of passive and active recreation areas that serve the entire city or a large portion of the city. A community park should include, but not be limited to, the facilities that are typically found at neighborhood and mini parks as well as specialized facilities such as amphitheatres and skate parks.

**Compatible**

Capable of existing together without conflict or ill effects.

**Conditional Use Permit**

The discretionary and conditional review of an activity or function or operation on a site or in a building or facility.

**Conservation**

The management of natural resources to prevent waste, destruction or neglect.

**Crime prevention through environmental design (CPTED)**

A multi-disciplinary approach to deterring criminal behavior through environmental design.

**Cul-de-sac**

A short street or alley with only a single means of ingress and egress at one end and with a turnaround at its other end.

**Cultural Resources**

Includes historic, archaeological and paleontological resources, as well as human remains.

**Cumulative Impact**

As used in CEQA, the total environmental impact resulting from the accumulated impacts of individual projects or programs over time.

**Decibel (dB)**

A unit used to express the relative intensity of a sound as it is heard by the human ear. The lowest volume a normal ear can detect under laboratory conditions is 0 dB, the threshold of human hearing. Since the decibel scale is logarithmic, 10 decibels are ten times more intense and 20 decibels are a hundred times more intense than 1 db.

**dBA**

The “A-weighted” scale for measuring sound in decibels, which weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness even though the noise is actually ten times more intense.

**Dedication**

The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites or other public uses are often required by a city or county as conditions for approval of a development. (See “in-lieu fee”)

**Density**

The amount of development or people per unit of area or property. (See also “Density, residential” and “Floor Area Ratio”)

**Density, Residential (du/acre)**

The number of permanent residential dwelling units (d.u.) per acre of land. Densities specified in the General Plan are expressed in dwelling units per net acreage (du/acre), minus any land dedications, and not per gross acre. (See “Acres, Gross” and “Acres, Net”)

**Development Review; Design Review**

The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signs, in accordance with a set of adopted criteria and standards. “Design Control” requires that certain specific things be done and that other things not be done. Design Control language is most often found within a zoning ordinance. “Development Review” usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

**Development**

The physical extension and/or construction of nonfarm land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities and other facilities; installation of septic systems; grading; deposit of refuse, debris or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).

**Duplex**

A free-standing house divided into two separate living units or residences, usually having separate entrances.

**Dwelling Unit (d.u.)**

The place of customary abode of a person or household, which is either considered to be real property under State law or cannot be easily moved.

**Dwelling Units per Acre**

The number of net dwelling units per acre of land; used to calculate density for residential-only land use designations, and some mixed-use designations.

**Economic Development**

Economic development at the municipal level is paramount to the promotion of growth and stability, and to establishing strong, cohesive municipalities. Any efforts made in the area of municipal development must capitalize on efficiency and effectiveness to maximize each community’s social, cultural, economic, and environmental value, reducing wasteful or counterproductive areas such as crime and improving access to resources and services. How a community

chooses to invest in creating or redeveloping its built environment depends on its planned outcomes which can be achieved through the use of any number of different planning and financial tools.

**Effluent**

Liquid or partially solid waste such as is found in sewer systems or discharged from factories.

**Endangered**

A species that is classified as “endangered” is one that is likely to become extinct, and requires special attention.

**Environmental Impact Report (EIR)**

A report required pursuant to the California Environmental Quality Act (CEQA) that assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts. (See “California Environmental Quality Act.”)

**Fault**

A fracture in the earth’s crust that forms a boundary between rock masses that have shifted.

**Flood, 100-year**

The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or one percent, chance of occurring in any given year.

**Floodplain**

The relatively level land area on either side of the banks of a stream regularly subject to flooding.

**Floodway**

The part of the floodplain capable of conveying the 100-year flood with no more than a one-foot rise in water. The floodway includes the river channel itself and adjacent land areas.

**Floor Area Ratio (FAR)**

The size of a building in square feet (gross floor area) divided by net land area, expressed as a decimal number. For example, a 60,000 square foot building on a 120,000 square-foot parcel would have a floor area ratio of 0.50. The FAR is used in calculating the building intensity of nonresidential land use designations, and some mixed-use designations. Structured parking is excluded from the calculation of Floor Area Ratio.

**Gateway**

Entrance to an urban area, or to an important part of a city, along a major roadway. It can also be a point along a roadway at which a motorist or cyclist gains a sense of having left the environs and of having entered the city.

**General Plan**

A compendium of City policies regarding its long-term development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. In California, the General Plan has seven mandatory elements (Circulation, Conservation, Housing, Land Use, Noise, Open Space and Public Safety) and may include any number of optional elements the City deems important.

**Goal**

A description of the general desired results that Tracy seeks to create through the implementation of the General Plan. Goals are included in each element of the Plan and may include the key physical or community characteristics that the City and its residents wish to maintain or develop.

**Greenfield Development**

Urban development occurring on non-urban land previously used for agriculture or open space.

**Groundwater**

Water that exists beneath the earth’s surface, typically found between saturated soils and rock, and is used to supply wells and springs.

**Greenhouse Gas Emissions**

Atmospheric gases that contribute to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth’s surface.

**Habitat**

The physical location or type of environment in which an organism or biological population lives or occurs.

**High Occupancy Vehicle (HOV)**

Traffic lanes that are designated and reserved for vehicles with a minimum number of passengers during high-volume commute hours, in order to encourage carpooling through faster travel. They are enforced with fines and traffic tickets.

**Household**

All persons occupying a single dwelling unit.

**Hub**

An area in the city where economic or social resources/activities are concentrated for the benefit of the community.

**Impact Fee**

A fee charged to a developer by the City according to the proposed development project, typically by number of units, square footage or acreage. The fee is often used to offset costs incurred by the municipality for services and infrastructure such as schools, roads, police and fire services, and parks.

**Impervious Surface**

Surface through which water cannot penetrate, such as a roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

**Implementation**

Actions, procedures, programs or techniques that carry out policies.

**Income Restricted Housing**

Income restricted housing are usually planned developments where renters or home owners must meet income guidelines to live there. The monthly rent amount is based on a percentage of the area’s average income and the apartment size.

**Infill Development**

Development that occurs on vacant or underutilized land within areas that area already largely developed.

**In-lieu fee**

Cash payments that may be required of an owner or developer as a substitute for a dedication of land for public use, usually calculated in dollars per lot, and referred to as in-lieu fees or in-lieu contributions. (See “dedication”)

**Jobs-Housing Balance**

A calculation based on the number of jobs provided within a particular jurisdiction compared to the number of housing units. The City currently suffers from a low ratio due to the lack of employment opportunities within City limits.

**Land Use**

The occupation or utilization of an area of land for any human activity or any purpose.

**Land Use Designation**

One particular category in a classification series of appropriate use of properties established by the General Plan Land Use Element.

**Leadership in Energy and Environmental Design (LEED)**

A voluntary, consensus-based national standard for developing and rating high-performance, sustainable “green” buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection and indoor environmental quality. LEED standards are currently available or under development for: new commercial construction and major renovation projects, existing building operations, commercial interiors projects, core and shell projects, and homes.

**Level of Service (LOS) Standard**

A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire or library, or the performance of a facility, such as a street or highway.

**Level of Service (Traffic)**

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.

**Local Agency Formation Commission (LAFCo)**

A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts and merger of districts with cities. Each county’s LAFCo is empowered to approve, disapprove, or conditionally approve such proposals.

**Local Street**

Provides direct access to properties; generally they carry the lowest traffic volumes.

**Mini-Park**

Small sized park, less than 1 acre, that provide recreation activities for a specific neighborhood within a ½ mile radius.

**Mitigation**

Mitigation is the effort to reduce loss of life and property by lessening the impact of disasters. Also refers to reducing or eliminating negative environmental impacts from development, such as noise or traffic.

**Mixed Use**

Any mixture of land uses on a single parcel, including mixtures of residences with commercial, offices with retail, or visitor accommodation with offices and retail. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

**Mix of Uses**

Any mixture of uses, such as retail, office, residential or general commercial in close proximity spread over a small area.

**Mobile Home**

A structure, transportable in one or more sections, built on a permanent chassis and designed for use as a single-family dwelling unit and which: (1) has a minimum of 400 square feet of living space; (2) has a minimum width in excess of 102 inches; (3) is connected to all available permanent utilities; and (4) is tied down (a) to a permanent foundation on a lot either owned or leased by the homeowner or (b) is set on piers, with wheels removed and skirted, in a mobile home park.

**National Incident Management System (NIMS)**

The National Incident Management System (NIMS) is a systematic, proactive approach to guide departments and agencies at all levels of government, nongovernmental organizations, and the private sector to work together seamlessly and manage incidents involving all threats and hazards—regardless of cause, size, location, or complexity—in order to reduce loss of life, property and harm to the environment.

**Natural Habitat Area**

An area that sustains animal and vegetative biotic resources that has not been improved or disturbed. Natural Habitat Areas can also be areas that were previously “disturbed” and have been reclaimed or rehabilitated.

**Neighborhood**

A district, especially one forming a community within a town or city.

**Neighborhood Park**

Medium sized park, usually 5 to 15 acres, that provide basic recreational activities for one or more neighborhoods within a ½ to ¾ mile radius.

**Noise Contour**

A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

**Non-Conforming Use**

A use that was valid when brought into existence, but no longer permitted by later regulation. “Nonconforming use” is a generic term and includes: (1) non-conforming structures (because their size, type of construction, location on land, or proximity to other structures is no longer permitted); (2) non-conforming use of a conforming building; (3) non-conforming use of a non-conforming building; and (4) non-conforming use of land. Any use lawfully existing on any piece of property that is inconsistent with a new or amended General Plan, and that in turn is a violation of a zoning ordinance amendment subsequently adopted in conformance with the General Plan, will be a nonconforming use. Typically, non-conforming uses are permitted to continue for a designated period of time, subject to certain restrictions.

**Objective**

Overall statement describing a need, concern, opportunity, or desire. Objectives are designed specifically to establish positions or directions for policies and actions.

**Overlay**

A land use designation on the Land Use Map, or a zoning designation on a zoning map, that modifies the basic underlying designation or designations in some specific manner.

**Parcel**

A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

**Per Capita**

A measure for each person; in relation to people taken individually.



**Planned Unit Development (PUD)**

A description of a proposed unified development, consisting at a minimum of a map and adopted ordinance setting forth the governing regulations, and the location and phasing of all proposed uses and improvements to be included in the development.

**Pocket Park**

Also known as a parkette or mini-park, this is a small park accessible to the general public. Pocket parks are frequently created on a single vacant building lot or on small, irregular pieces of land.

**Policy**

A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow, in order to meet its goals and objectives before undertaking an implementing action or program. (See “Action”)

**Recreational Corridor**

Typically linear pathways, bikeways or open space areas that weave in and around urban uses to provide recreational and transportation amenities to city residents.

**Rehab Stabilization Ordinance (RSO)**

Protects tenants from excessive rent increases while allowing apartment owners a reasonable return on their investments.

**Riparian Corridor**

A habitat and vegetation zone which is associated with the banks and floodplains of a river, stream or lake. Riparian trees and shrubs are typically phreatophytes, plants whose root systems are in constant contact with groundwater.

**Regional Park**

A large park, typically more than 50 acres, that serves the open space and recreation needs for all users of the entire city and unincorporated areas surrounding the city. Regional parks contain active and passive recreation areas and may also include natural open space.

**Road Diet**

Conversion of a four-lane undivided road to a three-lane undivided road made up of two through lanes and a center two-way-left-turn-lane. The fourth lane may be converted to bicycle lanes, sidewalks, and/or on-street parking.

**Sea Level Rise**

The rise of sea levels resulting from global warming. Sea level rise will cause a general shoreline retreat and an increased flooding risk and has to be handled according to the local conditions.

**Secondary Dwelling Units**

An additional dwelling unit established in conjunction with a single-family dwelling on the same lot including a kitchen, sleeping and full bathroom facilities with a permanent foundation.

**Sensitive Receptors**

Uses sensitive to noise such as residential areas, hospitals, convalescent homes and facilities, and schools.

**Single Room Occupancy (SRO)**

A form of housing where one or two people are housed in individual rooms within a multiple-tenant building.

**Specific Plan**

Under Article 8 of the State Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s). (See also “Planned Unit Development”)

**Sphere of Influence (SOI)**

The probably physical boundaries and service area of the city, as determined by the Local Agency Formation Commission (LAFCO) of the county.

**Steep Slope**

An area with a greater than 5 percent slope.

**Sustainable**

Sustainable development is the organizing principle for sustaining finite resources necessary to provide for the needs of future generations of life on the planet. Sustainable development ties together concern for the carrying capacity of natural systems with the social, political, and economic challenges faced by humanity. Sustainability is tied to CEQA (California Environmental Quality Act), which requires mitigation for identified deleterious impacts on the environment.

**Townhouse/Townhome**

A series of residences, often two to three stories in height, that are connected side by side in a row with each having a separate street-level entrance.

**Traffic Calming**

Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including:

- narrow streets
- tight turning radii
- sidewalk bulbouts
- parking bays
- textured paving at intersections
- parkways between sidewalks and streets

**Transient-Occupancy Tax**

A tax charged to travelers when renting accommodations (a room, rooms, entire home or other living space) in a hotel, inn, tourist home or house, motel or other lodging unless the stay is for a period of 30 days or more.

**Transit Oriented Development (TOD)**

Residential and commercial areas designed to maximize access by public transportation, such as trains and buses. TODs typically have a neighborhood center with a transit station, surrounded by relatively high-density development, with progressively lower-density spreading outwards.

**Triplex**

A free-standing house divided into three separate living units or residences, usually having separate entrances.

**Use**

The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered and/or enlarged in accordance with the City zoning ordinance and General Plan land use designations.

**Use, Non-conforming**

(See “Non-conforming Use”)

**Utility Corridor**

Rights-of-way or easements for utility lines on either publicly or privately owned property.

**Vehicle Miles Traveled (VMT)**

A measurement of miles traveled by vehicles within a specified region for a specified time period. SB 743 will allow cities to base transportation impact fees on total VMT rather than LOS.

**Wastewater**

Water that has already been used for washing, flushing, or in a manufacturing process, and therefore contains waste products such as sewage or chemical by-products.

**Wastewater Irrigation**

The process by which wastewater that has undergone appropriate treatment is used to irrigate land.

**Wetland**

An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

**Zoning**

The division of a city by ordinance or other legislative regulation into districts or zones, which specify allowable uses for real property and size restrictions for buildings constructed in these areas; a program that implements the land use policies of the General Plan.

**Zoning District**

A designated area of the City for which prescribed land use requirements and building and development standards are or will be established.