



Memorandum

TO: Steering Committee Members

FROM: Winston Rhodes, AICP, Planning Manager

SUBJECT: Draft Land Use and Economic Development Element

DATE: August 10, 2009

Background

The Steering Committee on July 27, 2009 to discuss the Draft General Plan Update Introduction, Summary, Land Use and Economic Development Chapters. Major issues that were discussed included:

- 1) The order of the General Plan Elements within the document and possibly moving the Community Character to front of the document;
- 2) Treatment of the Corridor Specific Plan effort in the General Plan document including the land use categories, the land use map, and references in the goals, policies, and actions;
- 3) Utilizing broader General Plan land use designations including a Rural Residential category and Low Density category for sensitive sites where development is constrained due to topography, sensitive biological resources, or susceptibility to hazards; and
- 4) The policy direction to provide in the General Plan for the San Pablo Bay Conservation Area in the vicinity of the City's San Pablo Bay coastline where Pinole Creek, Bayfront Park, the Wastewater Treatment Plant, the Bay Trail, the Union Pacific Railroad, and the existing recreation vehicle storage property are located.

A copy of the Draft General Plan Introduction, Summary, and Land Use and Economic Development information was previously provided. A track changes version (highlighting suggested edits) of this draft information that reflects the input provided during the Land Use and Economic Development Subcommittee meetings was also previously provided.

Discussion

Order of Elements

The Land Use and Economic Development Subcommittee mentioned that the order of the chapters should be reconsidered. Specifically, the Subcommittee thought the Community Character Element should be the first element following the General Plan Vision because of how community character encompasses many issues discussed in detail in other elements. The Sustainability Element was also mentioned as an element that could be moved to a different location but there was no consensus. The Steering Committee appeared to want the Community Character Element to be the first element following the General Plan Vision. Confirmation of this direction is requested.

Treatment of Corridor Specific Plan

The treatment of the Corridor Specific Plan for San Pablo Avenue, Pinole Valley Road, and Appian Way in the Land Use and Economic Development Element was discussed in detail at the Subcommittee and during the most recent Steering Committee meeting last month. The Steering Committee appeared to favor considering the Specific Plan as part of the larger planning effort occurring simultaneously with the General Plan Update. The Subcommittee thought that the General Plan Land Use Map should cross-reference the Specific Plan rather than showing parcel specific land use designations for corridor areas that are more fully detailed within the Corridor Specific Plan. Concern was expressed by the Steering Committee about having General Plan designations for all properties with the Planning Area rather than including a cross-reference to the Specific Plan document. The attached revised land use designations include designations for all portions of the Planning Area and describe the designations included within the portions of the Planning Area included within the Specific Plan. Further Steering Committee direction on this topic is needed to prepare the land use map.

Land Use Designations

The Subcommittee suggested several important changes to the designations that appear to address future implementation concerns. The major changes are listed below:

- Delete references to building heights and address building height in the Specific Plan and Zoning Ordinance;
- Create a Rural Residential Density designation for extremely sensitive potential development sites with significant biological resources, topographic, hazard and service delivery constraints with an allowable density range of 0 -0.20 dwelling units per acre (i.e. 1 unit per 5 acres) so there could be very limited development potential;
- Create a Low Density designation for existing and future large lot residential development for sensitive sites with some biological resource, topographic, hazard, and service delivery constraints with an allowable density range of 0.21 – 1.0 dwelling unit per acre so there would be limited development potential;
- Create a Suburban Residential designation for most existing single family residential areas that would have an allowable density of 1.1 to 7.0 dwelling units per acre;

- The need for land use designation terminology consistency between the land use designation within the Corridor Specific Plan and the General Plan Land Use and Economic Development Element.
- Exploring the potential to consolidate the number of land use designation categories and more broadly define land use in the General Plan

The Steering Committee appeared comfortable with these changes but further discussion is needed to confirm the direction on these topics.

San Pablo Bay Conservation Area

The San Pablo Bay Conservation Area was recognized as a very unique area in need of comprehensive planning. Due to the wide range of existing and potential land uses the Steering Committee favored the approach to identify the need for a future planning effort for this special planning area and identify a list of non-prioritized policy objectives that would need to be taken into consideration to guide the future effort and include an accompanying map in the Land Use and Economic Development Element that defines this area. Conformation of this direction is needed.

Planning Area Land Uses

The current General Plan Land Use Map does not include land uses for areas currently outside the City limits including areas currently located within the Sphere of Influence. Cities often establish land uses for areas outside limits to help communicate City expectations for land use either in areas that it may serve in the future upon annexation or for unincorporated areas that affect the City located outside the city limits. Direction is needed on how the Steering Committee wishes to define the Planning Area boundaries for the General Plan Update in order to complete the draft land use map.

Attachments

- A. Draft General Plan Update Introduction, Summary, and Land Use and Economic Development Chapters (Previously Provided)
- B. Draft General Plan Update Introduction, Summary, and Land Use and Economic Development Chapters with edits and modifications based on Land Use and Economic Development Subcommittee feedback (Previously Provided)
- C. Revised Land Use Designations
- D. Revised Glossary

LAND USE DESIGNATIONS AND STANDARDS

Land Use Designations

The following land use designations establish a range of residential and non-residential uses and development intensity/density levels for the City of Pinole Planning Area. The land use designations also include brief descriptions of the essential characteristics and intent of each category. The land use designations establish general use categories that will be further refined and implemented through a Redevelopment Plan, Specific Plan, and/or the Zoning Ordinance.

Commercial Land Uses

1. *Regional Commercial*. Intended for large regional shopping centers serving the West County market area. Uses may include large retailers, such as furniture, appliance, auto and hardware stores, department stores, toy stores, offices, hotels and restaurants. This designation would apply to areas along Interstate 80 that are not within the Corridor Specific Plan Area described below. Examples include Pinole Vista, and Pinole, Ridge shopping centers. . Maximum Floor Area Ratio (FAR): 0.40.

Residential Land Uses

2. *Rural Residential (no more than 0.2 units per acre)*. Includes sites characterized by steep slopes, which have geologic constraints, visual significance in the community, sensitive environmental resources, or which have been identified as having limited development due to service delivery constraints. This designation is typical of sensitive hillside areas in the Pinole Planning Area where the clustering of development consistent with surrounding uses is desirable to protect natural resources and retain the rural character and small town ambiance of portions of Pinole. These parcels also create opportunities for urban agriculture uses, including agricultural parks and specialty crop farming. These areas help preserve remaining natural landscapes. In certain areas of the city, they can also provide open space buffers between Pinole and neighboring communities, serve as fire breaks, provide connections between neighborhoods and recreational areas, and may provide an educational resource.
3. *Low Density Residential (0.21 to 1 unit per acre)*. Includes sites located adjacent to open space areas or near environmental resources where a development transition from suburban to rural land use is desirable. This designation is typical of sites where larger lot sizes are appropriate to ensure flexible siting and design to maintain the scenic and environmental resources.
4. *Suburban Residential (1.1 to 7 units per acre)*. Provides for single-family development that is typical of most residential areas of the city. This is the single largest residential category. One dwelling unit per parcel, with the potential for a secondary dwelling unit. Other uses which may be considered potentially compatible with single-family neighborhoods include, but are not limited to: religious facilities, day care and group care facilities, schools, cemeteries and home occupations subject to compliance with City standards.
5. *Medium Density Residential (7.1 to 15 units per acre)*. Intended for attached dwelling units, typically two or three stories, which include on-site useable open space. Medium Density Residential land use would include town homes, apartments, condominiums, and planned unit developments.

6. *High Density Residential (15.1 to 30 units per acre)*. Provides for higher density multi-family areas, typically two or three stories, usually located near transit corridors, arterial roadways and located in close proximity to commercial services.

Public and Other Land Uses

7. *Public Facilities*. Reserved for uses which are public-serving in nature, including religious institutions, City and other government offices, publicly owned recreation facilities, and fire and police facilities. For schools, letters will be used on the map to designate grade levels as (ES) elementary, (MS) middle school, or (HS) high school. This designation also includes facilities owned and/or operated by public utilities to serve the public with electricity, gas, water and communications.
8. *Parks and Recreation*. Includes public parks, City-owned conservation lands, and private open space or recreation facilities. This designation is intended for improved open space lands whose primary purpose is recreation and includes all local and regional parks. Wherever possible, school sites shall be combined with public park and recreation facilities.
9. *Open Space*. Reserved for undeveloped lands which are vacant of structures and improvements and which are primarily maintained in their natural condition and designated as open space. In some cases, maintained pathways or access routes, which enhance access to the open space areas, may be considered suitable for this designation.
10. *San Pablo Bay Conservation Area*. Reserved for the portion of the Pinole Planning Area that extends into San Pablo Bay and the land immediately adjacent to San Pablo Bay. This is primarily an open space designation with a few other possible uses such as for expansion of the Pinole-Hercules Water Pollution Control Plant; railroad corridors; passenger rail stations, recreation facilities such as the Bay Trail; or flood protection improvements. In addition, very limited commercial development which is directly related to, and enhances the public use of, the waterfront may also be allowed. Appropriate commercial uses may include limited food establishments, marine-related recreational uses, marine-related retail, offices and marina berths. City uses such as sewage treatment, corporation yard, and parks are also allowed uses. Maximum FAR: 0.25.
11. *Transportation*. Designated transportation corridors that accommodate movement of goods and services through the City, regional trips and transit service. The designation includes Caltrans rights-of-way, railroad corridors which provide transportation (portions of the railroad corridor not required for transportation purposes may be considered for other uses), San Pablo Avenue, Appian Way, portions of Pinole Valley Road, and other mass transit rights-of-way.

Corridor Specific Plan Area Land Uses

The three primary commercial corridors in Pinole that include portions of San Pablo Avenue, Pinole Valley Road, and Appian Way that provide an opportunity to

concentrate development, improve transit service, create more mixed-use development, and encourage redevelopment and substantial economic investment over time. Where creation of a Specific Plan is recommended by the General Plan, broad land use categories with flexible development standards are established as follows:

12. *Service Sub-Area:* The Service Sub-Area is intended to maintain and preserve areas for manufacturing and industrial uses, particularly “green industry” necessary for a multi-faceted economy and job growth. Uses include automobile and truck repair, auto sales, building materials, nurseries, contractor’s storage yards, wholesaling, warehousing, light manufacturing, and research and development industries. A limited amount of general office, retail, and residential uses may be permitted where they will not conflict with the principal industrial uses in the area. The service sub-area designation allows for small-scale specialty manufacturing uses, such as arts and crafts, woodworking, and assembly processes, when they are compatible with surrounding industrial activity.
13. *Old Town Sub-Area:* The Old Town Sub-Area will maintain and enhance the residential, commercial, and mixed use character, scale, and style of Old Town Pinole. All types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses are allowed within this area, at intensities that preserve the character of Old Town Pinole. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and/or residential uses. Commercial activity can include a range of retail activity from neighborhood convenience stores to community shopping centers and regionally oriented specialty stores; office uses, including administrative, professional, medical and dental offices. Residential uses may include single-family and multi-family residential uses. Limited, small-scale specialty manufacturing uses, such as arts and crafts, woodworking, and assembly processes, when they include retail sales on-site and are located in areas that are compatible with surrounding uses.
14. *Mixed Use Sub-Area:* The Mixed Use Sub-Area encourages mixed residential and commercial development that is united by transit and pedestrian improvements, parks and public spaces. This land use designation allows all types of commercial and residential uses as either a single use or in combination with other allowable commercial and residential uses at densities and intensities that support transit service. The designation is intended to encourage ground floor, pedestrian friendly, retail sales and service uses with upper floors of office and residential uses. Commercial activity can include a range of retail activity from neighborhood convenience stores to community shopping centers and regionally oriented specialty stores office uses, including administrative, professional, medical and dental offices. Residential uses may include single-family and multi-family residential uses.
15. *Corridor Sub-Area:* The Corridor Sub-Area provides vital circulation links between other sub-areas while allowing for a mix of land uses. Primary use of this corridor is as public or private right-of-way for automobile, transit, pedestrian and bicycle circulation, other transportation uses and facilities, and landscaping.

16. *Residential Sub-Area*: The Residential Sub-Area is intended to protect and preserve single-family neighborhoods. Appropriate uses for these areas include: residential, community services, schools, home occupations, recreational uses, and open space and institutional facilities. Building intensity will range from 1 to 7 dwelling units per acre, not including secondary units.

Development Densities and Intensities

The density and intensity ranges for the above Three Corridor Specific Plan Area land use categories are as shown on Table 4.x. Residential and mixed-use projects shall comply with both the floor-area ratio (FAR) requirements and the density requirements, except that the FAR for projects built pursuant to state-mandated density bonuses may be increased beyond the city’s specified limits if necessary to accommodate the increased density required by law.

The FAR provides a measurement of the maximum amount of building that may be developed on a site; it does not provide any specifications about how tall a building is or otherwise how it is shaped or how it looks. The FAR is not intended to define the character of a building or the quality of buildings within a neighborhood; such issues will be addressed through zoning and design standards that specify height, bulk, coverage and setbacks of buildings, and the form guidelines within the Three Corridor Specific Plan which contain more definitive formulas of how buildings are shaped and how they relate to each other and to streets and open spaces. More qualitative standards addressing architectural style, materials, and other details are established through the guidelines contained within the Three Corridor Specific Plan.

For purposes of interpreting the land use densities and intensities expressed for each land use category above and as described in Table 4.x below, the following definitions apply:

- Density is the number of permanent residential dwelling units per total gross acre of land in the development site.
- Floor area ratio (FAR) is the gross floor area, divided by the total gross area of the development site.
- Incentives include density bonuses, FAR bonuses, and other benefits that the City may grant in return for special benefits provided by the development project to a particular neighborhood or the City as a whole.

Table 4.X - Three Corridor Specific Plan Area

	Density (<u>du/acre</u>)		Intensity (FAR)	
	Normal	TOD Incentives*	Normal	With PDA Incentives
Sub-Area				
Residential	Up to 7	NA	NA	NA
Mixed-Use	Up to 35	Up to 50	Up to 2.0	Up to 3.0
Old Town	Up to 25	Up to 35	Up to 2.0	Up to 2.5
Service	Up to 20	Up to 30	Up to 0.5	Up to 1.0

*The maximum densities allowed by State Density Bonuses are to be included within the maximum density established for TOD incentives

Development incentives may be granted for a project where the project promotes Transit Oriented Development (TOD) objectives or other City objectives as identified in a Specific Plan, the Redevelopment Plan, an approved Planned Unit Development (PUD) or through other similar planning document adopted for the area. Incentives may include increased density, reduced parking, greater building height, or other deviations from regular zoning standards. In exchange for such incentives, the City will require desirable features, such as exceptional design, innovative use of green building practices, creative design of off-street parking, enhancements to public amenities, environmental benefits such as creek restoration, affordable housing, transit oriented development, and similar benefits to the community.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

A

Accessory Building. A detached subordinate building, the use of which is incidental to that of the main building on the same lot, or to the use of the land.

Accessory Use. A use or building incidental or subordinate to the principal use or building on the same lot.

Acres (Gross). The total area of a site, including those areas that cannot be built upon.

Acres (Net). The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private mad rights-of-way, public open space, and flood ways.

Accent Trees. Trees used to supplement the required street trees.

Action Plan. An Action Plan is a plan for the improvement and maintenance of the Regional Routes and of transit within a sub-region, prepared by the RTPC and implemented through the use of return to source funding and capital improvement programs of each City and by the funded projects of the CCTA.

Activity, Temporary. Any activity which lasts for three or more consecutive days and occurs at least once a year. Such activities include but are not limited to: Christmas tree lots, pumpkin patches, street fairs, swap meets, farmers markets, retail sales outdoors.

Adult Day Care Home. Pursuant to definitions of State law, an adult day care home is a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

Adult-Related Uses. Those uses defined and regulated by Title 17, Chapter 17.56 of the City's Zoning Code.

Affordable Housing. Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for housing including utilities.

Agency. The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Air Pollution. Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Alcoholic Beverage Sales. The retail sale of beer, wine, and/or other alcoholic beverages for on- or off premise consumption.

Alley. Alleys are narrow private drives serving commercial and residential development.

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Alley Access Parking. Residential or commercial parking that is accessible from an alley.

Alquist-Priolo Act, Seismic Hazard Zone. A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

Ambient. Background noise level which surrounds a listener.

Annex. To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment House. Any building or portion thereof which is designed and built for occupancy by three or more families.

Arcade Frontage. An Arcade frontage is nearly identical in character to the Gallery frontage except that the upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. This frontage is typically for retail use.

An encroachment permit is needed to construct this frontage type, but can be approved as part of Design Review.

Arterial. Medium-speed (30-40 mph), medium-capacity (10,000-35,000 average daily trips) roadway which provides intra-community travel and access to the countywide highway system. Access to community arterials should be provided at collector roads and local streets, but direct access from parcels to existing arterials is community.

Articulation. The manner in which portions of a building form are expressed (materials, color, texture, pattern, modulation, etc).

Auto Parts Sales. Stores selling new and used automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services" or businesses dealing exclusively in used parts, which are included under "Recycling - Processing."

Average Daily Trips (ADT). Indicating the total volume of traffic on a roadway section.

B

Banks and Financial Services. Financial institutions such as banks and trust companies, credit agencies holding (but not primarily operating) companies, lending and thrift institutions, and investment companies.

Also includes Automated Teller Machines (ATM).



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Bars and Nightclubs. Any bar, cocktail lounge, discotheque, or similar establishment, which may also provide live entertainment (e.g. music and/or dancing, comedy) in conjunction with alcoholic beverage sales. These facilities do not include bars that are part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include the brewing of beer as part of a brew pub or microbrewery. Bars and nightclubs may include outdoor food and beverage areas.

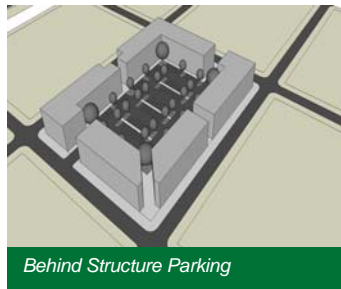
Basement. A portion of a building wholly underground or in which more than one-half the distance from the floor to the ceiling is below the average adjoining grade, and as otherwise defined in the building code currently in effect.

Base Flood. In any given year, a 100-year flood that has 1 percent likelihood of occurring, and is recognized as a standard for acceptable risk.

Basic Routes (Measure C). All local roads not designated as Routes of Regional Significance; Level of Service standards apply to all signalized intersections on Basic Routes.

Bed and Breakfast. Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable Health Department regulations. A Bed and Breakfast Inn with more than five guest rooms is considered a hotel or motel and is included under the definition of "Hotels and Motels."

Behind Structure Parking. Ground level public or private parking lot located in the rear yard setback behind a building. If possible, access to the parking should be taken from an alley.



Bicycle Lane (Class II facility). A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.

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

Bicycle Route (Class III facility). A facility shared with motorists and identified only by signs, a bicycle route has no pavement markings or lane stripes.

Bikeways. A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Boardinghouse. A building, or portion thereof, other than a hotel, where regular meals for three or more persons are provided for compensation or profit.

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Buffer. An area designed to provide a separation between two, sometimes incompatible, land uses.

Building. Any structure having a roof supported by columns and/or walls and intended for the housing or shelter of any persons, animal or chattel.

Building Coverage. The land area covered by all buildings on a lot, including all projections except eaves.

Building Height. The vertical extent of a building measured in feet from the grade to the highest point of the coping of a flat roof or to the highest point of the highest gable of a pitch or hip roof.

Building Materials Stores and Yards. Retail establishments selling lumber and other large building materials, where most display and sales occur indoors. Includes stores selling to the general public, even if contractor sales account for a major proportion of total sales. Includes incidental retail ready-mix concrete operations, except where excluded by a specific zoning district.

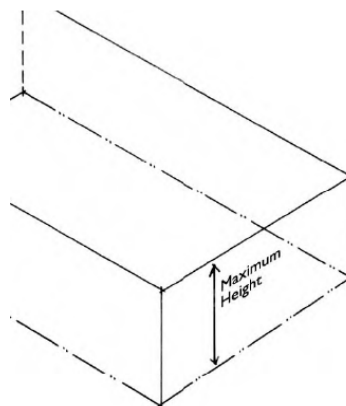
Building Site. The land area occupied by or capable of being covered by all structures permissible under this title.

Build-to Line (BTL). An urban setback dimension that delineates the maximum distance from the property line a front building façade can be placed.

Building Type. Defines the type of structure based on massing, layout, and use.

Buildout; Build-Out. Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Business Support Services. Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Other support services include but are not limited to equipment repair services (except vehicle repair, see "Vehicle Services"), commercial art and design (production), computer-related services (rental, repair), copying, quick printing, and blueprinting services (other than those defined as "Printing and Publishing"), equipment rental businesses within buildings (rental yards are "Storage Yards"), film processing laboratories, heavy equipment repair services where repair occurs on the client site, janitorial services, mail advertising services (reproduction and shipping); mail box services other "heavy service" business services, outdoor advertising services, photocopying and photofinishing.



Determining Maximum Building Height

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C

California Environmental Quality Act (CEQA). A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

Capital Improvement Program. A capital improvement program is a multi-year budgeting tool which programs capital facilities for construction or acquisition.

Carriage House. A building type consisting of a dwelling unit on top of a detached garage. Carriage Houses typically abut an alley at the rear of a lot that also includes a Front Yard or Side Yard House.

Car Wash and Detailing. Permanent, drive-through, self-service and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes are typically fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one day and are not part of this use classification and not regulated by this title.

Child Day Care Facility. A State licensed facility which provides non-medical, care, protection, and supervision to more than 14 children under 18 years of age on a less than 24-hour basis. Commercial or nonprofit child day care facilities include infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with a school or church facility or as an independent land use. Also see "Family Day Care Home, Small" and "Family Day Care Home, Large."

Church. An institution which people regularly attend or participate in or hold religious services, meetings and other activities. The term church shall not carry a secular connotation, and shall include buildings in which services of any denomination are held.

Class I Multi-Use Path. Provides for pedestrian and bicycle use on a paved right-of-way separate from any street or highway. Under Caltrans standards, it must be at least eight feet wide for a two-way path.

Class II Bike Lanes. Provides for a striped and stenciled lane for one-way travel on a street or highway. A Bike Lane has a minimum standard width of four feet.

Class III Bike Route. Provides for shared use of a street with motor vehicle traffic, and may be identified only by signing and/or pavement legends. They usually are used and posted to connect other bike lane segments.

Climate Action Plan (CAP). A Climate Action Plan helps an agency identify and evaluate feasible and effective policies to reduce greenhouse gas emissions through a combination of public and private sector policies and programs. By taking a proactive approach to planning,

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agencies can lower their greenhouse gas emissions, reduce their energy costs, protect air quality and public health and improve the economy and environment.

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Clinic. A medical office providing diagnosis and care of outpatients by doctors.

Clubs, Lodges, and Private Meeting Halls. Permanent meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, (e.g. business associations, civic, social and fraternal organizations, labor unions and similar organizations, political organizations, professional membership organizations).

Clustered Development. Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining open space area

Collector. Relatively low speed (25-30 mph), relatively low volume (5,000-20,000 average daily trips) street which provides circulation within and between neighborhoods. Collectors usually serve short trips and are intended for collecting trips from local streets and distributing them to the arterial network.

Community Development Block Grant (CDBG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Park. Land with full public access intended to provide recreation opportunities beyond those supplied by neighborhood parks. Community parks are larger in scale than neighborhood parks but smaller than regional parks.

Congestion Management Plan (CMP). A mechanism employing growth management techniques, including traffic level of service requirements, development mitigation programs, transportation systems management, and capital improvement programming, for the purpose of controlling and/or reducing the cumulative regional traffic impacts of development. AB 1791, effective August 1, 1990, requires all cities, and counties that include urbanized areas, to adopt and annually update a Congestion Management Plan. Compliance by jurisdictions allows for increased gas tax funding.

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

Contra Costa County Transportation Authority (CCTA). The CCTA is designated by Measure C for the implementation of the one half cent sales tax and the Growth Management programs. CCTA is staffed by transportation professionals. The Board is made up of elected officials from the 18 cities and the county.

Cottage Industry. Establishments manufacturing and/or assembling small products primarily by hand, including but not limited to jewelry, pottery and other ceramics, as well as small glass and metal art and craft products. Also see "Manufacturing – Major" and "Manufacturing – Minor."

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Courtyard Housing. A group of dwelling units arranged to share one or more common courtyards. Dwellings take access from the street or the courtyard(s). Dwelling configuration occurs as townhouses, apartments, or apartments located over or under townhouses. The Courtyard is intended to be a semi-public space that can be an extension of the public realm.

Creek/Stream. A creek or stream, as defined by California Code of Regulations, is a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic wildlife as identified on Map GP-11. This includes watercourses having a surface or subsurface flow that supports or has supported riparian vegetation.



Critical Facility. Facilities housing or serving many people which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

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

D

Decibel (dB). A unit of measurement of the intensity of sound. The decibel scale is logarithmic; with each increase often decibels equaling ten times the intensity of sound.

dBA. The abbreviation for the “A-weighted” scale for measuring sound in decibels which weights or reduces the effects of low and high frequencies to better simulate the range of human hearing.

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 often are made conditions for approval of a development by a city.

Dedication (In lieu of). Cash payments which may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density (Residential). The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan may be expressed in units per gross acre or per net developable acre. Density can be controlled through zoning in the following ways use restrictions, minimum lot-size requirements, floor area ratios, land use-intensity ratios, setback and yard requirements, minimum house-size requirements, ratios comparing number and types

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of housing units to land area, limits on units per acre, and other means. Allowable density often serves as the major distinction between residential districts. (See "Acres, Gross," and "Developable Acres, Net.")

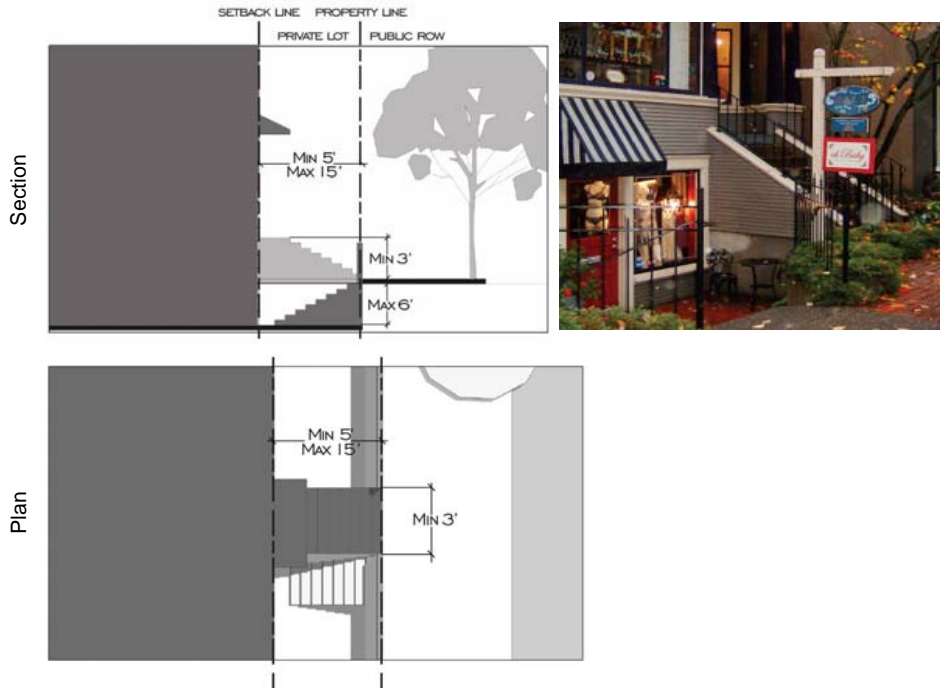
Density Bonus. The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. Under California law, a housing development that provides 20 percent of its units for lower income households, or 10 percent of its units for very low-income households, or 50 percent of its units for seniors is entitled to a density bonus. (See "Development Rights, Transfer of.")

Density Transfer. A way of retaining open space by concentrating densities, usually in compact areas adjacent to existing urbanization and utilities, while leaving unchanged historic, sensitive, or hazardous areas. In some jurisdictions, for example, developers can buy development rights of properties targeted for public open space and transfer the additional density to the base number of units permitted in the zone in which they propose to develop.

Design Review; Design Control. 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. "Design Review" usually refers to a system set up outside of the zoning ordinance, whereby projects are reviewed against certain standards and criteria by a specially established design review board or committee.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Door Yard Frontage. Is characterized by a façade that is set back from the street property line. This buffers residential uses from the sidewalk.



- A Door Yard/Terrace frontage is characterized by a façade that is set back from the street property line and multiple levels of the building directly accessible from the street.
- Door Yard/Terrace is a variation on the Stoop frontage, but it provides opportunities for multiple levels of commercial/retail easily accessible from the street.
- Could also be used for a lower-level commercial use with office or residential on the second level.

Drive-in and Drive-through sales and services. Facilities where food or other products and services may be obtained by motorists without leaving their vehicles. These facilities include but are not limited to fastfood restaurants, drive through coffee, dairy product, photo stores, drive-up bank teller windows, and dry cleaners. Does not include automatic teller machines (ATMs), automobile service stations, or car washes, which are separately defined.

Du/Tri/Quadplex. A du/tri/quadplex is a building type that contains two, three, or four dwelling units. Each unit is individually accessed directly from the street.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Duplex. A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.

Dwelling. A building designed for and/or occupied by one or more persons or families.

Dwelling Group. Two or more detached one-family or two-family dwellings, other than a commercial, tourist or motor court, located upon a building site, together with all open spaces as required by this title.

Dwelling, Multifamily. A building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord (e.g., apartment, apartment house, townhouse, condominium).

Dwelling, Second Unit. An attached or detached dwelling unit which provides complete independent living facilities for one or more persons, with permanent provisions for living, sleeping, eating, cooking and sanitation sited on the same parcel as the primary dwelling unit. This definition includes granny flats.

Dwelling, Single-family. A building designed exclusively for occupancy by one family on one or more lots. This classification includes manufactured homes (defined in California Health and Safety Code Section 18007) and model homes for the first sale of homes within the subdivision.

Dwelling, Two-family. An attached building (e.g. duplex) designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot. For the purposes of this Title, this definition also includes halfplexes (two attached units, each with a separate lot). Does not include "Second Dwelling Units."

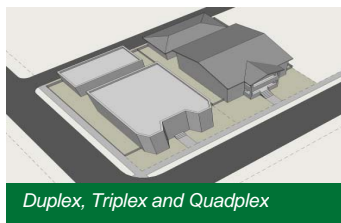
Dwelling Unit. A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

E

Elderly Housing. Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them.

Elevation. A fully dimensioned drawing of the front, rear, or side of a building showing features such as windows, doors, and relationship of grade to floor level.

Emergency Shelter. A facility which provides immediate and short-term housing and supplemental services for the homeless. Shelters come in many sizes, but an optimum size is considered to be 20 to 40 beds. Supplemental services may include food, counseling, and access to other social programs.



GLOSSARY, ACRONYMS AND ABBREVIATIONS

Emission Standard. The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Endangered Species. A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Environmental Impact Report (EIR). A report required of general plans by the California Environmental Quality Act (CEQA) and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action.

Equipment Sales and Rental. Service establishments with outdoor storage/rental yards, which may offer a wide variety of materials and equipment for rental (e.g. construction equipment).

Exaction. A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Expressway. A divided multi-lane major arterial street for through traffic with partial control of access and with grade separations at major intersections.

F

Façade. Any vertical, exterior face of wall of a building, usually the front, often distinguished from other faces by architectural details.

Family. One person living alone, or two or more persons related by blood, marriage or legal adoption; or a group not exceeding five persons living together as a single housekeeping unit.

Family Day Care Home – Large. State licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single family residence. The occupant of the residence provides care and supervision generally for seven to 14 children. As described in the California Health and Safety Code, large day care homes may provide services for up to 16 children when specific conditions are met.

Family Day Care Home – Small. State licensed facilities that provide non-medical care and supervision of minor children for periods of less than 24 hours within a single family residence. The occupant of the residence provides care and supervision generally to six or fewer children. As described in the California Health and Safety Code, small day care homes for children may provide services for up to eight children when specific conditions are met.

Firearm. As defined in Section 12001 of the Penal Code, means any device, designed to be used as a weapon, including the frame or receiver of any such weapon, from which is expelled through a barrel a projectile by the force of any explosion or other form of combustion.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Firearm includes any rocket, rocket propelled projectile launcher, or other similar device containing any explosive or incendiary material whether or not the device is designed for emergency or distress signaling purposes.

Firearm Ammunition. A bullet, missile, or component, including any cartridge or encasement, or bullet projectile, primer or propellant or explosive material used in the manufacture of ammunition.

Firearm Sales. The sale, transfer, lease, offer or advertising for sale, transfer or lease of a firearm as defined under “firearm,” or “firearm ammunition” or firearm ammunition component, including any cartridge or encasement, bullet or projectile, primer or propellant or explosive material used in the manufacture of ammunition.

Fiscal Impact Analysis. A projection of the direct public costs and revenues resulting from population or employment change to the local jurisdiction(s) in which the change is taking place. Enables local governments to evaluate relative fiscal merits of general plans, specific plans, or projects.

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.

Flood Insurance Rate Map (FIRM). For each community, 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.

Flood Plain. The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the flood plain subject to a one percent chance of flooding in any given year is designated as an “area of special flood hazard” by the Federal Insurance Administration.

Floor Area Ratio (FAR). The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.

Freeway. A high-speed, high-capacity, limited-access transportation facility serving regional and countywide travel. Such roads are free of tolls, as contrasted with “turnpikes” or other “toll wads” which are now being introduced into Southern California. Freeways generally are used for long trips between major land use generators. At Level of Service “E,” they carry approximately 1,875 vehicles per lane per hour, in both directions. Major streets cross at a different grade level.

Frontage Line. A lot line fronting a street, public right-of-way, paseo, plaza, or park.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Frontage Type. Refers to the architectural composition of the front façade of a building; particularly concerning how it relates and ties into the surrounding public realm.

Front Yard Housing Building Type. A detached building designed as a single-family residence, duplex, triplex, or quadplex. Front Yard Housing is accessed from the sidewalk adjacent to the street build-to line.

Full Block Liner. An attached building with a frontage that spans the length of a Downtown block, and has zero side yard setbacks. It is used for mixed-use, residential, and commercial development.

G

Gallery Frontage. This is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade, and with an attached colonnade that projects over the public sidewalk and encroaches into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. This frontage is typically for retail use. An encroachment permit is needed to construct this frontage type, but can be approved as part of Design Review.

Garage, Commercial. A building, other than private garage, used for the parking, repair or servicing of motor vehicles.

Garage, Parking. A public garage designed and/or used on a commercial basis for the storage only of vehicles.

Garage, Private. An accessory building or portion of a building designed and/or used only for the shelter or storage of vehicles by the occupants of the dwelling,-including covered parking space or carport.

Goals. Goals are the ideals to strive for, or the desired state of things.

Geologic Review. The analysis of geologic hazards, including all potential seismic hazards, surface ruptures, liquefaction, land sliding, mud sliding, and the potential for erosion and sedimentation.

Green Building. Green building is a whole systems approach to the design, construction and operation of buildings that employs materials and methods that promote natural resource conservation, energy efficiency, and a good indoor air quality.

Green Roof. A green roof is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.

Greenhouse Gas Emissions. Gasses such as carbon dioxide, methane, and CFC's that are relatively transparent to the higher energy sunlight, but trap lower energy infrared radiation.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Ground Failure. Ground movement or rupture caused by strong shaking during an earthquake. Includes landslide, lateral spreading, liquefaction, and subsidence.

Growth Management. The use by a community of a wide range of techniques in combination to determine the amount, type, and rate of development desired by the community and to channel that growth into designated areas. Growth management policies can be implemented through growth rates, zoning, capital improvement programs, public facilities ordinances, urban limit lines, standards for levels of service, and other programs.

Guidelines. General statements of policy direction around which specific details may be later established.

H

Habitat. The place or type of site where a plant or animal naturally or normally lives and grows.

Half Block Liner. An attached building with a frontage of approximately one-third to one-half the length of a Downtown block, and zero side yard setbacks. It is used for mixed-use, residential, and commercial development.

Hardscape. The use of hardened surfacing materials to create unique patterns of color, design, and texture in order to create visual interest; also used to mean those areas that have received such improvements.

Hazardous Material. Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Heat Island Effect. Occurs when warmer temperatures are experienced in urban landscapes compared to adjacent rural areas as a result of solar energy retention on constructed surfaces. Principle surfaces that contribute to the heat island effect include streets, sidewalks, parking lots, and buildings.

Helicopter Port and Heliport. A site designed and intended to be used for the landing and taking off of helicopters and similar vertical lift aircraft, and for the fueling and servicing thereof.

Helistop. A site designed and intended to be used only for the landing and taking-off of helicopters and similar vertical lift aircraft and where no fueling or other services are provided.

Historic; Historical. An historic building or site is one, which is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation. The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

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High Occupancy Vehicle (HOV). Any vehicle other than a driver-only automobile (e.g., a vanpool, a bus, or two or more persons to a car).

Highway. High-speed, high-capacity, limited-access transportation facility serving regional and county-wide travel. Highways may cross at a different grade level.

Hillsides. Land that has an average percent of slope equal to or exceeding fifteen percent.

Homeless. Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law, Section 65583(c)(1) requires all cities and counties to address the housing needs of the homeless.

Home Occupation. The conduct of business within a dwelling unit or residential site, employing occupants of the dwelling, with the business activity being subordinate to the residential use of the property.

Home Occupation, Conditional. Limited service for financial consideration rendered on the premises of a residentially zoned parcel without face-to-face contact with the customer on these premises. Such use shall be incidental to the primary use of the premises as a residence.

Hotels/Motels. Facilities with guest rooms or suites, provided with or without kitchen facilities, rented to the general public for transient lodging (less than 30 days). Hotels provide access to most guest rooms from an interior walkway, and typically include a variety of services in addition to lodging (e.g. restaurants, meeting facilities, personal services). Motels provide access to most guest rooms from an exterior walkway. Also includes accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

Household. All those persons—related or unrelated—who occupy a single housing unit.

Housing and Community Development Department of the State of California (HCD). The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Unit. The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. It is a dwelling that cannot be moved without substantial damage or unreasonable cost.

I

Identity. A consistent quality that makes a city, place, area, or building unique and gives it a distinguishing character.

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Image. The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Impact. The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee. A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 *et seq.* specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface. Surface through which water cannot penetrate, such as 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.

Indoor Amusement/Entertainment Facilities. Establishments providing indoor amusement and entertainment services for a fee or admission charge (e.g. dance halls and ballrooms, electronic game arcades). Four or more electronic games or coin-operated amusements in any establishment, or a premises where 50 percent or more of the floor area is occupied by amusement devices, are considered an electronic game arcade as described above; three or less machines are considered accessory to the primary use of the site.

Indoor Fitness and Sports Facilities. Predominantly participant sports and health activities conducted entirely within an enclosed building. Typical uses include bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, athletic clubs and health clubs. This use does not include special studios not a part of an athletic or health club (e.g. karate studio, dance studio, etc.). Also see "Schools – Private and Special/Studio."

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

Infill Lot. Vacant land or property adjacent to developed land or property on at least two sides or adjacent to developed land or property on one side and adjacent to an area zoned for open space, parks and recreation, or San Pablo Bay conservation on another side.

Infrastructure. Infrastructure means capital facilities (usually publicly owned) which provide for transportation and utility services. Infrastructure includes streets, highways, water lines, and storm and sanitary sewer lines.

Issues. Important unsettled community matters or problems that are identified in a community's general plan and dealt with by the plan's goals, objectives, policies, plan proposals, and implementation program

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J

Jobs/Housing Balance. For purposes of the General Plan, jobs/housing balance is defined as the reasonable opportunity for people to live and work within a defined area which generally encompasses the City's sphere of influence (SOI). The ratio of jobs to housing units in a community or the reasonable opportunity for people to live and work within the City's Sphere of Influence.

Joint Powers Authority (JPA). A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Junkyard. An area of one hundred eighty square feet or more, not enclosed within a building, which is used for the storage or handling of junk, scrap or used materials including metal, glass, paper, rags, lumber and building materials, fixtures and appliances, or for the wrecking or dismantling of automobiles, vehicles, machinery or appliances.

K

Kennels. These facilities provide boarding of animals. May also include day-time boarding and activity for animals (e.g. "doggie day care").

Knolls. Smaller hills of visual significance that are not considered minor or major ridgelines.

L

Landmark. (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping. Planting—including trees, shrubs, and ground covers—suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Ldn. An abbreviation for average day-night sound level, which places greater emphasis on noise, generated between 10:00 pm and 7:00 am.

Level of Service (Transportation). Level of Service (LOS) is a qualitative measurement of the degree of congestion of a roadway. LOS is described by a letter scale from A to F. "A" represents the best service and "F" represents the worst service. LOS E occurs when the volume of traffic approaches the road's capacity. LOS E is characterized by low operating speeds and numerous delays with congestion. LOS F represents a forced flow situation with more traffic attempting to use a road than it can handle. LOS F is characterized by stop-and-go traffic with numerous lengthy delays. Definitions are as follows:

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Level of Service A: Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.

Level of Service B: Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.

Level of Service C: Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.

Level of Service D: Denotes the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.

Level of Service E: Describes traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections

Level of Service F: Describes unsatisfactory stop-and-go traffic characterized by “traffic jams” and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and “upstream” intersections may be blocked by the long queues.

Level of Service Standards (Non-Transportation Facilities). Standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated into Pinole’s General Plan Growth Management Element. For the purposes of Pinole’s Growth Management Element, level of service standards for non-transportation facilities are an objective measurement of a City’s ability to provide a particular service to the community. An example would be the maximum response time in minutes of the first fire vehicle to an emergency call anywhere in a City.

Libraries, Museums, and Similar Facilities. Public or quasi-public facilities such as aquariums, arboretums, art exhibitions, botanical gardens, historic sites and exhibits, libraries, museums, and planetariums, which are generally non-commercial in nature.

Liquefaction. The transformation of loose, wet soil from a solid to a liquid state, often as a result of ground shaking during an earthquake.

Live-Work Facility. Rowhouse or conventional house with the first story or the front of the home available as a commercial space. The commercial space may be independently leased or used by an occupant of the residential unit. The building construction must meet the building and fire code based on the use type. The work space shall contain an active use and not be used exclusively for storage or warehousing. For example, the unit may include:

- First floor storefront for retail or service business activity;
- Restaurant, café, or catering establishment with a complete kitchen and sanitary facilities;
- Minor fabrication activities (e.g. carpentry, light welding, print shop, artist studio); and

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- Office space.

Local Agency Formation Commission (LAFCO). A five-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. The five LAFCO members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCO's include members who are directors of special districts.

Local Streets. Local roads provide access to adjacent properties, primarily residential uses, and distribute traffic to collectors. Travel speeds on local streets typically range from 25 to 35 mph.

Lodginghouse. A building or portion thereof, other than a hotel, containing three or more guest rooms used, intended or designed to be used, let or hired out or to be occupied by paying guests.

Lot. A parcel of land under one ownership used or capable of being used under the regulations of this title, and including both the building site and all required yards and other open spaces and frontage as defined in this section.

Lot, Corner. A lot located at the junction of two or more intersecting streets, with a boundary line thereof bordering on each of such streets. The shortest such street frontage shall constitute the front of the lot.

Lot Width. The distance between side lot lines measured at the front yard building line.

M

Mandatory Element. A component of the General Plan mandated by State Law. California State law requires that a General Plan include elements dealing with seven subjects--circulation, conservation, housing, land use, noise, open space and safety--and specifies to various degrees the information to be incorporated in each element.

Manufacturing – Major. Manufacturing, fabrication, processing, and assembly of materials in a raw form. Uses in this category typically create greater than usual amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to batch plants, rendering plants, aggregate processing facilities, plastics and rubber products manufacturing. Also see "Manufacturing – Minor" and "Cottage Industry."

Manufacturing – Minor. Manufacturing, fabrication, processing, and assembly of materials from parts that are already in processed form and that, in their maintenance, assembly, manufacture, or plant operation, do not create excessive amounts of smoke, gas, odor, dust, sound, or other objectionable influences that might be obnoxious to persons conducting business on-site or on an adjacent site. Uses include but are not limited to furniture

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manufacturing and cabinet shops, laundry and dry cleaning plants, metal products fabrication, food and beverage manufacturing, etc. Also see “Manufacturing – major” and “Cottage Industry.”

Measure “C.” Measure “C” was adopted by the voters of Contra Costa County in November, 1988. It established a .5% sales tax throughout the County. Money from that sales tax is dedicated to development and improvement of transportation facilities in Contra Costa County. Local jurisdictions must develop and maintain a Growth Management Element in their General Plans to be eligible for Measure “C” funds.

Measure “J.” Measure J, approved by Contra Costa County voters in November, 2004, reauthorizes and extends the Measure C sales tax for 25 more years (through April 1, 2034) and requires the development of a new expenditure plan. The extended transportation sales tax will provide approximately \$2 billion for countywide and local transportation projects and programs (\$740 million for the original Measure C). The Growth Management Program (GMP) included in Measure J requires local jurisdictions to adopt and continuously comply with a voter-approved Urban Limit Line (ULL) no later than April 1, 2009 in order to receive their share of Measure J Local Street Maintenance and Improvement Funds and to be eligible to receive Measure J Transportation for Livable Community funds. Local jurisdictions are also required to have a certified housing element in their General Plan in order to receive Measure J funds.

Medical Office. A use providing consultation, diagnosis, therapeutic, preventative, or corrective treatment services by doctors, dentists, medical laboratories and similar practitioners of medical and healing arts for humans and licensed for such practice by the state of California.

Medical Services – General. Facilities primarily engaged in furnishing outpatient medical, mental health, surgical and other personal health services, but which are separate from hospitals (e.g. medical and dental laboratories, medical, dental and psychiatric offices, outpatient care facilities, allied health service).

Medical Services – Hospitals. Hospitals and similar facilities engaged primarily in providing diagnostic services, and extensive medical treatment, including surgical and other hospital services. These establishments have an organized medical staff, inpatient beds, and equipment and facilities to provide complete health care. May include on-site accessory clinics and laboratories, accessory retail uses and emergency heliports.

Mitigation. An action which reduces the impact or effect of a development or capital project.

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 in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Mullion. A mullion is a structural element which divides adjacent window units.

Multiple Family Building. A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

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Municipal Services. Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.

N

National Ambient Air Quality Standards. The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Historic Preservation Act. A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

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.

Neighborhood Park. City- or County-owned land intended to serve the recreation needs of people living or working within one-half mile radius of the park.

Next to Structure Parking. Ground level public or private parking lot located in the side yard setback next to a building. If possible, access to the parking should be taken from an alley.

Noise. Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Contour. A line indicated on a map, which connects points of equal noise level.

Nonconforming Building. A building or structure or portion thereof lawfully existing at the time this title became effective, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

Notice (of Hearing). A legal document announcing the opportunity for the public to present their views to an official representative or board of a public agency concerning an official action pending before the agency

O

Objective. A specific statement of desired future condition toward which the City or County will expend effort in the context of striving to achieve a broader goal. An objective should be achievable and, where possible, should be measurable and time-specific. The State Government Code (Section 65302) requires that general plans spell out the "objectives," principles, standards, and proposals of the general plan. "The addition of 100 units of affordable housing by 1995" is an example of an objective.

Office – Business and Professional. This use listing includes offices of administrative businesses providing direct services to consumers (e.g. insurance companies, utility

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companies), government agency and service facilities (e.g. post office, civic center), professional offices (e.g. accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g. advertising, architectural, computer programming, photography studios). This use does not include medical offices (see "Medical Services") Outdoor storage of materials is prohibited.

Open Space Land. Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Outdoor Advertising Sign or Structure. Any structure of any kind or character erected, maintained or used for outdoor advertising purposes upon which any outdoor advertising is or may be placed or displayed.

Outdoor Commercial Recreation. Facility for various outdoor participant sports and types of recreation where a fee is charged for use (e.g. amphitheaters, amusement and theme parks, golf driving ranges, health and athletic club with outdoor facilities, miniature golf courses, skateboard parks, stadiums and coliseums, swim and tennis clubs, water slides, zoos).

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

P

Parapet. The extension of the main walls of a building above the roof level.

Para-transit. Refers to transportation services and that operate vehicles, such as buses, jitneys, taxis, and vans for senior citizens, and/or mobility- impaired.

Parks and Public Plazas. Public parks including playgrounds and athletic fields/courts and public plazas and outdoor gathering places for community use. If privately-owned and restricted to the public (e.g., require payment of fee), the same facilities are included under the definition of "Outdoor Commercial Recreation."

Park and Ride Facility. A designated area where a vehicle may be left in order to carpool with other commuters or to ride public transit.

Parking Lot. An area of land, a yard or other open space on a lot used for or designed for use by standing motor vehicles.

Parking Space. Space on an area of land, covered or uncovered, designed and intended to be used for parking a motor vehicle, which space is improved with a durable dustless surface suitable for use under all weather conditions, and which space shall not be located in any required front yard, or any required side yard adjacent to a street.

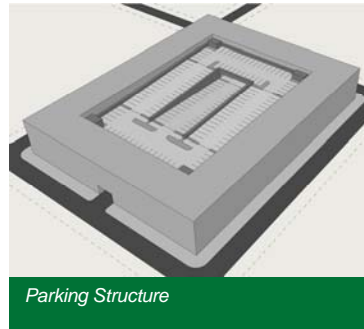
GLOSSARY, ACRONYMS AND ABBREVIATIONS

Parking Structure. A privately owned and operated multi-story structure that provides public parking spaces for a fee.

Parking Type. Refers to the type of parking allowed for motorized vehicles including automobiles, trucks, and motorcycles.

Paving. A surface such as concrete or asphalt or other material or combination of materials that is impervious.

Peak Hour/Peak Period. For any given roadway, a daily period during which the highest number of trips occur during a single hour in the day, usually occurring in the morning and evening commute periods. Where “F” Levels of Service are encountered, the “peak hour” may stretch into a “peak period” of several hours’ duration.



Pedestrian Refuge Island. A pedestrian refuge island is a small concrete or paved island in the middle of a road that allows people to cross the road in stages.

Pedestrian Scale. The proportional relationship between an individual and his or her environment.

Personal Services. Establishments providing non-medical services as a primary use, including, but not limited to barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, Laundromats (self-service laundries), shoe repair shops, and tailors. These uses may also include accessory retail sales of products related to the services provided, spas and hot tubs for rent, and tanning salons.

Personal Services, Restricted. Personal service establishments (e.g. check cashing services, fortune tellers, psychics, palm readers, and similar services, tattooing, piercing, massage parlors and similar services) tending to have a blighting and/or deteriorating effect upon surrounding areas and which may need to be dispersed to minimize their adverse impacts. These uses may also include accessory retail sales of products related to the services provided.

Personal Storage Facility. A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces and characterized by low parking demand.

Pervious Surface. Any material that permits full or partial absorption of storm water into previously unimproved land.

Physical Therapist. A person who treats physical dysfunction or injury by the use of therapeutic exercise and the application of modalities, intended to restore or facilitate normal function or development. A physical therapist is not required to be a medical doctor by law.

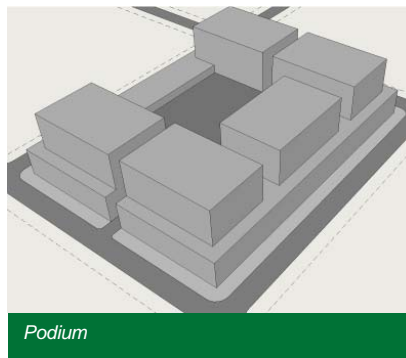
GLOSSARY, ACRONYMS AND ABBREVIATIONS

Planning Area. The Planning Area is the land area addressed by the General Plan. Typically, the Planning Area boundary coincides with the Sphere of Influence which encompasses land both within the City Limits and potentially annexable land.

Planning Commission. A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body.

Playground. An outdoor area set aside for recreation and play, especially one containing equipment such as seesaws, slides and swings.

Podium. This building type refers to a commercial building up to four stories tall that has a larger first floor area compared to the other floors.



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 action program.

Policies. Policies establish a recognized community position on a particular issue. General Plan policies are set forth both as written text and as policy maps, such as the Land Use Plan. These are complimentary; written policies set forth the basic approach to be taken while the policy maps show the intended spatial application of the policies.

Pollutant. Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose

Pollution. The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Porch Frontage. This frontage type is characterized by a façade which is set back from the property line with a front yard, and by a porch which is appended to the front façade (the porch may encroach into the front setback).

Priority Development Area (PDA). A Priority Development Area is a locally designated area where growth and/or redevelopment is to be especially promoted in order to maximize development potential, efficiently utilize infrastructure, revitalize existing cities and towns, and contribute to restoration and sustainability.

~~• This frontage type is characterized by a façade which is set back from the property line with a front yard, and by a porch which is appended to the front façade.~~

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GLOSSARY, ACRONYMS AND ABBREVIATIONS

~~•The porch may encroach into the front setback.~~

Preservation. As used in historic preservation, the process of sustaining the form and extent of a structure essentially as it exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding.

Printing and Publishing. Establishments engaged in printing by letterpress, lithography, gravure, screen, offset, or electrostatic (xerographic) copying, and other establishments serving the printing trade including bookbinding, typesetting, engraving, photoengraving, and electrotyping. This use also includes establishments that publish newspapers, books and periodicals, and establishments manufacturing business forms and binding devices. Does not include “quick printing” services or desktop publishing which are included in “Business Support Services.”

Programs. Specific actions have been identified that the City, either alone or in coordination with other entities, will try to undertake to implement the plan. For example, zoning must be consistent with the land use designations in the General Plan.

Public Park. An area publicly owned and/or leased and dedicated as a park whether developed or not.

Public Recreation Facility, Outdoor. An outdoor facility public owned or leased which has been set aside for assembly, recreation, play, and/or ornamental purposes.

R

Rare Species. A plant species that exists in limited localities, small numbers, or in disappearing habitat; may become threatened or endangered.

Reclamation. The reuse of resources, usually those present in solid wastes or sewage.

Recycling Facility – Collection. A recycling facility used for the acceptance by donation, redemption, or purchase of recyclable materials from the public that does not occupy more than 500 square feet. This classification may include a mobile unit, kiosk-type units that may include permanent structures and unattended containers placed for the donation of recyclable materials. This also includes so-called “reverse vending machines” - automated mechanical device that accepts one or more types of empty beverage containers including, but not limited to, aluminum cans, glass bottles and plastic bottles, and issues a cash refund or a redeemable credit clip with value of not less than the container’s redemption value as determined by the State.

Recycling Facility – Processing. A recycling facility located in a building or enclosed space and used for the collection and processing of recyclable materials. Processing means the preparation of material for efficient shipment or to an end-user’s specifications by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Recycling Facility – Scrap and Dismantling. Uses engaged in the assembling, breaking up, sorting, temporary storage, and distribution of recyclable or reusable scrap and waste materials, including the dismantling or wrecking of automobiles or other motor vehicles, and/or the storage or keeping for sale of parts and equipment resulting from such dismantling or wrecking. The presence on any lot or parcel of land of five or more inoperable vehicles from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard. This use does not include landfills or other terminal waste disposal sites.

Redevelop. To demolish existing buildings; or to increase the overall floor area existing on a property; or both; irrespective of whether a change occurs in land use.

Regional. Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

RHNA—Regional Housing Needs Allocation (RHNA), Jurisdictional allocation of regional housing needs set by ABAG.

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Regional Housing Needs Plan. A quantification by a COG or by HCD of existing and projected housing need, by household income group, for all localities within a region.

Regional Park. A park typically 150-500 acres in size focusing on activities and natural features not included in most other types of parks and often based on a specific scenic or recreational opportunity.

Regional Routes (Measure C). Regional routes are designated by the Transportation Authority's Regional Committees and ultimately approved by the CCTA. Regional routes are defined as roads, which may: (1) Connect two or more "regions" of the County; (2) Cross County boundaries; (3) Carry a significant amount of traffic; or, (4) Provide access to a regional highway or transit facility. These roads are subject to objectives and programs in adopted Subregional Action Plans.

Regulation. A rule or order prescribed for managing government.

Rehabilitation. The repair, preservation, and/or improvement of substandard housing.

Religious Institutions. Facility operated by religious organizations for worship, or the promotion of religious activities (e.g. churches, mosques, synagogues, temples) and accessory uses on the same site (e.g. living quarters for ministers and staff, child day care facilities which where authorized in conjunction with the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other potentially related operations (e.g. recreational camp) are classified according to their respective activities.

Residential. Land designated in the City or County General Plan and zoning ordinance for buildings consisting only of dwelling units. May be improved, vacant, or unimproved.

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Residential Care Home. Consistent with the definitions of State law, a residential care home is a home that provides 24-hour non-medical care for six or fewer persons 18 years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group homes, rest homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Convalescent homes, nursing homes and similar facilities providing medical care are included under the definition of "Medical Services - Extended Care."

Residential (Multiple Family). Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential (Single-family). A single dwelling unit on a building site.

Restaurants. A retail business selling food and beverages prepared and/or served on the site, for on- or off premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption, and establishments where most customers are served food at tables for on-premise consumption, but may include providing food for take-out. Also includes coffee houses and accessory cafeterias as part of office and industrial uses.

Retail. Stores and shops selling multiple lines of merchandise. These stores and lines of merchandise include but are not limited to art galleries, bakeries (all production in support of on-site, sales), clothing and accessories, collectibles, department stores, drug and discount stores, dry goods, fabrics and sewing supplies, florists and houseplant stores (indoor sales, only; outdoor sales are "Plant Nurseries"), furniture, home furnishings and equipment, general stores, gift shops, hardware, hobby materials, musical instruments, parts and accessories, newsstands, pet supplies specialty shops, sporting goods and equipment, stationery, and variety stores. Also includes Retail – Accessory. The retail sales of various products (including food service) in a store or similar facility that is located within a health care, hotel, office, or industrial complex. These uses include but are not limited to pharmacies, gift shops, and food service establishments within hospitals, and convenience stores and food service establishments within hotel, office and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed or manufactured on site. Such retail area shall not exceed 25 percent of the total square footage of the tenant space of a single use development or the combined floor area of an integrated development in a mixed use project.

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.

Ridgeline. A line connecting the highest points along a ridge and separating drainage basins or small-scale drainage systems from one another.

Right-of-Way. All or any part of an existing or proposed drainage facility, pedestrian, equestrian, or bicycle trail, any type of cable line, pipeline, transmission line, sidewalk, road,

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street, highway, railroad, or Bay Area Rapid Transit line whether or not such entire area or structure is actually used for trail, drainage, cable access, piping, transmitting, sidewalk, road, street, highway, railroad, or Bay Area Rapid Transit purposes.

Riparian Habitat. Pertaining to areas adjacent to streams that support natural vegetation and wildlife.

Risk. The danger or degree of hazard or potential loss.

Rowhouse. Two or more detached two- or three-story dwellings with zero side yard setbacks. A Rowhouse may be used for non-residential purposes.

Runoff. That portion of rain or snow that does not percolate into the ground and is discharged into streams instead.

S

School. An institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code or which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocational or professional institution or an institution of higher education, including a community or junior college or university.

Schools – Private and Special/Studio. Includes private educational institutions (e.g. boarding schools, business, secretarial, and vocational schools, colleges and universities, establishments providing for courses by mail or on-line) and special schools/studios (e.g. art, ballet and other dance, computers and electronics, drama, driver education, language, music, photography). Also includes facilities, institutions and conference centers that offer specialized programs in personal growth and development (e.g. fitness training studios, gymnastics instructions and aerobics and gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor Fitness and Sports Facilities.”

Schools – Public. Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

Second Unit. A Self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called “Granny Flat.”

Seismic. Caused by or subject to earthquakes or earth vibrations.

Servants Quarters. A secondary dwelling or apartment without any kitchen facilities designed for and used only by persons regularly employed on the property.

Service Station. A retail business establishment supplying motor fuel and oil, and minor accessories and services for motor vehicles, and not including repairs.

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Setback. The required distance between a property line and a structure. The setback is measured from the property line and/or right of way line.

Shopfront and Awning Frontage. This frontage is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. A shopfront and awning frontage has substantial glazing on the ground floor. Shopfront and awning frontages provide awnings or canopies cantilevered over the sidewalk. Building entrances may either provide a canopy or awning, or alternatively, may be recessed behind the front building façade.

Significance. As used in historic preservation, a term ascribed to buildings, sites, objects, or districts that possess exceptional value or quality for illustrating or interpreting the cultural heritage of the community when evaluated in relation to other properties and property types within a specific historic theme, period, and geographical setting. A principal test of significance for historic property is "integrity."

Significant Effect. A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Single-family Dwelling (Attached). A dwelling unit occupied or intended for occupancy by only one household that is structurally connected with at least one other such dwelling unit.

Single-family Dwelling (Detached). A dwelling unit occupied or intended for occupancy by only one household that is structurally independent from any other such dwelling unit or structure intended for residential or other use.

Solar Access. The provision of direct sunlight to an area specified for solar energy collection when the sun's azimuth is within 45 degrees of true south.

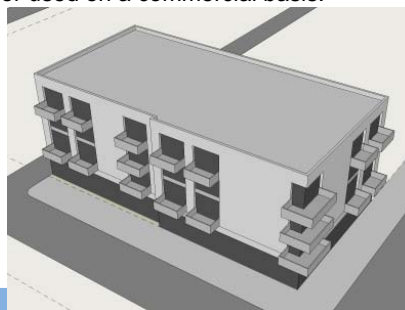
Special Concern. An animal species considered by the State to be limited in distribution and potentially threatened but not officially listed.

Sphere of Influence. The probable ultimate physical boundaries and service area of a local agency (city or district) as determined by the Local Agency Formation Commission (LAFCO) of the County.

Sports Arena. An enclosed structure for the presentation of sports events, concerts and other such spectacles with tiered seating for spectators.

Stable, Commercial. A stable for horses to be let, hired or used on a commercial basis.

Stable, Private. A stable for horses to be used by the owners thereof.



Stacked

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Stacked. A residential building comprised of vertically stacked dwelling units. The main entrance to the building shall be through a street level lobby.

Stadium. An enclosed structure for the presentation of sports events, concerts and other such spectacles with tiered seating for spectators.

Standards. (1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, “standards,” and proposals of the general plan. Examples of standards might include the number of acres of parkland per 1,000 population that the community will attempt to acquire and improve, or the “traffic Level of Service” (LOS) that the plan hopes to attain. (2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Streetscape. The visual character of a street as determined by elements such as structures, access, greenery, open space, view, etc. The scene as may be observed along a public street composed of natural and man-made components, including buildings, paving, planting, street hardware, and miscellaneous structures.

Street Trees. Trees strategically planted—usually in parkway strips, medians, or along streets—to enhance the visual quality of a street.

Street Tree Plan. A comprehensive plan for all city street trees which sets goals for solar access, and standards for species selection, maintenance, and replacement criteria, and for planting trees in patterns that will define neighborhood character while avoiding monotony or maintenance problems.

Stoop Frontage. This frontage is characterized by a façade which is aligned close to the frontage line with the ground story elevated from the sidewalk to provide privacy for the ground floor uses. The entrance is usually an exterior stair or landing which may be combined with a small porch or roof. The Stoop frontage type is suitable for ground floor residential uses with short setbacks

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story is that portion of the building included between the upper surface of the topmost floor and the ceiling or roof above, and as otherwise defined in the building code currently in effect.

Street. A public or permanent private way forty feet or more in width which affords a primary means of access to property.

Structural Alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders and floor joists, ceiling joists or roof rafters.

Structure. Anything constructed or erected upon the ground or attached to a structure having location on the ground.

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Subdivision. The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act. Division 2 (Sections 66410 *et seq*) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Subsidence. The sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. Subsidence may be caused by a variety of human and natural activity, including earthquakes.

Subterranean Parking. Underground public or private parking structure typically located directly underneath the building it is serving.

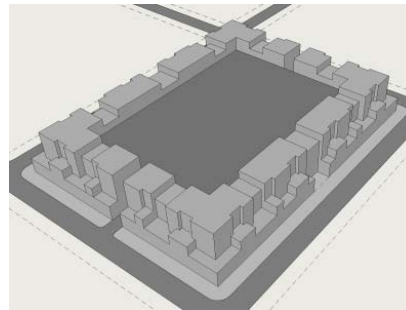
Sustainability. Balancing economic, environmental and social interests and responsibilities to promote development that meets the needs of the community, now and into the future.

Sustainable Development. Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs. (*Source: Minnesota State Legislature.*)

Swales. An open drainage channel that has been explicitly designed to detain or infiltrate the entire runoff volume associated with a water quality storm event.

T

Telecommunications Facility. Facility designed and/or used for the purpose of transmitting, receiving, or relaying voice and/or data signals from various wireless communication devices, including transmission tower, antenna, and or other facility designed or used for that purpose. Amateur radio transmission facilities, facilities operated exclusively as part of a public safety network, and facilities used exclusively for the transmission of television and/or radio broadcasts are not "telecommunication facilities".



Terraced Lot

Terraced. A mixed-use, residential, or commercial building characterized by individual units that are accessed via multi-levelled outdoor terraces. The terraces are intended to be semi-public spaces that are extensions of the public realm.

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Theatres and Auditoriums. Indoor facilities for public assembly and group entertainment, other than sporting events (e.g. civic theaters, facilities for "live" theater and concerts, exhibition and convention halls, motion picture theaters, auditoriums). Does not include outdoor theaters, concert and similar entertainment facilities, and indoor and outdoor facilities for sporting events; see "Outdoor Commercial Recreation."

Threatened Species. A plant or animal species which is likely to become endangered in the foreseeable future.

Tourist Court. A group of buildings designed for use by tourists or transients with living or sleeping rooms, garages, parking spaces and related facilities advertised or offered on a commercial basis, including an auto court, motor court and motor lodge.

Townhouse; Townhome. A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common and fire-resistant walls. Townhouses usually have separate utilities; however, in some condominium situations, common areas are serviced by utilities purchased by a homeowners association on behalf of all townhouse members of the association.

Traffic Calming. Reducing motorist speed, decreasing motor vehicle volumes, and increasing safety for pedestrians and non-motorized vehicles.

Trailer Coach (Mobile Home). A vehicle equipped and/or used as a dwelling or for living or sleeping purposes.

Trailer Court (Mobile Home Park). A lot or parcel of land used or designed or intended to be used for the accommodation of two or more trailer coaches or mobile homes.

Transit. The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit-dependent. Refers to persons unable to operate automobiles or other motorized vehicles, or those who do not own motorized vehicles. Transit-dependent citizens must rely on transit, para-transit, or owners of private vehicles for transportation. Transit-dependent citizens include the young, the handicapped, the elderly, the poor, and those with prior violations in motor vehicle laws.

Transit-oriented Development (TOD). A mixed-use community within an average 2,000-foot walking distance of a transit stop and core commercial area. TODs mix residential, retail, office, and public uses in a walkable environment, making it convenient for residents and employees to travel by transit, bicycle, foot, or car.

Transit Stations and Terminals. Passenger stations for vehicular and rail mass transit systems; also terminal facilities providing maintenance and service for the vehicles operated in the transit system. Includes buses, taxis, railway, etc.

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Transportation Demand Management (TDM). The transportation management technique in which local jurisdictions require businesses with more than 100 employees to implement programs to increase average vehicular ridership, thus reducing congestion on basic and regional routes. Adoption of a TDM ordinance is required for compliance with the provisions of Measure C and qualification for Local Street Maintenance and Improvement Funds.

Trip. A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin—often from home, but not always), and one "attraction end," (destination).

Trip Generation. The dynamics that account for people making trips in automobiles or by means of public transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck. Any vehicle that is registered as a commercial vehicle with the Department of Motor Vehicles of any state and which vehicle measures eighty-four inches or more in width and seventy-eight inches or more in height, not including recreational vehicles constructed in such a manner that they principally provide human sleeping and living accommodations.

Tsunami. A large ocean wave generated by an earthquake in or near the ocean.

Tucked-Under-Structure. Ground level covered parking lot located directly beneath the second floor of building. Tucked under parking should not be visible from the public right-of-way unless the right-of-way is a City designated alley.

U

Undevelopable. Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City or County are designated as "undevelopable" by the City or County.

Uniform Building Code (UBC). A national, standard building code which sets forth minimum standards for construction.

Uniform Housing Code (UHC). State housing regulations governing the condition of habitable structures with regard to health and safety standards and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban. Of, relating to, characteristic of, or constituting a city. Urban areas are generally characterized by moderate and higher density residential development (*i.e.*, three or more dwelling units per acre), commercial development, and industrial development, and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (*e.g.*, safety and emergency response). Development not providing such services may be "non-urban" or "rural."

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Urban Agriculture. Urban Agriculture land uses are intended to be community gardens, agricultural parks, specialty crop farming, and open space preservation areas.

Urban Design. The attempt to give form, in terms of both beauty and function, to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Growth Boundary. An officially adopted and mapped line dividing land to be developed from land to be protected for natural or rural uses. Urban growth boundaries are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals. *(Source: Greenbelt Alliance.)*

Urban Services. Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Urban Sprawl. Haphazard growth or outward extension of a city resulting from uncontrolled or poorly managed development.

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

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

V

Vacant. Lands or buildings that are not actively used for any purpose.

Variance. A departure from any provision of the zoning requirements for a specific parcel, except use, without changing the zoning ordinance or the underlying zoning of the parcel. A variance usually is granted only upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zone district.

Vehicle Services. The repair, alteration, restoration, towing, painting, cleaning (e.g. self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work - repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments. Also includes Minor facilities specializing in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, smog check). Does not include repair shops that are part of a vehicle dealership on the same site.

Veterinary Facility. Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute

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medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

View Corridor. The line of sight identified as to height, width, and distance of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building, etc.); the route that directs the viewer's attention.

Viewshed. The area within view from a defined observation point.

Volume/Capacity Ratio (V/C). V/C ratio is a quantitative estimate of the ratio of a street segment, or intersection, volume divided by its capacity. The V/C ratio can be calculated for either present or future conditions. V/C ratios can be translated into LOS standards. At a V/C ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity. Although ratios slightly greater than 1.0 are possible, it is more likely that the peak hour will elongate into a "peak period."

W

Watershed. The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

Wetland. Wetlands, as defined by the Army Corps of Engineers, are those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Potential wetlands are identified on Map GP-11.

West Contra Costa Transportation Advisory Committee (WCCTAC). WCCTAC is a regional sub-committee of the CCTA, which addresses transportation issues in western Contra Costa County. WCCTAC is established as a nine-member Joint Powers Agreement between the 5 cities of Richmond, San Pablo, El Cerrito, Hercules and Pinole, Contra Costa County, BART and the transit agencies.

Williamson Act. Known formally as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a 10-year contract between the city and an owner of land whereby the land is taxed on the basis of its agricultural use rather than the market value. The land becomes subject to certain enforceable restrictions, and certain conditions need to be met prior to approval of an agreement.

Workstation (Barbershop, Beauty Salon, or Personal Service). A workstation where hair is cut or styled, or where nails are manicured.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Y

Yard, Front. A yard extending across the full width of the lot measured between the street line (or the lot line connected to a street by legal access) and the nearest line of the main building or enclosed or covered porch. The front yard of a corner lot is the yard adjacent to the shorter street frontage.

Yard, Rear. A yard extending between the side yards of the lot and measured between the rear line of the lot and the rear line of the main building or enclosed or covered porch nearest the rear line of the lot.

Yards. Land unoccupied or unobstructed except for such encroachments as may be permitted by this title, surrounding a building site.

Yard, Side. A yard on either side of the lot extending from the front yard to the rear lot line, the width of each yard being measured between the side line of the lot, and the nearest part of the main building or enclosed porch.

Z

Zoning. The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

Zoning, Exclusionary. Development regulations that result in the exclusion of low- and moderate-income and/or minority families from a community.

Zoning , Incentive. The awarding of bonus credits to a development in the form of allowing more intensive use of land if public benefits—such as preservation of greater than the minimum required open space, provision for low- and moderate-income housing, or plans for public plazas and courts at ground level— are included in a project.

Zoning, Inclusionary. Regulations that increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate- income households in new housing developments and in conversions of apartments to condominiums.

Zoning Map. Government Code Section 65851 permits a legislative body to divide a county, a city, or portions thereof, into zones of the number, shape, and area it deems best suited to carry out the purposes of the zoning ordinance. These zones are delineated on a map or maps, called the Zoning Map.

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Acronyms and Abbreviations

Acronym/Abbreviation	Title
AB	Assembly bill
ABAG	Association of Bay Area Governments
AC Transit	Alameda Contra Costa Transit Authority
BART	Bay Area Rapid Transit
BCDC	San Francisco Bay Conservation and Development Commission
BNSF	Burlington Northern Santa Fe Railway
CARB	California Air Resources Board
ADEIR	Administrative draft environmental impact report
Caltrans	California Department of Transportation
CCIC	Central California Information Center
CCTA	Contra Costa County Transportation Authority
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CIP	Capital Improvement Program
City	City of Pinole (the agency, not the geographic location)
CMP	Congestion Management Program
CO	Carbon Monoxide
DEIR	Draft Environmental Impact Report
EBMUD	East Bay Municipal Utility District
EIR	Environmental Impact Report
EBRPD	East Bay Regional Park District
ESA	Federal Endanger Species Act
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FIRMs	Flood Insurance Rate Maps
GIS	Geographical Information System
GP	General Plan
I-	Interstate

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Title
IRRF	Integrated Resource Recovery Facility
JPA	Joint Powers Authority
kV	Kilovolt
LAFCo	Local Agency Formation Commission
LOS	Level of Service
MID	Modesto Irrigation District
MG	Million gallons
Mgd	Million gallons per day
MTC	Metropolitan Transportation Commission
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NOP	Notice of preparation
NPDES	Nation Pollutant Discharge Elimination System
PG&E	Pacific Gas and Electric
PMC	Pinole Municipal Code
PUC	Public Utilities Commission
RHNA	Regional Housing Needs Allocation
RSS	Richmond Sanitary Services
RTIP	Regional Transportation Improvement Program
RWQCB	Regional Water Quality Control Board
SJVAPCD	San Joaquin Valley Air Pollution Control District
SFO	San Francisco International Airport
SHPO	State Historic Preservation Office
SR	State Route
UPRR	Union Pacific Railroad
UV	Ultraviolet
WCCIWMA	West Contra Costa Integrated Waste Management Authority
WCCSL	West Contra Costa Sanitary Landfill
WCCTAC	West Contra Costa Transportation Advisory Committee
WCCUSD	West Contra Costa Unified School District
WCWD	West County Wastewater District
WestCAT	Western Contra Costa Transit Authority

GLOSSARY, ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Title
WWTP	Wastewater treatment plant