

City of San Clemente Centennial General Plan Glossary

A

Acoustical Engineer. An engineer specializing in the measurement and physical properties of sound. In environmental review, the acoustical engineer measures noise impacts of proposed projects and designs measures to reduce those impacts.

Acreage, Gross. The land area that exists prior to any dedication of land for public use, health, and/or safety purposes.

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

- Public streets
- Drainage facilities
- Public parks and other open space developed to meet minimum standards required by City ordinance
- Utilities

Acre-Foot. The volume of water that would cover 1 acre to a depth of 1 foot. An acre-foot is about the amount of water used each year in and around the home by two average California families, or about 326,000 gallons.

Active Transportation. Non-motorized transportation modes, such as bicycling and walking, that are integrated with public transportation.

Affordability, Housing. The ratio of housing costs to household income.

Affordable Housing. Dwelling units for which the housing payment is not more than 30 percent of household gross income for a specified income group.

Alquist-Priolo Earthquake Fault Zone. A regulatory zone, delineated by the State Geologist, within which site-specific geologic studies are required to identify and avoid fault rupture hazards prior to subdivision of land and/or construction of most structures for human occupancy.

Alternative Fueling Stations. A station that offers alternative fuels to petroleum-based fuel. Alternative fuels can include but are not limited to: biodiesel, compressed natural gas, ethanol, electric charging, hydrogen, liquefied natural gas, and propane. “Blends”

that include a combination of petroleum and non-petroleum fuels are considered alternatives for purposes of this definition.

Ambient Noise. The composite of noise from all sources. The ambient noise level constitutes the normal or existing level of background noise at a given location.

A-weighted Decibel. The A-weighted decibel scale discriminates against upper and lower frequencies in a manner approximating the sensitivity of the human ear. The scale ranges from zero for the average least perceptible sound to about 130 for the average pain level.

Assembly Bill (AB). Precedes digits indicating specific bill number (e.g. AB 32). An Assembly Bill is an idea or concept designed by a member of the California Assembly. Once an Assembly Bill is passed in both the State Assembly and Senate it goes to the Governor for signature, veto, or approval without signature.

Automobile Related Uses: Uses related to retail or wholesale sales of automobiles, recreational vehicles and boats, automotive repair services, automobile-oriented retail businesses (e.g., auto parts, tires, etc.) and fueling stations.

B

Balanced Roadway: A roadway which is designed and or operated in a manner that meets transportation needs for different types of users, such as bicyclists, pedestrians, public transit users, and motorists.

Below Market Rate (BMR) Housing. Below market rate housing refers to housing unit(s) that receive public or private subsidies that make it affordable for a very low, low, or moderate income households (depending on the program) to rent or purchase a housing unit.

Bicycle Friendly. Describes policies and practices which may help some people feel more comfortable about traveling by bicycle with other traffic. The level of bicycle-friendliness of an environment can be influenced by many factors resulting from transportation planning and infrastructure design decisions.

Bicycle Path (Class 1 facility). A special pathway facility for the exclusive use of bicycles which is separated from motor vehicle facilities by space or a physical barrier. A bicycle path may be located on a portion of a street or highway right-of-way or in a special right-of-way not related to a motor vehicle facility. It may be grade separated or have street crossings at designated locations. It is identified with "Bike Route" signs and also may have pavement markings.

Bicycle Lane (Class 2 facility). A lane on the paved area of a road for preferential use by bicycles. It is usually located along the edge of the paved area or between the parking lane and the first motor vehicle travel lane. It is identified by “Bike Lane” or “Bike Route” guide signing, special lane lines and other pavement markings. Bicycles have exclusive use of a bicycle lane for longitudinal travel, but must share the facility with motor vehicles and pedestrians crossing it.

Bicycle Route (Class 3 facility). A street identified as a bicycle facility by “Bike Route” guide signing only. There are no special lane markings, except for optional Shared Lane Markings or “sharrows.” Bicycle traffic shares the roadway with motor vehicles.

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

Buffer. An area established between potentially conflicting land uses, such as agricultural and residential uses, which, depending on the potential impact, may utilize landscaping, earth berms, structural barriers, setbacks or roads.

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

Business Incubator. An organization designed to accelerate the growth and success of entrepreneurial companies through an array of business support resources and services that could include physical space, capital, coaching, common services, and networking connections. Business incubation programs are often sponsored by private companies or municipal entities and public institutions, such as colleges and universities. Their goal is to help create and grow young businesses by providing them with necessary support and financial and technical services.

C

California Coastal Act. State law that includes specific policies (see Division 20 of the Public Resources Code) that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The policies of the Coastal Act constitute the statutory standards applied to planning and regulatory decisions made by the Commission and by local governments, pursuant to the Coastal Act.

California Coastal Commission. Established by voter initiative in 1972 (Proposition 20) and later made permanent by the Legislature through adoption of the California Coastal Act of 1976. The mission of the Coastal Commission is to “protect, conserve, restore,

and enhance environmental and human-based resources of the California coast and ocean for environmentally sustainable and prudent use by current and future generations.” The Coastal Commission, in partnership with coastal cities and counties, plans and regulates the use of land and water in the coastal zone.

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

Canyonization. A canyon-like effect created when blocks of buildings with multiple stories located along facing sides of a street overwhelm the pedestrian experience. A combination of setbacks on upper floors, landscaping and other design treatments can minimize or eliminate this effect. “Canyonization” is considered to be incompatible with a positive pedestrian experience or village character in San Clemente.

Capital Improvement Program (CIP). A program that schedules permanent improvements, usually for a minimum of five years in the future, that fits the projected fiscal capability of the local jurisdiction. The program generally is reviewed on an annual basis for conformance to and consistency with the General Plan.

Carbon Dioxide (CO₂). An odorless, colorless gas formed during respiration, the combustion of fuels, and certain industrial activities, among other processes. CO₂ is the most abundant greenhouse gas, with primary sources from transportation and electrical power generation.

Carbon Monoxide (CO). An odorless, colorless gas formed by the incomplete combustion of fuels; majority of southern California CO emissions come from motor vehicles.

Chlorofluorocarbon (CFC). An ozone-depleting greenhouse gas previously used as a propellant and a refrigerant.

City Limits. The legal boundaries of the geographical area subject to the jurisdiction of the City of San Clemente’s government. For example, development applications for properties located within the city limits must be reviewed by the City.

Coastal-dependent development or use. Any development or use which requires a site on, or adjacent to, the sea to be able to function at all.

Coastal-related development. Any use that is dependent on a coastal-dependent development or use.

Coastal Zone. Refers to the land and water area of the State of California from the Oregon border to the border of the Republic of Mexico, extending seaward to the state's outer limit of jurisdiction, including all offshore islands, and extending inland

generally 1,000 yards from the mean high tide line of the sea. In significant coastal estuarine, habitat, and recreational areas it extends inland to the first major ridgeline paralleling the sea or five miles from the mean high tide line of the sea, whichever is less, and in developed urban areas the zone generally extends inland less than 1,000 yards. (from the Coastal Act) The Coastal Zone boundary in San Clemente is included in General Plan Figure LU-1A.

Community Noise Equivalent Level (CNEL). The average equivalent A-weighted sound level during a 24-hour day obtained after the addition of five decibels to sound levels from 7 pm to 10 pm and after the addition of 10 decibels to sound levels from 10 pm to 7 am. CNEL describes acceptable and unacceptable ranges of noise.

Compatible. Capable of existing together without conflict or ill effects.

Complete Streets. Streets that comfortably accommodate all users, with particular emphasis on pedestrians, bicyclists, and public transportation, as well as people of all ages and physical abilities. The Complete Streets Act of 2008 requires circulation elements to incorporate multimodal transportation into the General Plan.

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

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

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

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

D

Dark Skies. Refers to efforts to preserve and protect the nighttime environment and our heritage of dark skies through environmentally responsible outdoor lighting to prevent light pollution due to excessive or inappropriate outdoor lighting. Common forms of light pollution include glare, sky glow, excessively strong lighting and glare from outdoor lighting which is unshielded and publicly visible.

Decibel (dB). The unit of measure for loudness based on a logarithmic scale.

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

Density. The amount of development per unit of area or per property, typically measured by number of dwelling units, floor area, or ratio of floor area to site area (FAR).

Density, Residential (du/acre). The number of permanent residential dwelling units (du) per acre of land. Densities specified in the General Plan are expressed in dwelling units per gross acre and per net acre (du/acre). (See "Acres, Gross" and "Acres, Net")

Design Guidelines. Document used to evaluate proposed development projects subject to Discretionary Design Review in San Clemente. They are recommended as desirable design principles for other projects in the city not subject to Design Review. All property owners, developers and design professionals are encouraged to carefully review these Design Guidelines before commencing planning and design studies, and to consult with the City's Community Development staff should questions or the need for interpretation occur.

Development Fees. Direct charges or dedications collected on a one-time basis for a service provided or as a condition of approval being granted by the local government. The purpose of the fee or exaction must directly relate to the need created by the development. In addition, its amount must be proportional to the cost of the service or improvement. Fees can be broken down into two major classes: 1) service charges such as permit fees covering the cost of processing development plans, connection or standby fees for installing utilities, or application fees for reviewing and considering development proposals; and 2) "impact" fees levied on new development to cover the cost of infrastructure or facilities necessitated by development.

Development Project. A project that involves grading, demolition, construction, remodeling, subdivision, new signs or other land improvement or division for which discretionary planning approvals or building permits are required.

Development Review; Design Review. The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting and signs, in accordance with a set of adopted criteria and standards. "Development Review" usually refers to a system established in the Municipal Code, whereby projects are reviewed against certain standards and criteria by a specially established design review board or other body such as the Planning Commission.

Downtown Core. A subarea of Downtown and the Del Mar/T-Zone Focus Area that includes those areas along both sides of El Camino Real between Avenida Palizada and Avenida Presidio/ Avenida Rosa, and along both sides of Avenida Del Mar, the south side of Avenida Cabrillo and the north side of Avenida Granada, between El Camino Real and Calle Seville, as shown below.



Figure: Downtown Core Map

Dwelling Unit (du). A building or portion of a building containing one or more rooms, designed for or used by one household for living or sleeping purposes, and having a separate bathroom and only one kitchen or kitchenette.

E

Endangered Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

Endangered Species, Federal. A species which is in danger of extinction throughout all, or a significant portion, of its range. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

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

Enrichment programs. Programs for educating residents and employees that broaden and deepen knowledge and skills through extra activities, projects, and programs.

Environmentally Sensitive Habitat Areas (ESHAs). Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. (Refer to Coastal Act, Section 30107.5)

F

Facade. A building “face” or exterior wall of a building, usually, but not always, the front wall, including all openings and architectural ornamentation, facing a street or public way. The word comes from the French language, literally meaning "frontage" or "face". The facade is often the most important part of a building from an architectural design standpoint, as it sets the tone for the rest of the building.

Fault. A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side. A fault zone is a zone of related faults which commonly are braided, but which may be branching. A fault trace is the line formed by the intersection of a fault and the earth’s surface.

Flexexecutive. An executive whose work schedule allows flexibility about times and locations of working.

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

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

Floor Area Ratio (FAR). The size of a building in square feet divided by land area, expressed as a decimal number. For example, a 60,000 square foot building on a 120,000 square-foot parcel would have a floor area ratio of 0.50. The FAR is typically used in calculating the building intensity of non-residential and mixed use development.

Form-Based Codes. A method of regulating development to achieve specific urban form. Form-based codes use clear, graphic-based standards to address the relationship between building facades and the public realm, the form, mass and scale of buildings in

relation to one another and the aesthetic character of buildings, urban spaces, streets and blocks. *(Figure to be added)*

G

Gateway. Gateways are urban places located at important entry points, as defined in the City's General Plan, into aesthetically pleasing, memorable and understandable arrival places. Gateways are typically located in high visibility areas, close to major transportation facilities that, due to their visual prominence, that shape the aesthetic character of their surroundings.

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

General Plan Amendment (GPA). A modification made to the General Plan after adoption.

Geographic Information Systems (GIS). A combination of approaches, programs, methodologies, and technologies to gather, store, manipulate, analyze, present, and interpret spatial information and data.

Goal. A goal is a general direction-setter which expresses San Clemente's vision. It is an ideal future end-state related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.

Greenhouse Effect. A term used to describe the warming of the earth's atmosphere due to accumulated carbon dioxide and other gases in the upper atmosphere. These gases absorb energy radiated from the earth's surface, "trapping" it in the same manner as glass in a greenhouse traps heat.

Greenhouse Gas (GHG). A balance of naturally occurring gases in the atmosphere determines the earth's climate by trapping solar heat through a phenomenon known as the greenhouse effect. GHGs, including carbon dioxide, methane, nitrous oxide, chlorofluorocarbons, and water vapor, keep solar radiation from exiting our atmosphere. In a process very similar to the windows on a greenhouse, GHGs trap so much heat that the temperature within the earth's atmosphere is rising. GHGs are emitted through both natural processes and human activities. Emissions from human activities, such as electricity production, motor vehicle use, and agriculture, are contributing to the concentration of GHGs in the atmosphere and have led to a trend of unnatural warming of the earth's climate, which is known as global warming.

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

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 building permit caps, public facilities/infrastructure ordinances, urban limit lines, standards for levels of service, phasing, and other programs.

H

Habitat. The physical locations or types of environments in which an organism or biological population lives or occurs.

Hazardous Material. Any material that because of its quantity, concentration, or physical or chemical characteristics poses a significant present or potential hazard to human health and safety or the environment if released into the work-place or environment.

Hazardous Waste. Waste that requires special handling to avoid illness or injury to persons or damage to property.

Hydrochlorofluorocarbon (HCFC). A gaseous compound that has been used as an ozone-safe replacement for CFCs, but which acts as a potent greenhouse gas.

Hydrofluorocarbon (HFC). A gaseous compound that has been used as an ozone-safe replacement for CFCs, but which acts as a potent greenhouse gas.

Household. Person or persons living in one dwelling unit.

I

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

Implementation Measure. Actions, procedures, programs, or techniques that are used to achieve goals or carry out policies.

Income, Above-Moderate. A household whose income exceeds 120 percent of the County median income.

Income, Extremely-Low. “Extremely Low Income Household” shall mean persons and families whose household income does not exceed the qualifying limits for Extremely Low Income Households as established and amended from time to time in California Health & Safety Code §50106, as such limits are published annually by the California Department of Housing and Community Development.

Income, Low. “Low Income Household” shall mean persons and families whose household income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937, as such limits are published annually by the California Department of Housing and Community Development, pursuant to Section 50079.5 of the California Health and Safety Code.

Income, Median. “Median Income” shall mean the median household income for the County of Orange, as published annually by the State of California Department of Housing and Community Development.

Income, Moderate. “Moderate Income Household” shall mean persons or families whose gross incomes do not exceed 120% of the Median Income adjusted for family size in accordance with adjustment factors adopted by the United States Department of Housing and Urban Development, as published annually by the California Department of Housing and Community Development, pursuant to Section 50093 of the California Health and Safety Code.

Income, Very-Low. “Very Low Income Household” shall mean persons and families whose household income does not exceed the qualifying limits for Very Low Income Households as established and amended from time to time pursuant to §10105(a) of the California Health & Safety Code, as such limits are published annually by the California Department of Housing and Community Development.

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

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

Intelligent Transportation System. Advanced applications which aim to provide innovative services relating to different modes of transportation and traffic management and enable various users to be better informed and make safer, more coordinated, and 'smarter' use of transportation networks.

J

Jobs/Housing Balance. A ratio expressed as the jobs in an area divided by the number of dwelling units and which is used to describe the adequacy of the housing supply within a defined area to meet the needs of persons working within the same area.

K

L

Landslide. A general term for a falling, sliding, or flowing mass of soil, rocks, water, and debris. Includes mudslides, debris flows, and debris torrents.

Leadership in Energy and Environmental Design (LEED). A voluntary, consensus-based national standard for developing and rating high-performance, sustainable “green” buildings. LEED provides a complete framework for assessing building performance and meeting sustainability goals, such as water savings, energy efficiency, materials selection, and indoor environmental quality.

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

Light Trespass. Unwelcome light spilling off originating property. Typical causes include poorly shielded lights that are aimed partially horizontally, not down, and too much light power.

Liquefaction. A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.

Living Streets. Streets that embody complete streets (see Complete Streets definition in Glossary) and also include consideration of other issues related to economic vibrancy, equity, environmental sustainability, aesthetics, and more. (from *Model for Living Streets Design Manual*, Los Angeles County, 2011)

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

Local Coastal Program (LCP). Planning tool used by local governments to guide development in the coastal zone, in partnership with the Coastal Commission. LCPs contain the ground rules for future development and protection of coastal resources.

LCPs specify appropriate location, type, and scale of new or changed uses of land and water. The LCP includes a land use plan and measures to implement the plan (such as zoning ordinances). Prepared by local government, these programs govern decisions that determine the short- and long-term conservation and use of coastal resources.

M

Major Remodel. See **Remodel, Major.**

Minor Remodel. See **Remodel, Minor.**

Major Scenic Corridor. (see Scenic Corridor, Major) **Minor Scenic Corridor.** (see Scenic Corridor, Minor)

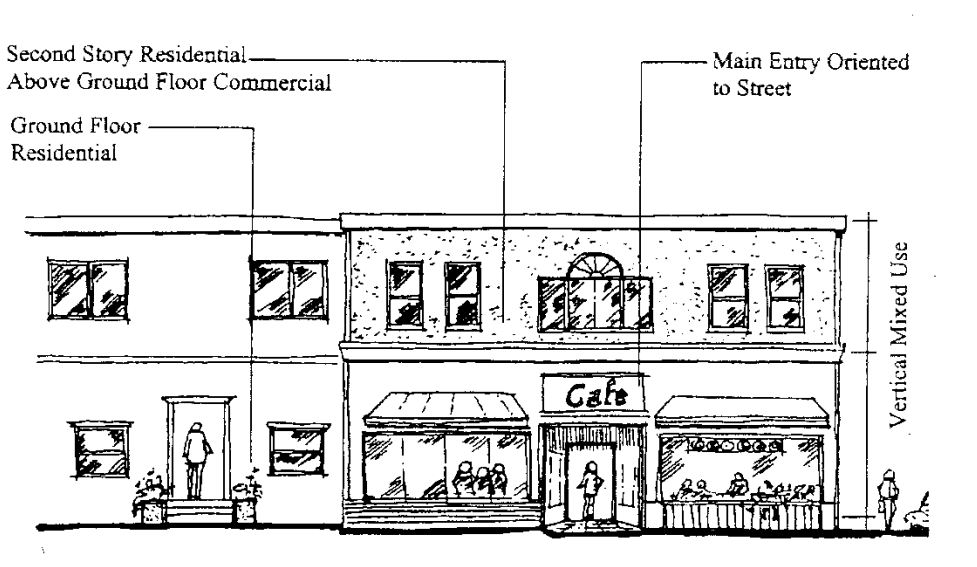
Mitigation. A specific action taken to reduce environmental impacts to insignificant levels. Mitigation measures are required as a component of an environmental impact report (EIR).

Mixed Use. Any mixture of dwellings and commercial land uses on a single parcel, such as dwellings combined with offices, retail, or other non-residential uses or multiple buildings with different uses on a single parcel where the different types of land uses are in proximity and planned as a unified, complementary and cohesive whole. As distinguished from a single use land use designation or zone, mixed use refers to an authorized variety of uses for buildings and structures in a particular area.

Mixed Use, Horizontal. Mixed use, horizontal: Two or more different types of uses are placed next to each other, planned as a unit, and connected together with pedestrian and vehicular access. For instance, a subdivision containing single-family dwellings that is adjacent to a neighborhood commercial development and office complex.

Mixed Use, Vertical. Where two or more different uses occupy the same building usually on different floors. For instance, retail on the ground floor and office and/or residential uses on the second and/or third floors (see figure below).

Figure: Example of Vertical Mixed Use.



Source: Oregon Transportation and Growth Management Program 1999.

Modal Shift. The percent change in the number of trips made within, or originating from, a specific geographic area during a defined period and using specific transportation methods or “modes”, such as cycling, walking, riding public transit and driving automobiles. For example, a modal shift increase of 15 percent in bicycle use means that the number of bicycle trips in an area increased 15 percent over a previous period.

Multi-modal Transportation. Refers to multiple modes of transportation, including, but not limited to pedestrian, bicycle, automobile or transit forms of travel.

N

Natural Areas. An area of land largely unaltered by modern human activity, where vegetation is distributed in naturally occurring patterns.

Nitric Oxide (NO). A gaseous compound that may result from combustion or industrial processes. It is a precursor to nitric acid, which contributes to acid rain, and contributes to the depletion of stratospheric ozone.

Nitrogen Dioxide (NO₂). A reddish brown gas that is a byproduct of the combustion process and is a key to the ground-level ozone production process.

Nitrous Oxide (N₂O). A colorless gas that is byproduct of the combustion process and certain industrial process. It has certain industrial and clinical applications and is both a precursor to ground level ozone and a greenhouse gas.

Noise Contour. Areas around a noise source with equal levels of noise exposure. Noise contours are drawn similar to a topographic map.

Noise-Sensitive Use or Sensitive Land Use. A location where people reside or where the presence of unwanted sound could adversely affect land use. Sensitive land uses include schools, hospitals, senior housing and convalescent facilities, residential uses, places of worship, libraries, and passive outdoor recreation areas.

Non-Conforming Use. A land use that was lawfully established according to land use requirements that were in effect when the use was initiated, and any of the following criteria apply [see Chapter 17.72, Nonconforming Structures and Uses, of the Zoning Ordinance for more information]:

- The use is not consistent with the purpose and intent of the zoning district in which the use is located.
- The use is specifically prohibited or is not identified and interpreted to be a permitted or conditionally permitted use of the zoning district in which the use is located.
- The use does not provide the number of parking spaces required in this Title.
- The use does not have an entitlement required by this Title to establish the existing use.

O

OCTA. An abbreviation for “Orange County Transportation Authority”, a regional agency with broad responsibility for transportation program planning and operations, including public transit, Metrolink, freeways, ride sharing, funding and grants.

Overcrowding. When occupancy exceeds more than one person per room (excluding the kitchen and bathrooms).

Overlay. A land use designation or zoning designation that modifies the basic underlying designation or designations in some specific manner. Typically, the overlay provides additional or optional policies or standards, depending on the individual overlay.

Ozone (O₃). An oxidant, O₃, that at ground level makes up the largest single portion of smog. In the upper atmosphere, the presence of ozone acts as a protectant against harmful ultraviolet rays.

P

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

Parking, Stacked. Involves trained car valets parking cars bumper-to-bumper in a parking lot or structure to maximize space. Another form of stacked parking uses involves a complex hydraulic system with individual slots for vehicles that can be moved horizontally or vertically to maximize space.

Parkland. The land included in the City's park system, which includes public parks, public beaches and municipal golf course. It does not include public or private open space.

Particulate Matter. Minute, separate airborne solid or liquid particles including smoke, dust, aerosols, metallic oxides, and pollen.

Paseo. A walkway that allows pedestrians to travel between buildings, linking points of activity, and which are designed to provide a welcoming and aesthetically appealing experience through the use of architectural and landscape elements.

Peak Hour Traffic. The number of vehicles passing over a designated section of a street during the busiest one-hour period during a 24-hour period.

Peak Water Supply. The supply of water available to meet both domestic water and firefighting needs during the particular season and time of day when domestic water demand on a water system is at its peak.

Policy. A specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan's goal or objectives. A policy is carried out by implementation measures. For a policy to be useful as a guide to action it must be clear and unambiguous. Adopting broadly drawn and vague policies is poor practice. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with the general plan.

Pedestrian Experience. The experience had by pedestrians while walking or exploring urban environments. The experience typically includes visual qualities of the streetscape, behaviors of other people, ability to access areas of interest, comfort, traffic density, and sidewalk safety.

Pedestrian Facilities. Facilities that enhance pedestrian experience, including but not limited to clean sidewalks, parkway plantings, street trees, plazas, bus stop signage and benches, trash receptacles (where appropriate), lighting and other features which help improve pedestrian safety, comfort and convenience.

Plate Line. The top of the highest horizontal framing member or solid wall of a building or structure upon which roof beams or ceiling rafters rest.

Public Access (Coastal Zone). Access can be described as lateral access (access across a beach), vertical access (access from the upland street or bluff to the beach), trails above the coast (for example along a bluff top), or upland trails that lead to the coast.

Providing maximum public access to the coast is a fundamental goal of the Coastal Act. This includes the protection of existing and the provision of new public access. The

authority for this mandate partially derives from the California Constitution, which declares that “access to the navigable waters of this State shall be always attainable for the people thereof. (Article 10, Section 4 of the California Constitution.) The Coastal Act also recognizes that the provision of public access needs to take in to account public safety concerns and the protection of private property, and natural resources from overuse. (See Universal Access for issues related to Americans with Disabilities Act).

Public View Corridor (also, “Designated Public View Corridor”). A view from a public right-of-way, public facility or other publicly-owned use area which is specifically designated in the General Plan and which provides the public at large with views of the Pacific Ocean, shoreline, coastal ridgelines, coastal canyons or other visual resources. Approximate boundaries of a view corridor are identified using a motorist's, cyclist's or pedestrian's line of vision and are typically defined or enframed by landforms, structures and vegetation.

Q

Quiet Zone. Areas along the railroad where improvements have been made such that trains are not required to sound their horns as they pass. Train engineers still may sound horns at their discretion if they perceive a safety risk.

Quimby Act. Authorizes cities and counties to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. Revenues generated through the Quimby Act must be used for the acquisition and development of park facilities.

R

Regional Housing Needs Assessment. The Regional Housing Needs Assessment (RHNA) is an assignment of development potential by income category. Since the RHNA is based on regional growth projections, the RHNA is considered a community's share of the regional projected housing demand. The RHNA represents development potential during a time frame established by the state, called a planning period.

Remodel, Major. Major remodels are changes that significantly alter a building's design (e.g., additions that significantly change the footprint of the building, the addition of new stories, new roof design, etc.). Major remodels are required to comply with all relevant sections of the City's Design Guidelines, particularly the sections on Spanish Colonial Revival style and pedestrian districts, as well as the development standards for underlying zoning designation.

Remodel, Minor. Minor remodels are changes that leave the existing building footprint and structure essentially intact, with primarily cosmetic exterior and interior changes (e.g., paint, re-stucco, enlarged windows, small additions of less than 100 square feet).

Renewable Energy. Any naturally occurring, theoretically inexhaustible source of energy, as biomass, solar, wind, tidal, wave, and hydroelectric power, that is not derived from fossil or nuclear fuel.

Right-of-Way (ROW). The land on which a roadway and/or utilities is located. Highway and utility right-of-ways are owned and maintained by the agency having jurisdiction over that specific roadway or utility.

Riparian Corridor. A habitat and vegetation zone that is associated with the banks and floodplains of a river, stream, or lake.

Road Diet. A technique in transportation planning whereby the number of travel lanes in a roadway or its effective width is reduced to beautify the roadway, provide parking, meet multi-modal transportation or provide other system improvements.

Roadway Performance Evaluation. The evaluation of development impacts to roadways from a multimodal perspective. Evaluation measures other than standard automobile traffic levels of service have yet to be developed for the City of San Clemente.

S

Safe Routes to Schools. Pedestrian and bicycling routes that provide safe access to and from schools.

Sand Nourishment. Process of dumping or pumping sand from elsewhere onto an eroding shoreline to create a new beach or to widen the existing beach.

Scenic Corridor. A scenic corridor is a linear segment of major or minor streets, as described in the Master Landscape Plan for Scenic Corridors. Scenic corridors are designated to: 1) identify scenic highways and local arterials, 2) describe significant visual linkages between the resources and amenities of San Clemente, and 3) establish objective design and landscaping criteria to maintain quality visual experiences along such corridors through appropriate landscaping, enhancement and protection of public views. "Major" and "Minor" scenic corridors shall correspond to the Master Landscape Plan for Scenic Corridor's definitions of "Major Urban/Recreation Corridor" and "Minor Urban/Recreation Corridor", respectively.

Second Unit. Small, separate living quarters located on the same site as a single-family detached home. A second unit can be rented, but cannot be sold separately from the main house.

Sensitive Habitats. See **Environmentally Sensitive Habitat Areas.**

Sensitive Land Uses. See Noise-Sensitive Use.

Sensitive Receptors. Include those segments of the population that are most susceptible to poor air quality, such as children, elderly people, and sick people, as well as sensitive land uses, such as schools, hospitals, parks, and residential communities. Air quality problems intensify when sources of air pollutants and sensitive receptors are located near one another.

Shall vs. Should. When “shall” is used in a policy it indicates that the policy will always be carried out; no exceptions. When “should” is used in a policy, it indicates that the policy will be carried out most of the time, unless a very good reason is identified why an exception is acceptable.

Slope Failures. Includes two types, major slide masses such as landslides and minor soil slips like mud or debris flows. Slope failures can occur on natural or man-made slopes. Failures are often the result of interrelated natural hazards, earthquake-induced rockfall, or storm induced mudflows.

Specific Plan. Under Article 8 of the Government Code (Section 65450 et seq), a legal tool for detailed design and implementation of a defined portion of the area covered by a General Plan. A specific plan may include all detailed regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any General Plan element(s). The contents are similar to those of a general plan except they will be more comprehensive with respect to utilities and public facilities and their funding. If a specific plan essentially provides more detailed policy guidance, it is a “policy” level plan and is adopted by resolution. If it establishes development regulation, it is a “regulatory” specific plan and becomes customized zoning for the affected property, and is adopted by ordinance.

Sphere of Influence (SOI). The probable, ultimate physical boundaries and service area of the city, as determined by the Local Agency Formation Commission (LAFCO) of the county.

Stand-alone Residential. The use of a lot or joined lots exclusively for residential and residential ancillary purposes.

Stormwater runoff. Storm water runoff refers to seasonal rainfall flows. It is very noticeable during a heavy rain storm when large volumes of water drain off paved areas.

Subdivision. The division of a lot, tract, or parcel of land into two or more lots, tracts, parcels, or other divisions of land for sale, development, or lease.

Subsidence. The gradual sinking of land as a result of natural or man-made causes.

Sulfur Dioxide. The chemical compound with the formula SO₂. It is a toxic gas with a pungent, irritating smell, that is released in various industrial processes.

Sustainable. Describes practices that meet the needs of the present without compromising the ability of future generations to meet their own needs.

T

Threatened Species, California. A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to be-come an endangered species in the foreseeable future in the absence of special protection and management efforts required by Chapter 1.5 of the State Department of Fish and Game Code.

Threatened Species, Federal. A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.\

Top-of-Roof. The top of the highest roofline, parapet wall, or railing on top of the plate line of a building or structure

Traffic Calming. Measures designed to reduce motor vehicle speeds and to encourage pedestrian use, including but not limited to:

- Narrow streets
- Tight turning radii
- Sidewalk bulbouts
- Parking bays
- Textured paving at intersections
- Parkways between sidewalks and streets
- Chicanes
- Speed tables

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

Transitional Housing. Rental housing operated under programs that provide assistance for stays of at least six months.

Transparent Governance. Method of governing characterized by public openness, communication, and accountability.

Transportation Demand Management. Application of strategies and policies to reduce travel demand (specifically that of single-occupancy private vehicles), or to redistribute this demand in space or in time.

T-Zone. The greater Downtown Area, including commercial, residential and mixed uses, and portions of side streets Avenida Miramar, Serra, Cabrillo, Granada, Victoria, Rosa and Avenida De La Estrella, in addition to the primary streets of Avenida Del Mar and El Camino Real, as shown in the figure below.



Figure: Map of T-Zone, Downtown San Clemente

U

Unincorporated Area. Encompasses properties that are located outside of cities. Development in the unincorporated area is subject to County jurisdiction.

Universal Access. Accessibility to buildings, facilities and services to both people without disabilities and people with disabilities.

Urban Forest. Collectively refers all of the trees growing within San Clemente. The urban forest can include the trees along streets, within parks and other public spaces, or in the yards of private citizens.

Urban Runoff. Urban runoff can happen anytime of the year when excessive water use from irrigation, car washing and other sources carries litter, lawn clippings and other urban pollutants into storm drains. Even an automobile leading motor oil 20 miles inland can still pollute the ocean.

V

Vegetative Cover. Collective term for vegetation covering the ground.

Vehicle Trip. A trip made by a vehicle (may equal one or more person-trips).

View Corridor or Public View Corridor. (see Scenic Corridor)

Visually Open Fence. A fence designed to avoid obstructing views.

W

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

Watershed. The total area above a given point on a watercourse that contributes water to the flow of the watercourse; the entire region drained by a watercourse.

Wayfinding. Ways in which people orient themselves in physical space and navigate from place to place. Signage is an obvious wayfinding method. Other methods include continuous landscaping, visible landmarks, distinctive paving/sidewalks, etc.

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

Wildland Fire. A fire occurring in a suburban or rural area which contains uncultivated lands, timber, range, watershed, brush or grasslands. This includes areas where there is a mingling of developed and undeveloped lands.

X

Xeriscape. Landscaping which uses water-conserving, drought-tolerant plant species that are environmentally and horticulturally adapted to local conditions, and which uses

design strategies to minimize water use while maintaining an attractive and neat appearance.

Y

Z

Zoning Ordinance. Title 17 of the City of San Clemente Municipal Code, also known as the Zoning Code. As stated in the Ordinance, the Zoning Ordinance is intended to:

- Implement the goals, objectives, policies, and programs of the City General Plan, and to manage future growth and development in accordance with that plan;
- Provide for a diversity of areas characterized by differing land use activity and intensity in accordance with comprehensive and orderly land use and resource planning;
- Reduce or eliminate hazards to the public resulting from potentially inappropriate location, use, or design of buildings and other improvements;
- Protect and enhance established residential neighborhoods, commercial, industrial and public districts, open space and recreational amenities;
- Preserve the traditional scale and seaside orientation of the City and provide for the reasonable preservation of public views;
- Provide for higher density mixed-use areas requiring a pedestrian-orientation and San Clemente's traditional Spanish Colonial Revival architectural style;
- Provide for the economic viability of San Clemente's commercial, industrial and mixed-use areas, while preserving and enhancing the aesthetic quality and the environmental resources of the City;
- Maintain San Clemente as a unique community in Southern California.
