



Appendix I

Glossary



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INTRODUCTION

For the purpose of carrying out the intent of the Village 8 West SPA plan; words, phrases, and terms shall be deemed to have the meaning ascribed to them in this appendix. Words, phrases, and terms not specifically defined by this appendix shall be defined by the Chula Vista Municipal Code (CVMC §19.04 Definitions). In construing the provisions of this SPA plan, specific provisions shall supersede general provisions relating to the same subject.

The word "City Council" shall mean the City of Chula Vista City Council, which is the governing body of the City.

The word "City" shall mean the City of Chula Vista.

The words "Commission" or "Planning Commission" shall mean the City of Chula Vista Planning Commission.

The word "Director" shall mean the Director of the identified City of Chula Vista department, division or agency acting in person or through a subordinate to whom the authority to act has been delegated.

The word "shall" is mandatory; the word "may" or "should" is permissive.

The word "state" shall mean the State of California.

The words "Zoning Code" or "Code" shall mean the City of Chula Vista Municipal Code, Title 19, Zoning and Specific Plan.

A

Alley: See "Lane"

Alternative energy sources: Energy derived from sources that do not use up natural resources or harm the environment.

Alternative modes of transportation: Any form of transportation other than a private car including, but not limited to, bicycling, walking, low speed electric vehicles, vanpooling, carpooling, and riding public transit. The intent of such modes is to reduce traffic congestion and air pollution, providing benefits to individuals and the community.

Americans with Disabilities Act (ADA): Federal legislation that outlines the technical requirements that are to be applied during the design, construction, and alteration of buildings and facilities to provide full accessibility to buildings and facilities by individuals with disabilities.

Annexation: A change in existing community boundaries resulting from the incorporation of additional land.

Apartment: See "dwelling, multi-family."

Architectural features: Towers, gables, spires, chimneys, flagpoles, and other architectural elements that are not habitable structures.

Arterial: A moderate or high-capacity roadway which is immediately below a highway level of service.

Attached buildings and structures: Two or more buildings or structures that are physically connected with a wall, roof, deck, floor, bearing or support structures, trellises, architectural features or any other structure, fixture or device that exceeds 30 inches in height above the finished grade.

Attenuation of noise: An act of reducing in force, value, amount, or degree of undesirable noise level.

B

Balanced land uses: A practice of adequate distribution of land use decision that can ensure long-term economic stability.

Berm: A mound or wall of earth used for screening or sound attenuation purposes.

Building: A structure having a roof supported by columns or walls.

Building Configuration: The specific form or type of building determined by its relationship to adjacent units (attached or detached), the general use of the building (residential, commercial, or mixed use), and the location of garage and pedestrian entries (alley, street, courtyard, motorcourt, etc.)

Building height: The vertical distance measured from the ground level at finish pad grade, to the highest roof ridge not including architectural features.

Building line: An imaginary line on a building site specifying the closest point from an ultimate right-of-way line or a property line where a main building may be located.

Building parcel area: The total area, measured horizontally as a level plane, of the land within the boundaries of a building parcel, not including any public street, right-of-way or pedestrian or vehicular easement and not including any portion that does not meet applicable County regulations when a building site is divided by such an easement.

Bus Rapid Transit (BRT): A form of public transit that provides bus service at a higher speed than traditional bus service. This is achieved through improved infrastructure (i.e. dedicated lanes, priority at signals, etc.), more efficient scheduling, and improved vehicles.

C

Carport: A roofed structure, or a portion of a building that is open on two or more sides, for the parking of automobiles belonging to occupants of the property.

CEQA: California Environmental Quality Act. Enacted in 1970 and amended through 1983, established state policy to require that all private and public projects be reviewed prior to approval for their potential adverse effects upon the environment.

Collector: Intermediate roadways designed to handle traffic between arterial streets and local streets.

Commercial: Businesses operated or conducted on a frequent basis for the purpose of financial gain.

Commercial mixed-use: See "Mixed-use, commercial."

Common Usable Open Space: Open space areas (including pocket parks), provided in addition to required parkland, that is provided as an amenity to the surrounding community. Common usable open space shall meet following criteria:

- Within 1/4 mile of the residences to be served
- Consists of large, meaningful areas that are not fragmented by unrelated uses or improvements
- Developed with recreational uses, including both passive (landscaping) and active amenities (tot lots, picnic areas, etc)
- No dimension less than 10 ft
- Generally level (< 5 % grade)

Community purpose facility (CPF): A non-commercial use established primarily for the benefit or enjoyment of the population of the community including but not limited to schools, churches, community clubs, shared recreation facilities, parks, and trails. As defined by "Chapter 19.48" of the CVMC.

Conditional Use Permit (CUP): A discretionary permit that approves, through a public hearing process, special uses within a zone that are not allowed permitted by right within that zone.

Condominium: An estate consisting of an undivided interest in common in a parcel of real property together with a separate interest in space in a residential, industrial, or commercial building on such real property, such as an office, store, or multi-family dwelling. A condominium may also include a separate interest in other portions of such real property.

Corner lots: A lot located with frontage on two or more streets.

Corridors: Major pathways through neighborhoods and districts.

Couplet: A pair of one-way roadways (one in each direction), separated by one block length. The combination of these roadways carry the same volume of traffic as a two-way street but at lower speeds; however, traffic efficiency is improved due to shorter wait times at stop lights and safer, easier turning movements. This improved efficiency and reduced roadway width makes streets safer and more attractive for pedestrians and allows a better mix of vehicles, pedestrians, bicyclists, and public transit.

Cut and fill slopes: System of bench construction on hill slopes to produce road rights-of-way and landings whereby convex slopes are excavated and concave slopes (gullies) are filled; also, excavation of the upslope side of the right-of-way, and fill on the down slope side

D

Demand Side Management (DSM): A broad range of activities and programs designed to encourage end users to conserve water, energy, and other resources through efficient and reduced use at peak hours.

Density: The average number of families, persons, or housing units per unit of land.

- a. **Gross density:** The number of dwelling units per gross acre (see definition of "gross acres").
- b. **Net density:** The number of dwelling units per net acre (see definition of "net acres").

Detached buildings and structures: Two or more buildings or structures that are each structurally independent and freestanding.

Development: Improvements to land including but not limited to grading, utility installation, paving, landscaping, and construction of structures.

Development regulations: A detailed set of standards controlling how buildings are constructed but not limited to setback, height, building coverage, and other requirements typically found in a zoning code.

Driveway: The privately owned, paved area that provides access from a street to a garage door for the exclusive use of each dwelling unit or to a private parking area.

Dormers: A structural element of a building that protrudes from the plane of a sloping roof surface. Dormers are used to increase usable space in the roof of a building by adding headroom and to provide access to light through windows.

Drought tolerant landscape: Landscape feature that will survive in the typical or somewhat less than typical amount of rainfall in a given region.

Dwelling, multi-family: Two or more dwelling units on the same building site.

Dwelling, single-family: One dwelling unit per building site.

Dwelling unit: One or more rooms in a structure, including a kitchen of any size, designed for occupancy by one family for living and sleeping purposes.

E

Easement: A less-than-fee interest that includes selected rights or grants the holder the right to prevent certain land uses. A property owner retains ownership and the property rights other than those expressly limited by the easement. Easements may be granted for a number of reasons, including but not limited to access, public utilities, conservation, open-space, and scenic purposes.

Environmental conservation: Land set aside to protect sensitive habitat.

Environmental mitigation: Step taken to avoid, minimize, or offset negative environmental impacts.

F

Facade: The face or front elevation of building.

Flood: A general and temporary condition of partial or complete inundation of normally dry land areas.

Floodplain: A nearly flat plain along the course of a stream or river that is naturally subject to flooding.

Floodway: A channel or adjacent shore for an overflow of water caused by flooding.

Focal point: The center of attention or interest.

Frontage: A building's relationship to the street. Common frontages include common yard, porch, stoop, storefront, and arcade.

G

Garage: A building, or a portion of a building, used primarily for the parking of motor vehicles.

General Plan: A document containing a statement of development policies for a jurisdiction including a diagram and text setting forth the objectives of the plan. The general plan must include certain state mandated elements related to land use, circulation, housing, conservation, open-space, noise, and safety.

General Utility and Access Utility Easement: Dedication of land to accommodate underground utility conduits and access to such utilities.

Gross residential acres: The total acreage of a particular parcel of land including, but not limited to, parks and recreation, open space and agriculture, roads, community infrastructure, and non-residential uses.

Gross residential density: The number of dwelling units per gross residential acre.

Principle: Philosophy that guides a particular practice or operation.

H

Heat Island effect: The tendency of large areas of roofs, asphalt, concrete, and paved surfaces to absorb the heat, making urban areas considerably hotter than nearby rural areas.

Homeowner's Association (HOA): An organization of homeowners residing within a particular development whose major purpose is to maintain and provide community facilities and services for the common enjoyment of the residents.

HVAC: Heating, ventilation, and air conditioning.

Home Occupation: A business that is operated from inside a residential unit. Home occupations are not permitted by right and require a permit from the City of Chula Vista.

I

Impact fee: A fee that is implemented by a local government on a new or proposed development to help assist or pay for a portion of the costs to provide public services to the new development.

Infrastructure: A substructure or underlying foundation; especially the basic installations and facilities on which the continuance and growth of a community.

Intensity: The degree to which land is used.

L

Landscaping: The planting of trees, shrubs, grass, and/or groundcover to improve the appearance of an area.

Lane: A public or private access way permanently reserved as a secondary means of access to abutting property and used to serve as garage access and for trash collection purposes. Also called an alley.

Light pollution: Illumination of the night sky by electric lights, which can interfere with astronomical observation.

Liquefaction: The process by which sediment that is very wet starts to behave like a liquid. Liquefaction occurs because of the increased pore pressure and reduced effective stress between solid particles generated by the presence of liquid. It is often caused by severe shaking, especially that associated with earthquakes.

Lot: Any area identified as a lot or parcel on a recorded final map, parcel map, or record of survey recorded pursuant to an approved division of land, certificate of compliance, or lot line adjustment. A lot is not necessarily a building site.

Lot coverage: The area of the land within the perimeter of all structures located on the building site (not including the area under unenclosed eaves and unenclosed post-supported overhangs, patios, courtyards, arcades and swimming pools) and including covered off-street parking facilities divided by building site area.

Live/Work: A unit that combines work space and living space within the same unit. In live/work units, the operation of business is permitted by right. Live/work units appear residential in nature.

M

Major arterial: Roadways that are designed to carry high volumes of traffic and allow for efficient movement of vehicles through major intersections.

Master Developer: The entity responsible for managing the development and physical character of a particular development area from initiation to final build out, The Master Developer oversees master planning and infrastructure development and finances and manages assets associates with the development. The Master Developer may or may not participate in the construction of the project and may sell all or portions of the development area to neighborhood builders while still maintaining some level of design control over the development.

Median: The area between vehicular travel lanes of opposing direction. May be striped, raised, and/or landscaped.

Mezzanine: An intermediate floor between main floors of a building that is no greater than one-third the square footage of the floor it is associated with. Mezzanines are not counted among the overall floors of a building. Mezzanines are typically projected in the form of a balcony and may have low ceilings

Minor arterial: Roadways that are designed to carry high volumes of traffic and allow for efficient movement of vehicles through minor intersections.

Mitigation: Process of minimizing, replacing, or offsetting lost or degraded resources, or negative impacts resulting from development.

Mixed-use: Zoning area that allows a combination of residential and non-residential development.

Multi-generational: Of or relating to several generations.

Multiple-family dwelling: A residential structure wherein the number of permitted dwelling units per building site is three or more and may include a variety of types of ownership including rental units.

Multi-family, Duplex: Two attached multi-family dwellings.

N

National Pollutant Discharge Elimination System (NPDES) Program: A federally regulated permit program that controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

Native: Plants or animals indigenous to the region and readily available locally.

Non-native: Plants or animals that are not indigenous to the region.

Neighborhood: Groups of buildings with similar character and intensity, defined by roadways, open space, and other physical boundaries.

Neighborhood Builder: An entity or individual who purchases a portion of a particular area from a Master Developer and is responsible for the physical development of the purchased area. The Neighborhood Builder is required to comply with already approved master plans and the requirements of the Master Developer.

Nested story or floor: An upper story or floor that is located or "nested" within the roof structure. Window are typically provided as dormers or skylights

Net residential density: The number of dwelling units per net acre (see definition of "net residential acres").

Net acres: The number of acres remaining after subtracting the acres of major roads, community infrastructure, open space, parks, and other undeveloped land from the gross acres.

Net residential area: The area of land remaining on a parcel, measured in acres or square feet, after deduction of the area contained in a public and private street and highway rights-of-way, schools, parks, flood control works, off-street parking areas and any other use, easement, or encumbrance that prevents the surface use of the parcel for a building site or construction of structure.

O

Orientation: Refers to the placement of buildings on lots, in respect to streets and the environment. For example, in general buildings are perpendicular or radian on the street, regardless of the shape of the lot.

Open space: Any parcel or area of land or water that is essentially unimproved and devoted to an open space use such as recreation, preserving natural resources, agriculture, providing relief in the urban structure of the environment, and setting aside potentially dangerous areas. See also "Private Usable Open Space" and "Common Usable Open Space"

Outdoor Living Space: Any private space associated with a building that promotes a formal outdoor area for the enjoyment of building occupants. Examples include porches, courtyards, and verandas.

P

Parking accessway: A vehicular passageway that provides access and circulation from a street access point into and through a parking lot to parking aisles and between parking areas.

Parking space, compact: An accessible and usable space reduced in size and designated for parking a compact motor vehicle.

Parking space, regular: An accessible and usable space designated for parking a motor vehicle.

Parking space, handicap: An accessible and usable space designated for parking a motor vehicle for accommodating the handicapped. Each handicap parking space shall be delineated by blue painted curbs and lines, and shall be clearly labeled in blue paint with the standard handicap symbol or clearly labeled "for handicapped only" in accordance with ADA and state standards and regulations.

Parking lot: A large area, intended for parking motor vehicles consisting of five or more spaces.

Paseo: A walkway or promenade.

Pathways: A trail or way designed for and used by equestrians, pedestrians, cyclists, and other non-motorized vehicles.

Pervious paving: A paving system that allows water to infiltrate into layers of crushed rock placed below the paving and then into soil and groundwater below. May also include those flows routed to subsurface drains in addition to those that flow into groundwater.

Place-making: Designing a building or area to make it more identifiable to people who use it.

Private drive: Roadways designed as primary access to more than four dwelling units.

Private Usable Open Space: Adequate usable outdoor areas for normal family activities, such as areas for children to play off-street, areas for outdoor gathering and dining, and areas for landscaping and gardening that meet the following requirements:

- Porches and balconies with minimum dimension of 6 ft. and minimum area of 60 sq. ft.
- Private fenced yards with no dimension less than 10 ft. (Side yard, rear yard, or front courtyard locations permitted)
- Generally level (< 5 % grade)
- Landscaped front yards
- Yard areas with min. dimensions less than 6 ft., driveways and pedestrian paths do not qualify

Potable water: Water of sufficient quality to serve as drinking water.

Preserve: A designated area that is protected from injury, destruction, or decay; typically limits human access.

Projections: A design element that extends outward beyond a prevailing line or surface

Project Applicant: An individual or entity who submits and application to the City of Chula Vista for a permit or development entitlement.

Q

Quasi Public, land use: A land use that in some manner or to some degree is related to public use but is owned and operated by an entity other than a public agency.

Quimby Act: California legislation that requires a developer to help mitigate the impacts of property improvements. The act gives authority for passage of land dedication ordinances only to cities and counties. Special districts must work with cities and/or counties to receive parkland dedication and/or in-lieu fees. The fees must be paid and land conveyed directly to the local public agencies that provide park and recreation services community-wide.

R

Rear loaded: Residential dwelling units with automobile access via lanes; Primary entries, and walkways facing the street.

Reciprocal Use Easement (RUE): An easements or pair of easement granted to neighboring properties who (a) share a common property line that is either a zero lot line or zipper ("Z") lot line and/or (b) use a portion of each other's property for yard space or access. RUE's grant one or both property owner's the right to use the other's property for drainage, private yard space, access, and/or maintenance of building walls, foundations, drainage facilities, etc. as specified in the recorded easement.

Recycled water: Wastewater that has been treated to remove suspended solids and other impurities, for reuse in irrigation and custodial applications, subject to water quality regulations.

Residential villages: Distinctive areas defined by the Otay Ranch GDP.

Retail: The selling of goods, wares, merchandise, or services directly to the ultimate consumer.

Retaining wall: A structure that is employed to restrain a vertical-faced or near-vertical-faced mass of earth.

Right-of-way: An area or strip of land, either public or private, on which an irrevocable right of passage has been recorded for the use of vehicles, pedestrians, or both.

Runoff: Rainfall not absorbed by soil.

S

Semi-attached or Semi-detached: A series of buildings, such as row houses or townhomes, that appear to be attached but are actually separate, stand-alone structures with minimal separation between units. For purposes of this SPA, the term "attached" and "semi-attached" are interchangeable; detached" and "semi-detached" are interchangeable

Solar access: A buildings ability to receive sun's natural heat and light.

Streetscape: The space between the buildings on either side of a street that defines the street's character.

Structures: Anything constructed or erected that requires location on or in the ground including swimming pools but excluding driveways, uncovered patios, or uncovered parking spaces.

Student generation rate: A critical component of facility planning. Analytical methodology that analyzes the impact of development where the data is used to determine if and when a new school facility will be needed.

Sustainability: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Shopkeeper: A building that combines work space and living space within the same building. Shopkeepers typically include a primary commercial unit on the ground floor and a secondary living unit in the rear or on the upper floors. Although both units maintain the same ownership, the living and work space each have their own entrance. Shopkeepers appear more commercial than residential.

T

Title-24: Part of the State of California's Building Code, which regulates the building energy efficiency practices.

Tot lot: A playground for very young children.

Traditional Neighborhood Development (TND): Pattern of land planning and development that emulates the towns and suburbs built in the early to mid-20th century more than the automobile-dominated suburbs of the 1960s and beyond. While the typical suburbs and planned communities built since the 1960s have stressed a separation of uses and great emphasis on the automobile, TND stresses a walkable scale, an integration of different housing types and commercial uses, and the creation of a discernible center.

Transect: (a) A district with similar qualities that may contain multiple zones and provides a transition to adjacent Transects. (b) A group of districts that range from low intensity to high intensity development and provide a gradual transition from natural, open space areas to urban centers.

Transit shelter: Prefabricated structure which affords protection from the weather to persons who are waiting to board a publicly owned or franchised transit vehicle.

Town Square: A small park in an urban setting, typically less than a 1/2 acre in size, that is intended to provide relief from the urban fabric.

U

Utilization: The purpose for which land or buildings are occupied, arranged, designed, or intended or for which either land or buildings are or may be occupied or maintained.

Urban Couplet: See "Couplet"

V

Vehicular accessway: A private, non-exclusive vehicular easement affording access to abutting properties.

View corridor: An area with a maximized view premium (mountain, river plain, green belt, lake, park), that may be used to guide the orientation of the development pattern.

View Sheds: The natural environment that is visible from one or more view points.

Visual anchors: Visual interests or objects that serve to hold public attention.

Z

Zero Lot Line: The construction of a structure on any of the boundary lines of a lot, i.e. zero setback.

Zone: An area within a transect with specific development standards.

Zoning Administrator: The City official responsible for determining whether a proposed project complies with the requirements and intent of the applicable zoning ordinance, specific plan, or form based code. The Zoning Administrator has the authority to approve, approve with conditions or modifications, or deny various discretionary application which are not significant enough to require review by the Planning Commission due to their scale or location.

Zipper or "Z" lots: Two lots that are paired along a common lot line that is configured in a "Z" alignment. Zipper lots provide an alternative to zero lot line configurations by allowing standard setbacks from the property line, thereby reducing construction costs, while still achieving similar densities. Zero lot lines are accompanied by a reciprocal use easement.