



GLOSSARY

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4D's. Four land use, urban design, and management practices that make it feasible and more attractive to walk, bike, and take public transit. The four factors are density, diversity, design, and destinations.

Active Use [Park] Facilities. Active use, in the context of park facilities, includes recreational activities such as soccer, tennis, swimming, running, and other active utilization of park amenities, as opposed to passive amenities.

Affordable Housing. Any residential unit for moderate-income persons or family or for lower-income persons or family which, as defined in Health and Safety Code Section 500719.5, shall be affordable at rent that does not exceed 30 percent of 60 percent of area median income. Those units targeted for very low-income households, as defined in Health and Safety Code Section 50105, shall be affordable at a rent that does not exceed 30 percent of 50 percent of the area median income.

Air Quality. Air quality describes the relative presence or absence of pollutants within the atmosphere. Air quality affects respiratory health and visibility, among other factors.

Alley. A public or private roadway, generally not more than thirty feet wide, that provides vehicle access to the rear or side of parcels having other public street frontage, that is not intended for general traffic circulation.

Assembly Bill 32 (AB 32). Global Warming Solutions Act of 2006, California Health and Safety Code §§38,500-38,599. AB 32 is one of California's major pieces of legislation enacted to reduce greenhouse gas (GHG) emissions. The legislation requires California to reduce GHG emissions to 1990 levels by 2020, and has subsequently been utilized by the California Air Resources Board to target GHG emissions reductions 80 percent below 1990 levels by 2050.

Best Management Practices. The contemporary understanding of what constitutes the highest quality practice in a given field, industry or subject area.

Billboard. An off-site sign with minimum dimensions of twelve feet by twenty feet and maximum dimensions of twenty feet by sixty feet.

Billboard, Creative. A billboard which may incorporate elements including enlarged size, irregular shape, flashing lights, moving parts, inflated additions, electronic media, participatory attributes, three dimensional or structural projections and/or other unusual characteristics that would substantially differ from a traditional flat surface billboard of standard size.

Building Frontage. Building frontage is the portion of the building that faces the sidewalk. The character of a building's frontage – particularly the first 30 to 35 feet above the ground – largely influences the pedestrian experience of the built environment.

Building Scale. Building scale describes the perceived size of the built elements in relation to their surroundings—including other buildings and people. Building scale is a central design factor that affects neighborhood character, compatibility of buildings to one another, and walkability.

Built Environment. All man-made components of a city, including streets, sidewalks, buildings, parks, open space, and infrastructure.

Carbon Dioxide Equivalent. A metric used to compare the emissions of greenhouse gases based upon their global warming potential when indexed to carbon dioxide's global warming potential. Carbon dioxide equivalents are commonly expressed as "CO₂e." For example, the carbon dioxide equivalent of one metric ton of methane emissions is 21 mtCO₂e because methane has 21 times the global warming potential of carbon dioxide.

CEQA. California Environmental Quality Act of 1970, California Public Resources Code §§21,000-21,177. CEQA mandates the disclosure of environmental impacts (i.e. impacts upon the natural and manmade environment) of most discretionary plans and projects that are subject to government agency approval. CEQA generally requires mitigation of significant environmental impacts.

Child Care Facilities. A state-licensed facility, other than a family day care home, including extended day care, infant center, and preschool facilities, which provide non-medical care to children under the age of six years in need of assistance, personal services or supervision essential for sustaining the activities of daily living or for the protection of the child on less than a twenty-four-hour basis.

Child Day Care Facilities. Facilities that provide nonmedical care and supervision of minor children for periods of less than twenty-four hours. These facilities include the following, all of which are required to be licensed by the California State Department of Social Services.

- **Child Day Care Center.** Commercial or non-profit child day care facilities designed, approved and licensed as a child care center with no permanent resident. Includes infant centers, preschools, sick-child centers, and school-age day care facilities. These may be operated in conjunction with another related facility, or as an independent land use.
- **Large Family Day Care Home.** A day care facility located in a residence and licensed by the state as a family child care home, where a full-time resident provides care and supervision for seven to twelve children (plus two additional children after school). Children under the age of ten years who reside in the home count as children served by the day care facility.
- **Small Family Day Care Home.** A day care facility located in a single-family dwelling where a full-time resident provides care and supervision for six or fewer children (plus two additional children after school). Children under the age of ten years who reside in the home count as children served by the day care facility.

Civic Use. Uses dedicated to public services and others related to City administration. Civic use also describes public facilities, such as City Hall, libraries, and community facilities.

Class I Bicycle Path. A bike path provides for bicycle travel on a paved right-of-way completely separated from any street or highway.

Class II Bicycle Lane. Bike lanes provide a striped and stenciled lane for one-way travel on a street or highway. When properly designed, bike lanes help improve the visibility of cyclists.

Class III Bicycle Route. A bike route provides for shared use with motor vehicle traffic and is identified only by signage. This is recommended when there is enough right-of-way for bicyclists and motorists to safely pass.

Climate Action Plan. A long-range planning document that includes measures intended to reduce greenhouse gas (GHG) emissions within City operations and the community at-large. The recommended actions serve as a basis for future programming decisions subject to the availability of staff and funding.

Climate Change. This is a change in the temperatures and weather patterns of a given area that persists for an extended period, typically decades or hundreds of years. Climate Action Plans generally respond to climate change resulting from human-induced greenhouse gas emissions.

Commercial Area. A term used to describe parcels with commercial land use designations.

Commercial Corridor. Streets or blocks (i.e., portions of streets) where a majority of the parcels have a commercial land use designation.

Commercial Development Project. Development projects with only non-residential uses or the commercial portion of a mixed-use project.

Commercial Sub-Area. This General Plan identifies five commercial sub-areas in the City. These are: Melrose/Beverly District, Santa Monica Boulevard West, Santa Monica/Fairfax Transit District, Santa Monica/La Brea Transit District and Sunset Boulevard. In the Land Use and Urban Design Chapter, there are goals and policies for each commercial sub-area.

Commercial Use. A broad spectrum of land uses generally considered to be business-related, including retail, office, and services such as food, hospitality, professional services, or repairs.

Community Gardens. A site used for growing plants for food, fiber, herbs, or flowers, which is shared and maintained by nearby residents.

Community Outreach. Any combination of strategies used to reach members of the community to obtain input or to change behavior.

Composting. A waste management practice. Composting isolates plant waste, food waste, and other organic material, which allows it to decompose and be transformed into nutrient-rich soil.

Conservation. Preservation of any parts of the natural and/or built environment.

Courtyard Residential. Multifamily residential buildings designed around one or more public or private courtyard.

Creative Office Space. A land use type characteristic to West Hollywood that includes any number of businesses associated with the film, arts, and/or design industries.

Criteria Pollutants. Criteria pollutants are comprised of six primary air pollutants set by the US Environmental Protection Agency in defining the National Ambient Air Quality Standards (NAAQS) under the U.S. Clean Air Act. Criteria pollutants include carbon monoxide, lead, nitrogen oxide, particulate matter PM10, particulate matter PM2.5, ozone, and sulfur dioxide.

Cultural Resource. Any building, structure, portion of a structure, improvement, natural area feature, object, site, district, or any grouping of structures or improvements which may be of aesthetic, archaeological, architectural, cultural, educational, historic, landscape architectural, or scientific significance to the citizens of the city, state or nation which is, or may be, eligible for designation or which has been designated. Cultural resources include all potential and designated resources, and contributing resources in historic districts.

Density. The number of housing units per net acre, unless otherwise stated, for residential uses. For commercial uses, see "Floor Area Ratio".

Density Bonus. An incentive that allows developers to build more dwelling units or building square footage (as measured in FAR) than would normally be allowed, by including in a development project specific desirable features

and characteristics, such as affordable housing and green building.

Development Agreement. A contract between the City and an applicant for a development project, in compliance with Chapter 19.66 (Development Agreements) of the Zoning Ordinance and Government Code Sections 65864 et seq. A development agreement is intended to provide assurance to the applicant that an approved project may proceed subject to the policies, rules, regulations, and conditions of approval applicable to the project at the time of approval, regardless of any changes to City policies, rules, and regulations after project approval. In return, the City may be assured that the applicant will provide infrastructure and/or pay fees required by a new project or provide some other public benefit.

Development Agreement Overlay District. The Development Agreement (DA) overlay zoning district identifies sites and areas within the City that are subject to the requirements of adopted development agreements.

Development, New. See "Development Project".

Development Project. Development projects include new construction, major renovations and remodels. The project may be either residential, commercial or mixed-use. Unless otherwise specified, new single family homes or duplexes are exempt from the definition of development project for the purpose of this General Plan.

Diversion Rate (Solid Waste). The percentage of waste diverted from landfill through any combination of material use reductions, recycling, reuse, and/or composting. The diversion rate is commonly measured as waste diverted per capita within a given jurisdiction and year. Historical data may present the diversion rate as a percentage of the total waste diverted by a city or county, rather than a per capita rate.

Drip Irrigation. A method of irrigating plants that conserves water by minimizing evaporation. Typically, permeable tubing is placed around plants and water drips directly from the tubing into the soil.

Drive-Through Land Use. A building type that allows patrons to be served while not leaving their vehicle.

E-Waste. Any electronic waste such as computers, cell-phones, and televisions, among other products.

Easement. A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity. This includes the right for the public to use city streets and rights-of-way, and the right of utility companies to access infrastructure or utilities located on private land.

Ecology. The interrelatedness of the environment, including the interdependent nature of the lives of human beings, animals, and plants, and their reliance on natural resources such as water, soil, the atmosphere and other resources.

Emergency Housing. Housing that allows for emergency shelters and transitional housing. State law requires cities to provide areas where such housing is allowed.

Emergency Housing Overlay District. An overlay zoning district that allows for emergency shelter and transitional housing.

Emergency Shelters. Facilities for the temporary shelter and feeding of homeless or disaster victims, operated by a public or non-profit agency.

Energy Conservation. Any portfolio of energy management strategies designed to reduce the amount of energy being used for any given activity over a given period of time—such as annual heating/cooling of buildings, or daily transport of goods or people.

Energy Efficiency. An energy management strategy focusing on obtaining more use out of any given unit of energy—such as energy efficient cars that drive more miles per gallon.

Energy Policy Act of 1992. A federal statute that, among other things, established building energy codes and facilitated the development of further energy standards nationwide.

Environmental Impact Report (EIR). An informational document used to assess the physical characteristics of an area and to determine what effects will result if the area is altered by a proposed action, prepared in compliance with the California Environmental Quality Act (CEQA).

Façade. Any exterior elevation of a building.

Farmers' Market. The temporary use of a site for the outdoor sales of food and farm produce items from vehicles.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.

Federal Emergency Management Agency (FEMA). FEMA coordinates the federal government's role in preparing for, preventing, mitigating the effects of, responding to, and recovering from all domestic disasters, whether natural or man-made.

Floor Area Ratio (FAR). The floor area ratio (FAR) is the ratio of floor area to total lot area. FAR restrictions are used to limit the maximum gross floor area allowed on a site (including all structures on the site). The maximum gross floor area of all structures permitted on a site shall be determined by multiplying the floor area ratio (FAR) by the total area of the site (FAR x Site Area = Maximum Allowable Gross Floor Area). Basement area shall not be included in calculation of FAR.

Four D's. (See "4 D's").

General Retail Stores. Stores and shops selling many lines of merchandise including, but not limited to, books, clothing, dry goods, hardware, small wares, and specialty shops.

Goal. When used as part of the Goals and Policies sections of the General Plan, a Goal is a general direction setter. It is a long-term vision that may or may not be realized.

Government Code. California Law consists of 29 codes, covering current California laws across a variety of subject areas, and including the State Constitution and Statutes. The Government

Code covers topics related to the duties and obligations of government agencies, including local government planning.

Governmental or Public Facilities. Publicly owned structures used for the purposes of conducting city, county, state, or federal government business. These facilities include City Hall, and federal, state, or municipal equipment yards, fire and police stations, offices, recreation centers, sanitation facilities, schools, and similar facilities. Private commercial development projects leasing publicly owned land shall not be considered governmental or public facilities.

Green Building. Any set of building strategies designed to reduce the environmental impacts of building construction, operation, and demolition.

Green Roofs. A green roof is a conventional roof that is covered with a layer of vegetation. Also known as “living roofs,” green roofs serve several purposes for a building, such as absorbing rainwater, providing insulation, creating a habitat for wildlife, and helping to lower urban air temperatures and combat the heat island effect.

Greenhouse Gases. Naturally occurring or human-produced gases, including carbon dioxide, nitrous oxide, methane, and ozone, that allow sunlight to pass through but trap heat radiated from the earth’s surface. The accumulation of greenhouse gases in the atmosphere is the cause of global climate change.

Greenhouse Gas Emissions Inventory. A quantification of the carbon dioxide equivalents emitted within a given geographic area or from specific source(s) in a defined time period.

Green Streets. Streets that are generously landscaped with trees and other vegetation, so as to create a park-like feel within the urban environment.

Greywater. Water that is generated from activities such as showering and laundry and is safe for reuse in landscaping and related uses, but which is no longer fit for drinking.

Grocery Store. A retail business where the majority of the floor area open to the public is occupied by food products packaged for preparation and consumption away from the site of the store.

Hardscape. The paved urban landscape.

Healthy Foods. Healthy foods generally include a combination of fresh fruits and vegetables, organic and/or local foods, whole grains, and foods that are not processed or minimally processed before consumption.

Heat Island Effect. A phenomenon that occurs in urban environments whereby the sun’s radiation is absorbed by the urban hardscape and leads to elevated temperature levels. The heat island effect can be avoided by increasing vegetation and by using heat-reflective materials.

Historic District. A geographically definable area, possessing a significant concentration, continuity, or linkage of sites, structures, improvements, or objects united by past events, architectural style or design, or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history.

Historical or Architectural Significance. That which has a special interest or value as part of the character, cultural development, or heritage of the city, state, or nation including any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or which is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural history of city, state, or nation.

Home Business. The conduct of a business within the business owner’s primary residence, with the business activity being subordinate to the residential use of the property.

Hotel. A facility with guest rooms or suites, provided with or without meals or kitchen facilities, rented to the general public for overnight or other temporary lodging, typically less than 30 days. Also may include accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, meeting facilities, etc.

Income, Area Median. The County median income, as established by the State Department of Housing and Community Development (HCD).

Industrial Use. Industrial uses encompass a wide variety of manufacturing, production, warehouse, and distribution activities that are not compatible with residential and other sensitive land use types because they generate significant amounts of pollution or noise nearby.

Infill. Development projects within the existing urbanized area, generally on what was previously urbanized land. All development in West Hollywood is infill given that the City is completely urbanized. Infill typically refers to small-scale redevelopment of individual parcels, such as adding a new residential building within an existing neighborhood.

Infrastructure. Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers, or distribution substations.

Integrated Solid Waste Management Act of 1989 (AB939) and amendments found in SB 1016 (2007). A state law mandating that local governments divert a proportion of their community waste away from landfills as may be amended from time to time. Amendments found in SB 1016 modified the diversion metric from absolute volume diverted within a given jurisdiction to diversion per capita.

Joint Use. Generally refers to the sharing of space between schools and communities, frequently for recreational and open space purposes. More broadly, the term refers to the sharing of any space for more than one use.

Land Use Designation. A land use designation identifies the intended future use of land and the density/intensity of development on that land. Land use designations are a required part of the General Plan, per California law.

LGBT Community. The collective population of lesbian, gay, bisexual, and transgender individuals.

Light Industrial. A land use designation describing production activities that do not generate the levels of pollution generated by

traditional industrial land uses. Light industrial uses are generally compatible from a health and safety perspective with commercial and residential land uses.

Los Angeles Basin. A 35-mile long and 15-mile wide plain bordered by the Santa Monica Mountains, the Puente Hills, the Santa Ana Mountains, and the San Joaquin Hills. Los Angeles and Orange Counties lie within the Los Angeles Basin.

Lot or Parcel. A recorded lot or parcel of real property under single ownership, lawfully created as required by the Subdivision Map Act and City ordinances, including the Zoning Ordinance.

Lot Area. Gross lot area is the total area included within the lot lines of a lot, exclusive of adjacent dedicated street rights of way. Net lot area is exclusive of easements, including those for utilities or flood control channels, which limit the use of the lot.

Low-Flow Fixtures. Plumbing fixtures—such as shower-heads and toilets—that dispense relatively lower amounts of water per use or unit of time than conventional fixtures.

Major Employer. Employers with five or more employees and in a development of 10,000 square feet or more.

Major Renovation or Major Remodel. The removal of 50 percent or more of the exterior wall area (which includes walls, doors, and windows), or the removal of 50 percent or more of the supporting members of a structure (e.g., beams, bearing walls, columns, or girders), whichever is more restrictive.

Mixed-Use Project. A project which combines both commercial and residential uses, where the residential component is typically located above the commercial.

Mobile Sources of Pollution. These include cars, motorcycles, trucks, planes, and other transportation vehicles that emit pollutants.

Mode Choice. The ability of users to choose whether to walk, bike, take public transit, and/or drive, as a result of attractive, meaningful, and competitive alternatives to auto travel.

Mode Shift. A demographic shift in how people travel—a shift away from the automobile and toward other forms of transit, including walking, bicycling, and public transit. Mode shift usually occurs as a result of land use and urban design changes that make it easier and more attractive for people to get out of their cars, as well as transportation demand management strategies that discourage driving.

Multi-Family Dwellings. A building or a portion of a building used and/or designed as residences for three or more households living independently of each other. Includes: triplexes, fourplexes (buildings under one ownership with three or four dwelling units, respectively, in the same structure) and apartments (five or more units under one ownership in a single building); townhouse development (three or more attached single-family dwellings where no unit is located over another unit); senior citizen multi-family housing; and any residential condominium, community apartment house, or stock cooperative.

Multi-Modal Transportation System. A transportation system with diverse mobility options competitive to the passenger vehicle for local and regional trips, including attractive, reliable, and feasible options to walk, bike, or take public transit.

Municipal Operations. The day-to-day operations of running and maintaining the City.

Neighborhood Conservation Overlay (NC) District. The Neighborhood Conservation Overlay (NC) District is used to identify sites and areas within the city that represent clearly defined neighborhoods with predominantly consistent historic or architectural character.

Neighborhood-Serving Uses. Any number of non-residential land uses that provide services directly to adjacent neighborhoods and/or meet the regular needs of adjacent residences. These may include grocery stores, hardware stores, restaurants, coffee shops, and other uses regularly utilized by residents.

Noise Contours. A graphic representation of the intensity of noise within a given geographic area. Noise contours are represented graphically in a very similar manner to elevation contours upon a topological map.

Nonconforming Use. A use of a structure (either conforming or nonconforming) or land that was legally established and maintained prior to the adoption of this General Plan and which does not conform to current General Plan or Zoning Ordinance provisions governing allowable land uses for the parcel in which the use is located.

Open Space. A broad category of land uses that includes parks, plazas, green streets, highly vegetated areas and other open space areas such as rivers, trails, and undeveloped lands.

Parcel. (See “Lot”).

Park. Parks are public open spaces for the use and enjoyment of the community. Parks include passive and active spaces and may have a variety of types of spaces including athletic fields, play equipment, picnic areas, grassy open spaces, and vegetated plazas.

Parking Overlay District. The Parking (PK) Overlay District is intended to identify sites within residential zoning districts where nonresidential parking lots and parking structures may be established or maintained.

Parking Structure. An enclosed facility for parking of vehicles, which is typically multi-level and/or which may include other uses (for example, street-fronting retail shops). Includes day use public and commercial garages and parking structures, except when accessory to a primary use. Includes indoor areas where vehicles are stored for rental or leasing. Does not include uncovered surface parking lots, which are either a temporary use subject to a temporary use permit or considered accessory to a primary use on the same site.

Parkway Strips. The landscaped area between street (curb and gutter) and the sidewalk.

Paseo. A pedestrian walking path that is typically located at a mid-block location and away from vehicle traffic.

Passive Use [Park] Facilities. In the context of park facilities, passive use describes the enjoyment of parks and open space for their intrinsic value. Common passive uses include sitting and viewing the scenic, outdoor, and vegetative features of the park.

Pass-Through Trips/Traffic. Traffic that is moving through one area—for example, a city or a neighborhood—to get to somewhere else without stopping. For example, regional pass-through trips in West Hollywood are trips that neither begin nor end in West Hollywood, but simply take advantage of an arterial or other road within the City to get to another destination.

Particulate Matter (PM10 or PM2.5). Solid particles smaller than 10 microns (PM10) or 2.5 microns (PM2.5) that are small enough to enter into the nasal passages and lungs (PM10) and even cross into the circulation system through the lungs (generally PM2.5). Particulate matter can cause asthma and other respiratory problems, and can cause various forms of cancer.

Pedestrian-Oriented or Pedestrian Orientation. Any physical structure or place with design qualities and elements that contribute to an active, inviting and pleasant place for pedestrians including:

- Street furniture
- Design amenities related to the street level, including awnings, paseos, arcades
- Visibility into buildings at the street level
- Highly articulated façades at the street level with interesting uses of material, color, and architectural detailing
- Continuity of the sidewalk with a minimum of intrusions into pedestrian right-of-way
- Continuity of building façades along the street with few interruptions in the progression of buildings and stores
- Signage oriented and scaled to the pedestrian rather than the motorist
- Landscaping

Pedestrian-Oriented Use. A use which is intended to encourage walk-in customers and which generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to intense and attractive visual interest, high customer turnover and intense social interaction.

Permeable Surfaces. Surfaces that allow water to penetrate into the ground. Within the context of the urbanized environment, permeable surfaces can include specialized semi-permeable stone or concrete, and other paving designed to let stormwater pass through into the soil.

Policy. When used as part of the Goals and Policies sections of the General Plan, a Policy seeks to mandate, encourage, or permit certain actions.

Pocket Park. A very small park that is typically located on a formerly empty or underutilized parcel or as part of a new development. In built-out urban areas such as West Hollywood, new pocket parks represent one of the best ways of adding parks and open space to the community.

Potable Water. Water of drinking quality.

Product Waste. Waste generated from the manufacture, packaging, use, and disposal of products.

Public Improvements. Improvements to the physical development of the City funded in whole or in part through public funding.

Public Infrastructure. Infrastructure commonly shared by the public for the provision of services such as water supply, waste disposal, energy supply, and transportation.

Public Open Space. A parcel or area of land or water that is restricted to active or passive recreational uses, that is owned and maintained by a public agency and is available for use by the general public.

Public Right-of-Way. The streets, roadways, sidewalks, and other passages available to the public.

Public Transit. Buses, streetcars, trains, shuttles, and other publicly-provided transportation systems.

Quimby Act (1977). California Government Code §66477. A state law allowing cities to pass ordinances requiring that developers set aside land, donate conservation easements, or pay fees for park improvements.

Rainwater Retention. A technique designed to capture and retain rain water on site where it falls before it is absorbed into the ground or runs off from the paved landscape. Rainwater can be utilized in lieu of potable water for a variety of household uses, including landscaping.

Reconstruction. The rebuilding of a structure to its original condition following a catastrophic event (such as fire or earthquake) that significantly damages the structure.

Regional Housing Needs Assessment (RHNA). The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating the housing element of the General Plan. The RHNA process quantifies the housing need within each jurisdiction.

Religious Facilities/Places of Worship. Facilities operated by religious organizations for worship, or the promotion of religious activities, including churches, mosques, synagogues, temples, etc., and religious schools; and accessory uses on the same site, such as living quarters for clergy and staff, and child day care facilities, where authorized by the same type of land use permit required for the religious facility itself. Other establishments maintained or operated by religious organizations, including full-time educational institutions, hospitals, and other potentially related operations (for example, a recreational camp) are classified according to their respective activities.

Renewable Energy. Energy harvested from resources that renew themselves faster or equal to the rate of human consumption. These generally include solar energy and wind energy, among others.

Renovations/Additions. Any improvement to a structure that involves adding new space or renovating existing space.

Reuse. A use of property or building for a new use.

Santa Monica Bay. A bay located within the Pacific Ocean to the west of the City, generally bounded by Point Dume in Malibu and the Palos Verdes Peninsula. Rainfall from West Hollywood generally drains into Santa Monica Bay.

Schools. Public and private educational institutions, including elementary schools, middle schools and high schools.

Seismically Active Zone. An area which has experienced seismic activity (such as earthquakes) and is reasonably anticipated to experience seismic activity in the foreseeable future.

Seismic Building Performance. The ability of buildings to withstand an earthquake of significant magnitude through interventions such as reinforcements or structurally flexible construction.

Senate Bill 97 (SB 97). Codified in California Public Resources Code §§ 21083.05, 21097 (2008). This California legislation requires greenhouse gas emissions and climate change to be considered as environmental impacts under the California Environmental Quality Act.

Senate Bill 375 (SB 375). Codified in scattered sections of the California Government Code and at California Public Resources Code § 21,155 (2008). SB 375 is intended to help curb sprawl and coordinate with AB 32, the California Global Warming Solutions Act of 2006. The law requires regional metropolitan transportation planning organizations (MPOs) to develop sustainable communities strategies (SCS) to reduce greenhouse gas emissions from vehicle miles traveled. Local governments are not required to develop an SCS under SB375; however, local governments are providing input into the SCS process and future funding originating from MPOs will likely be tied to SB375 implementation. Moreover, SB375 mandates the frequency of preparation of the local housing element, and offers CEQA streamlining to qualifying transit-oriented and VMT-reducing projects.

Sensitive Facilities. Sensitive facilities may include hospitals, senior residences, churches, and other facilities that for various reasons may require special protection from noise, seismic risk, and other impacts associated with the built environment.

Sensitive Receptor. Sensitive receptors are land uses with inhabitants that would experience disproportionately negative impacts from air pollution. They include residences, schools,

churches, hospitals, and child and elder care facilities.

Setback. The distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. Setbacks from private streets are measured from the edge of the easement.

Shared Parking. When two or more businesses or buildings share a single parking area. The City allows shared parking in order to reduce the total number of parking spaces needed while also meeting the parking needs of the businesses.

Shared Streets. Shared streets are streets designed to be shared by pedestrians, autos, public transit, and bicyclists, without delineation of separate areas for each user. Shared streets are effective in areas where pedestrians are the dominant form of mobility and it is safe to allow people to walk in the same space as the occasional bicycle rider or vehicle.

Sherbourne Triangle Site. That area within the City bounded by San Vicente Boulevard on the east, Sherbourne Drive on the west, and Beverly Boulevard on the south.

Sign. An object, device, display, or structure, or any part thereof, situated outdoors or indoors, which is used to identify, display, or direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design symbols, fixtures, colors, illumination, or projected image.

Single-Family Dwellings. A building designed for and/or occupied exclusively by one household. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing on permanent foundations. May include the rental of rooms within a dwelling also occupied by the property owner or a primary tenant.

Smog. A type of air pollution that is common in the Los Angeles region. Smog in the region forms when air pollutants such as vehicle emissions mix with sunlight and frequently also oxygen. The result is an unhealthy photochemical fog that is detrimental to the respiratory system.

Soundwalls. Manmade walls that serve to block out noise and prevent noise waves from traveling to protected areas.

Specific Plan. As provided by Government Code Sections 65450 et seq., a detailed plan for the systematic implementation of the General Plan for all or part of the area covered by the General Plan. A specific plan consists of text and one or more diagrams which specify the distribution, location, and extent of land uses, major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities within the area covered by the plan. A specific plan also includes: standards and criteria by which development will proceed; standards for the conservation, development, and utilization of natural resources, where applicable; a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the plan; and a statement of the relationship of the specific plan to the General Plan.

Stationary Sources of Pollution. Refers to pollution generated by land uses such as factories, refineries, and any other land use operations.

Stormwater. Rain water, generally described within the context of an urbanized environment. Stormwater is absorbed into the soil, flows into natural water bodies, runs off impermeable surfaces, and/or enters the storm drain system during and after a rainfall. Stormwater frequently picks up a variety of environmental pollutants found within the urban landscape, such as dust, oil, fertilizer, and others. If there are insufficient means to absorb and capture stormwater at the rate it is generated, stormwater will cause flooding.

Stormwater system. Stormwater infrastructure; the network of pipes, drains, and catchment areas designed to manage stormwater within the built environment.

Story or Floor. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. A semi-subterranean garage shall not be considered a story if the top of the garage is six feet or less above grade.

Streets. A public thoroughfare accepted by the city, which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley. Refers to the entire public-right-of-way along a public thoroughfare, including driving and parking lanes, bike paths, and sidewalks.

Streetscape. The character and appearance of a street and its landscaping, buildings and other features.

Structured Parking. See "Parking Structure".

Sustainability. A purposeful strategy of comprehensively managing natural resources, environmental quality, community well-being, and economic resources. The goal of sustainability is to meet a variety of complimentary and conflicting needs of today without compromising the ability of future generations to meet their own needs.

Tall Walls. Large signage or advertising that extends along all or part of the entire wall of a building.

Telecommunications Technologies. Any number of technologies designed to assist people in communicating with each other remotely or conveying information remotely. Currently relevant technologies include television, telephones, cell phones, and internet.

Transit Overlay Zone. The Transit Overlay Zone (TOZ) identifies sites close to major transit nodes. The TOZ designation is intended to encourage mixed-use development in locations with adequate transit service to reduce the need for auto trips.

Transit-Supportive Land Uses. Land uses including residential and commercial, often in mixed-use buildings or neighborhoods, that capitalize on a location near public transit and support the transit system by providing services to or housing for potential transit users.

Transportation Demand Management. Any strategy that is used to reduce driving and vehicle trips. The strategy could be either an incentive, such as free transit passes, or a disincentive, such as charging for parking.

Trip Generation. A metric of the amount of auto trips generated by a given land use—for example, the amount of new auto trips generated by a new residential development. Trip generation rates decrease with land uses that are characterized by urbanized and walkable environments, and increase with land uses characterized by suburbanized and auto-oriented environments.

Two-Stroke Engines. A highly polluting engine commonly used in motorcycles and landscaping equipment. With respect to certain criteria pollutants, a two-stroke engine used in a conventional motorcycle tends to be approximately 20 times more polluting than a four-stroke engine used in a conventional automobile, according to US EPA estimates.

Unbundled Parking. A parking strategy in which parking spaces are rented or sold separately, rather than automatically included with the rent or purchase price of a residential or commercial unit. This means that tenants pay for parking separately from what they pay for housing or commercial space, and costs for those who need less parking (or no parking at all) are discounted by the costs of the parking space(s).

Underutilized. Any parcel of land or building that is not being used to its maximum potential, as identified by local land use regulations. Underutilized parcels are typically the most susceptible to redevelopment.

Urban Design. The appearance and arrangement of a city and its public space.

Urban Runoff. Stormwater in the urbanized environment that does not permeate into the soil, but rather runs off impermeable surfaces—such as roads—into water bodies. Usually urban run-off moves into lakes and streams at a significantly higher rate than rain water along unpaved surfaces, increasing the risk of flooding. Urban runoff also generally picks up environmental pollutants in the urban landscape and delivers them into water bodies, such as Santa Monica Bay.

Vacant Land. Land that is zoned for urbanized use and that could be improved or developed but that is currently not formally utilized or inhabited, or where no structures exist on the site.

Vehicle Miles Traveled (VMT). A metric used to estimate greenhouse gas emissions from vehicles—usually passenger autos. Vehicle miles traveled are frequently measured per capita or per household on an annual or daily basis. In addition, VMT generally describes driving patterns within a delineated geographic area—for example, annual VMT per capita within West Hollywood or daily VMT per household within the Los Angeles Region.

Volatile Organic Compounds (VOC). These are gases emitted from a variety of liquid and solid products. VOC's by nature are unstable gases that want to leave whatever medium they are in and escape into the atmosphere. These gases are detrimental to health. They can be found in paints, personal care items, air fresheners, plastics, and cleaning supplies, among other items.

Vulnerable Populations. Any number of populations whose health is particularly susceptible to environmental pollution—including children, seniors, persons with disabilities, and individuals with existing health conditions.

Walkability. The accessibility and attractiveness of an area to pedestrians.

Water Conservation. Any portfolio of water management strategies designed to reduce the amount of water being used for any given activity over a given period of time. An example of a water conservation strategy is watering outdoor landscaping in the evening to minimize evaporation, which accelerates during warm and sunny conditions.

Water Efficiency. A water management strategy focusing on obtaining more use out of any given unit of water, such as washing machines that use less water per load of laundry, compared to conventional washing machines.

Watershed. An area of land between mountain ranges and/or hills where water drains to the same place; a geographic drainage basin. West Hollywood, for example, is within the Ballona Creek watershed.

Water Table. The water level of subsurface or ground water. West Hollywood has a high water table, meaning that the groundwater is near the surface.

Wayfinding. Signs, graphics, and elements of design that help people find their way to a given destination.

Xeriscape. Creative landscaping for water and energy efficiency, comprised of seven sound horticultural principles: (1) good landscape planning and design; (2) appropriate turf areas; (3) efficient irrigation; (4) use of soil amendments; (5) use of mulches; (6) incorporation of low water use plants into the landscape; and (7) appropriate maintenance of plants and irrigation systems.

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