

APPENDIX E - GLOSSARY OF TERMS

1. ACRONYMS

ABAG	Association of Bay Area Governments
BMR	Below Market Rate Unit
CCCFCWCD	Contra Costa County Flood Control and Water Conservation District
CCCSO	Central Contra Costa Sanitary District
CDBG	Community Development Block Grant
CIP	Capital Improvement Program
CTIP	Commercial Transportation Improvement Program (Fee)
CRL	California Redevelopment Law
EBMUD	East Bay Municipal Utility District
EIR	Environmental Impact Report
FAR	Floor Area Ratio
GPA	General Plan Amendment
HCD	Housing and Community Development (State Department of)
HUD	Housing and Urban Development (U.S. Department of)
PUD	Planned Unit Development
RHND	Regional Housing Needs Determination
RTIP	Residential Transportation Improvement Program (Fee)
SOI	Sphere of Influence
SWAT	Southwest Area Transportation
TVAHC	Tri-Valley Affordable Housing Committee
TVTC	Tri Valley Transportation Committee
UBC	Uniform Building Code
ULL	Urban Limit Line

2. DEFINITIONS

Affordable Housing

Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make the monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income (GMI) for rental housing including utilities and pays less than 35 percent of its GMI for for-sale housing.

Assessment District

A procedure to pay for capital improvements wherein bonds are sold and obligation for payment is shared by property owners within the district.

Association of Bay Area Governments (ABAG)

A voluntary consortium of cities and counties in nine Bay Area Counties formed to cooperate on common planning issues and solve common development problems.

Build out

The future point at which all currently vacant land designated for development within a community is developed.

Business and Professional Offices (DBD Area 6)

The portion of the Downtown Area allowing a combination of commercial activity and business and professional offices.

Capital Improvement Program

A capital improvement program is a multi-year budgeting plan that programs capital facilities for construction or acquisition.

Community Development Block Grant (CDBG)

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

Condominium

A structure of two or more units, the interior spaces of which are individually owned; the balance of the property (both land and building) is owned in common by the owners of the individual units.

Consistency

Free from variation or contradiction. State law requires that General Plans be internally consistent and consistent with implementation measures such as zoning.

Density (Residential)

The number of permanent primary residential dwelling units per gross acre of land. Densities specified in the General Plan are expressed in units per gross acre. Allowable density often serves as the major distinction between residential districts.

Density Bonus

The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum allowed by zoning, usually in exchange for the provision or preservation of an amenity at the same site or another location and/or in exchange for providing affordable housing or housing to seniors or to the handicapped.

Design Guidelines

Provisions guiding the design of buildings which are not mandatory but which may be used by Staff, the Design Review Board (DRB), the Planning Commission, and the Town Council in reaching decisions regarding approval of projects.

Design Review Process

A process used to administer regulations and guidelines for the exterior design of structures and associated site design and landscaping which ensure that such structures and developments are suitable, harmonious, and in keeping with the general appearance, historic character, and/or style of the surrounding area.

Development

The physical extension and/or construction of urban land uses. Development activities include, but are not limited to, subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover for non-agricultural purposes.

Development Plan

The development plan review process is utilized to promote quality architectural design, good site relationships, attractive landscaping, and other aesthetic considerations of development in the Town. Development plans are processed for new office, commercial, and industrial projects and for multiple family residential developments and scenic hillside and major ridgeline developments. This review is also utilized for single family residential developments utilizing the Planned Unit Development process.

Density Bonus

(to be supplied)

Development Review Process

The Town's process for reviewing and taking action to approve or deny any private or public request for development within the Town. The Development Review Process in Danville typically includes the review by Town staff for consistency of a development request with adopted Town goals, policies, ordinances and guidelines, the consultation with other concerned agencies, review by the Town's Design Review Board, and review by the Town's Planning Commission and/or Heritage Resource Commission.

Dougherty Valley Settlement Agreement

A legal, binding agreement reached between the Dougherty Valley developers, Contra Costa County, the City of San Ramon, and the Town of Danville establishing a series of performance standards, fees, and other mitigation measures in conjunction with the approval by Contra Costa County of a General Plan Amendment allowing development in the Dougherty Valley.

Downtown

As defined in this General Plan, Downtown refers to the portion of Danville identified by the "Downtown" Land Use designation on Figure 5.

Duets

A detached building designed for occupation as the residence of two families living independently of each other, with each family living area defined by separate fee title ownership.

Dwelling Unit

A building or portion of a building designed as the residence of one family.

Energy Conservation

A means of reducing the amount of energy used by consumers.

Fair Share

The equitable assignment of a regional need, such as affordable housing, to the individual local governments within that region. Typically used by the Association of Bay Area Governments to assign affordable housing responsibilities to Bay Area cities and counties, but also used with regard to hazardous materials and special needs housing.

Floor Area Ratio (FAR)

The maximum gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, an FAR of 0.8 would allow 8,000 sq. ft. of floor area and an FAR of 0.5 would allow 5,000 sq. ft.

General Plan

A compendium of local policies regarding 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 or Town, or Board of Supervisors.

General Plan Amendment Study (GPA Study)

A study of the benefits, liabilities, probable effects, and mitigation measures that would be required in the event the General Plan were amended for a particular site or sub-area. A GPA Study is typically prepared following the submittal of a formal request to the Town Council for authorization to prepare a GPA Study. The Town may initiate a GPA Study.

Goals

Goals are broad statements of direction leading toward a desired end state or vision.

Growth Management Element

General Plan element required of all Contra Costa County jurisdictions under Measure C – 1988; identifies performance standards for roads and essential public services, and contains policies which ensure that development pays its way and mitigates its impacts.

Home Occupation

An activity customarily conducted entirely within a residential dwelling, by a person residing in the dwelling unit, which is clearly a secondary and incidental of such dwelling as a residence.

Household

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

Housing Element

The state-mandated portion of the General Plan that addresses housing needs in the community and the policies and programs to meet these needs. The Element appears under separate cover and is subject to HCD review and certification.

Impact

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

Implementation

An action, procedure, program or technique that involves the carrying out of policies.

Incentive

A reward or bonus offered by a City or Town to encourage the private sector to take an action that would be less likely otherwise.

Inclusionary Housing

Housing that is built as a result of local regulations that require a minimum percentage of all units in developments exceeding a certain size to be affordable to very low, low or moderate income households.

Infill

Development of individual vacant lots or leftover vacant properties within areas that are already developed.

Infrastructure

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

Land Use Permit

A permit that allows the use of land or occupancy of a structure for a particular purpose subject to limitations or conditions of approval determined through the development review process.

Local Agency Formation Commission (LAFCO)

A 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.

Market-rate Housing

Housing which is offered for rent or sale at fair market value without any consideration of standards for determining affordability.

Measure "C"-1988

Voter-approved initiative in Contra Costa County establishing a half-cent sales tax, the proceeds of which are used to develop and improve transportation facilities in the County. Local jurisdictions must develop and comply with Growth Management Element in their General Plans to be eligible for Measure "C" funds.

Median Household Income

Household income figures, adjusted for family size, published annually by the U.S. Department of Housing and Urban Development (HUD). These income figures are calculated for each statistical metropolitan statistical area (for Danville the figures pertain to the Oakland Primary Metropolitan Statistical Area). Household income groupings are determined based on the area's published median household income. Very low income households have income levels of less than 50% of the area's median income. Low income households have income levels between 50% and 72% of the area's median income. Moderate income households have income levels between 72% and 120% of the area's median income.

Minimum Density Requirements

Land use regulations which allow development only if the proposed density will be greater than a specific number of units per acre.

Minor Subdivision

Division of land into four parcels or less.

Mitigation

To ameliorate, alleviate, or avoid to the extent reasonably feasible. According to CEQA, mitigation includes: (a) not taking a certain action or parts of an action; (b) limiting the degree or magnitude of an action; (c) repairing, rehabilitating, or restoring the environment affected; (d) preserving and maintaining operations during the life of an action; and (e) replacing or providing substitute resources.

Mixed Use

Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A "single site" may include contiguous properties.

Old Town Retail (DBD Area 1)

The intensely developed central core area of the Downtown Area, containing retail, service / commercial or service office businesses where merchandise is stored on-site and all transactions and / or services occur entirely within an enclosed building.

Old Town Retail Transition (DBD Area 2)

The transition and buffer area of the Downtown Area situated between the more intensely developed Old Town Retail area (DBD Area 1) and areas designated for mixed use and commercial

development. This area incorporates retail uses which require larger amounts of storage and staging areas as well as service commercial uses which provide access to both the pedestrian and automobile users.

Old Town Mixed Use (DBD Area 3)

The portion of the Downtown Area containing a wide range of uses that are consistent and compatible with the pedestrian orientation of the intensely developed central core area while allowing a blend of the allowable uses in the Old Town Retail area (DBD Area 1), the Old Town Retail Transition area (DBD Area 2) and the Business and Professional Office area (DBD Area 6).

Open Space

Any parcel or area of land or water which is essentially unimproved and devoted to an open space use for the purposes of (a) the preservation of natural resources, including visual resources; (b) the managed production of resources; (c) outdoor recreation; or (d) public health and safety.

Performance Standards

Standards for levels of service relating to municipal functions such as police, fire, and library service. These standards are incorporated into the General Plan Growth Management Element. For the purposes of the Growth Management Element, performance standards for non-transportation facilities are an objective measurement of the ability to provide a particular service to the community, either by the Town or by a Special District or Utility.

Planned Unit Development (PUD)

A development approach which allows flexible development standards which are created and implemented on a project-by-project and site-by-site basis, based on the opportunities and constraints of a specific project and site. This development approach may allow for the retention of a greater portion of the land as open space and create more flexible project designs than would not otherwise be permitted by conventional zoning.

Planning Area

The term "Planning Area" is used in two ways in this General Plan. At the Townwide level, it describes the total area addressed by the General Plan, including all land within the Town limits and potentially annexable areas. The term is also used to describe subareas within the Town which are identifiable based on natural and manmade boundaries such as creeks or roadways, and shared features or neighborhood traits.

Policy

A specific statement or principle of guiding actions which implies clear commitment and which the Town will follow to achieve its goals.

Programs

Specific actions that the Town, either alone or in coordination with other entities, will try to undertake to implement the plan.

Redevelopment

A tool authorized by the California Health and Safety Code for eliminating physical and economic blight and an aide to realizing general plan objectives for more beneficial uses of land. Under State law, the growth in property taxes collected within a designated redevelopment project area may be assigned to a Redevelopment Agency to fund activities related to blight removal.

Residential Care Facility, Large-Family and Small-Family

A small-family residential care facility serves up to eight persons, and under current state law may not be directly regulated by local land use controls. A large-family residential care facility serves nine to sixteen persons and is subject to a limited range of land use regulation at the local level.

Resident Serving Commercial (DBD Area 4)

The portion of the Downtown Area providing a wide range of services for the convenience of residents and the general community. A sub-set of the uses allowed in this area includes those uses which are not compatible with uses in the Old Town Retail area (DBD Area 1) or the Old Town Retail Transition area (DBD Area 2).

Rezoning

An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Scenic Hillside

Elevated land formations with unique visual character which are subject to special design regulations through the Scenic Hillside and designated in map form. The development plan review process is utilized to promote quality architectural design, good site planning.

Second Dwelling Unit

A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Also called accessory unit, or "granny flat".

Senior Housing

Typically one- and two-bedroom apartments or condominiums designed to meet the needs of persons 62 years of age and older or, and restricted to occupancy by persons 62 years or older.

Setback

The horizontal distance between the property line and any on-site structure.

Single Family

A dwelling unit intended for occupancy by one family which may be independent from any other structure or which may share common walls with an adjoining structure.

Sphere of Influence

A boundary established by LAFCO that encompasses all land in the Town limits plus land in the unincorporated area which could ultimately become part of the Town through annexation.

Standards

(a) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out objectives, principles, "standards," and proposals. (b) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions; for example, site-design regulations such as lot area, height limit, frontage, and landscaping.

Subdivision

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

Tax Increment

The additional tax revenues that result from increases in property values within a redevelopment area. State law permits the tax increment to be earmarked for redevelopment purposes, but requires

at least 20 percent to be used to increase and improve the community's supply of affordable housing.

Townhouse; Townhome

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

Title 24

Regulations adopted in 1977 by the California Energy Commission; contains prescriptive standards for wall, ceiling, and floor insulation, vapor barriers, glazing, infiltration, climate control systems, and water heating equipment.

Tri-Valley Region

The communities of Danville, San Ramon, Dublin, Pleasanton, and Livermore, as well as the adjoining unincorporated areas within Contra Costa and Alameda Counties. The three valleys are the San Ramon, Livermore, and Amador Valleys.

Underutilized Parcel

Land which is not being used to its full potential and which could potentially be redeveloped with a more economically productive use.

Uniform Building Code (UBC)

A national, standard building code which sets forth minimum standards for construction.

Uniform Housing Code (UHC)

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

Urban Limit Line

A boundary line adopted by Contra Costa County in response to a voter initiative limiting the ultimate urbanized area of the County to more than 35 percent of its total land area. The Urban Limit Line is established through the County General Plan. Land outside the line is generally designated for open space, agricultural, or rural residential uses.

Urban Services

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

Use

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

Vacant

Used to describe housing or commercial buildings which are not occupied, or land which is not being put to use.

Variance

A permit that allows deviation from the strict application of zoning district development standards (e.g., minimum setbacks, height restrictions and parking restrictions). The variance permit process is designed to permit minor adjustments to the zoning regulations when there are special or

extraordinary circumstances applying to a parcel of land or a building that prevent the property from being used to the extent intended by zoning.

Vertical Integration

The mixing of one land use over another in a building of two stories or more, for example residential units over a retail store.

Zoning

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

Zoning Incentive

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

Zoning Ordinance

A set of land use regulations enacted by the Town to create districts which permit certain land uses and prohibit others. Land uses in each district are regulated according to type, density, height, and the coverage of buildings.