

VIII

Glossary

Chapter

GENERAL PLAN  
HUNTINGTON BEACH

**GLOSSARY**

<b>Active Fault</b>	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; has exhibited surface displacement within the Holocene time (approximately the past 11,000 years).
<b>Adopt-a-Building</b>	A program, similar to the "Adopt-a-Highway" program, where a group or individual may sponsor the upkeep or rehabilitation of a historically significant structure.
<b>Built-in Fire Protection</b>	Fire safety devices that are included within a structure. Examples include fire alarms, fire sprinklers, and fire extinguishers.
<b>Bonus Density</b>	An increase of density granted to a specific development or site when the development or site provides a specified amenity, design, or other desired element such as public plazas, public art, moderate income housing units, etc.
<b>By-Right Entitlements</b>	A proposed project would be considered to have a "by-right" entitlement, if the development is consistent with the General Plan designation and zoning designation, and conforms with all other use and siting ordinances without special variances, conditions, or considerations.
<b>Coastal Sage Scrub</b>	A plant community common to the coastal areas of California and supporting a wide diversity of biological resources considered sensitive.
<b>Community Retail</b>	Provides a wider range of facilities for the sale of apparel, hardware, and appliances. It is built around a junior department store, variety store, or discount department center as the major tenant, in addition to a supermarket. Its typical size may range from 100,000 to 400,000 square feet of gross leasable area.
<b>Corridor</b>	Provides the principal, occasional or potential means of vehicle and pedestrian movement in the community, interconnecting land uses and areas of activity.
<b>Critical Facility</b>	Facilities which either provide emergency services or house or serve many people who would be injured or killed in a case of disaster damage to the facility (e.g., hospitals, emergency service, utility facilities, and communication).

## GLOSSARY (CONTINUED)

<b>Defensible Space</b>	A term referring to a space, such as a courtyard, parking lot, or street frontage, that is designed in such a way that crime is discouraged. Elements that contribute to defensible space are entry ways and windows that open toward the space, unobstructed views, lighting, and active use.
<b>Density</b>	The average number of housing units per unit of land; usually density is expressed "per acre."
<b>Density Bonus Incentives</b>	A system whereby developers are allowed to develop at a greater density (Square footage or Units) than the underlying zoning allows in exchange for providing amenities which the community feels are desirable.
<b>District</b>	An integrated part of a larger urban area with common distinguishing characteristics such as continuities of space, form, detail, building type, use, activity, inhabitants, and/or topography.
<b>Erosion</b>	The process by which soil and rock are detached and moved by running water, wind, ice and/or gravity.
<b>F.I.R.E.</b>	An acronym for the Financial, Insurance, and Real Estate sector of the economy.
<b>Floor Area Ratio (FAR)</b>	The total gross area of a building floor space, excluding basements, balconies and stair bulkheads on a lot divided by the total area of that lot.
<b>Flooding</b>	A rise in the level of a water body or the rapid accumulation of runoff, including related mudslides and land subsidences, that result in the temporary inundation of land that is usually dry.
<b>Gross Leasable Area (GLA)</b>	The total gross floor area designed for tenants' occupancy and exclusive use. It is the area for which tenants pay rent and the area the produces income.
<b>Ground Failures</b>	Mudslide, landslide, soil compaction, or liquefaction,.
<b>High-Occupancy Facility</b>	A public or private facility for housing or assembling large populations.

## GLOSSARY (CONTINUED)

<b>Incubator</b>	A company or use that is in the initial stages of formation and product development. Incubator uses will usually locate in small inexpensive spaces until the use becomes more profitable and requires additional space.
<b>Intensity</b>	The degree to which land is used. Intensity is typically used to refer to the levels of concentration or activity of land uses.
<b>Landslide</b>	A general term for a falling mass of soil or rocks.
<b>Liquefaction</b>	A process by which water-saturated granular soils transform from a solid to a liquid state during strong ground shaking.
<b>Neighborhood Retail</b>	Provides for the sale of convenience goods (foods, drugs, and sundries) and personal services (laundry, dry cleaner, barber, shoe repair, etc.) for the day-to-day living needs of the immediate neighborhood. It is built around a supermarket as a principal tenant. In theory, the neighborhood center has a typical gross leasable area of 50,000 square feet but may actually range from 30,000 to 100,000 square feet.
<b>Node</b>	A significant focal point in an urban environment, such as a public square or street intersection, that is a center or junction of movement and activity.
<b>Permanent Wetlands</b>	Areas which are permanently wet or covered by shallow water, such as saltwater and freshwater marshes, open or closed brackish marshes, mud flats, and fens.
<b>Potentially Active Fault</b>	A fracture or zone of closely associated fractures along which rocks on one side have been displaced with respect to those on the other side; shows evidence of surface displacement during Quaternary time (the last 2 million years).
<b>Public Art</b>	Any sculpture, fountain, monument, mural, or other form of art located in a public space or private space open to public view.
<b>Receiver Site</b>	An area that can accommodate the relocation of historically significant structures.

## GLOSSARY (CONTINUED)

<b>Regional Retail</b>	Commercial uses catering to more than just the local community. It provides for general merchandise, apparel, furniture, and home furnishings in depth and variety, as well as a range of services and recreational facilities. It is built around one or two full-line department stores of generally not less than 100,000 square feet. Its typical size range from 300,000 to 850,000 gross leasable area. These retail uses will draw from the "region" and commonly have greater visibility (i.e., seen from the freeway).
<b>Riparian Habitat</b>	The land and plants bordering a water course or lake.
<b>Ruderal</b>	A disturbed area dominated by weedy, typically annual, non-native plant species.
<b>Sensitive Facility</b>	A facility used for the manufacture, storage or sale of hazardous materials as well as schools, nursing homes, and housing for the elderly, handicapped or mentally ill.
<b>Subsidence</b>	The gradual, local settling, or sinking of the earth's surface with little or no horizontal motion (subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure).
<b>Surface Rupture</b>	A break in the ground's surface and associated deformation typically resulting from the movement of a fault.
<b>Theoretical Plan</b>	If all the vacant sites develop and if all of the existing land uses were to recycle to the densities described in the Land Use Element, then the development would reflect the "theoretical plan". The Theoretical Plan's buildout is equivalent to: Residential Units - 92,679 Commercial/Office Square Feet - 14,644,660 Industrial Square Feet - 20,569,420 Other Square Feet - 48,308,040 Hotel Rooms - 3,378