

Glossary

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ACCESSORY UNIT: A freestanding or attached secondary habitable unit on a site.

ACRES, GROSS: The entire acreage of a site, including all easements and rights-of-way; or the entire acreage of the site as shown on a recorded map. Calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

ACRES, NET: The portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way, and public open space.

AFFORDABLE BY DESIGN: Housing choices in urban areas that are attractive, accessible to parks, transit, work, shopping, and other amenities, and affordable to a large spectrum of the population.

AFFORDABLE HOUSING: Housing for which a household pays no more than 30 percent of its annual income.

ALLÉE: French, literally, a path. Often refers to a path or walk lined on both sides with trees or other planting.

AMENITY OR AMENITIES: A feature that increases attractiveness or value, especially of a piece of property; something that increases physical or material comfort; social courtesies; civilities.

ARTERIAL ROADS: A major four-lane road serving local and longer distance travel. Arterial roads enable through traffic between collector roads and expressways, highways, and freeways. Arterial roads provide some limited access to adjoining properties.

NOTE Glossary covers terminology in both the East Garrison Specific Plan and the East Garrison Pattern Book (Appendix B).

ARTS & CRAFTS: Movement in applied art and indirectly in architecture during the second half of the 19th century, emphasizing the importance of craftsmanship and high standards of design for everyday objects.

BATTEN: A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

BAY: One of several uniform divisions of a building.

BAY WINDOW: A window formed in a projection of the wall beyond its general line.

BULBOUTS: A curb extension at an intersection used to shorten the pedestrian crossing distance. A bulbout may also be used to shield on-street parking and offer planter areas.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA): The State statutes and guidelines enacted by the California legislature in 1970 and as subsequently amended, (Public Resources Code, Section 21000 et. Seq.) that contains a process for conducting environmental review for projects.

CALTRANS: California Department of Transportation.

CAPITAL IMPROVEMENT PROGRAM (CIP): A program established by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the general plan.

CARPENTER GOTHIC: In the nineteenth century U.S., the application of Gothic motifs by artisan-builders in wood.

CIRCULATION: Free movement or passage; in this document, refers to vehicular and pedestrian movement within the neighborhood and between the neighborhood and its environs.

CLAPBOARD: Exterior (weather) boarding, typically 3 to 11 inches wide, 5/8 inch thick on the lower edge, 1/4 inch thick along the upper edge (which is covered by the lower edge of the board above. It is feather-edged (neither tongued and grooved nor rebated).

CLASS 1 BIKEWAY (BIKE PATH): Provides a completely separated right-of-way for the exclusive use of bicyclists and pedestrians.

CLASS 2 BIKEWAY (BIKE LANE): Provides a striped lane for one-way bike travel on a street or a highway.

CLASS 3 BIKEWAY (BICYCLE ROUTE): Provides connections to either Class 1 or Class 2 facilities. Class 3 facilities have no special lane markings, bicycle traffic shares the roadway with motor vehicles.

CLASSICAL DESIGN PRINCIPLES: Architectural design principles derived from the architecture of Hellenic Greece and imperial Rome.

COLLECTOR STREETS: An intermediate-sized street generally smaller than arterial roads and larger than a neighborhood street.

COLONIAL REVIVAL: The reuse of Georgian and colonial design in the U.S. in the late nineteenth and early twentieth centuries.

COMMUNITY 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.

CORBEL: A bracket of building material, as stone or brick, projecting from the face of a wall and generally used to support a cornice or arch.

CPUC: California Public Utility Commission

CRAFTSMAN STYLE: Originated in Southern California in the late 19th and early 20th centuries, this architectural style in the U.S. was influenced by the Arts & Crafts movement in England which emphasized the use of hand-crafted elements and natural materials instead of mass-produced components that

were part of the industrialization and standardization of building components. Two California architects - Harry and Charles Greene, were among the first to design extensively in this style, producing designs for small, affordable, and very popular houses they called “bungalows.” Typical style characteristics include relatively shallow pitch roofs with broad overhangs; open soffits with exposed rafters, brackets and braces of heavy timber; asymmetrical massing and window and door arrangements; inlet porches with tapered wood columns or piers with columns above; use of several materials on the exterior (e.g., a mix of stone, wood, shingle, and brick).

CRIMP METAL: Metal formed into small, regular ridges or folds.

CROSS-GABLE: A gable which is set parallel to the ridge of the roof.

CURB CUTS: Interruptions in a concrete border or row of joined stones forming part of a gutter along the edge of a street, frequently to accommodate a driveway.

DENSITY: The measure of the ratio of population to the area of land occupied by that population, which may be expressed as dwelling units per acre, families per acre, persons per acre, or conversely, as acres per dwelling unit or square feet per dwelling unit.

DENSITY, GROSS: The ratio of single-family living units within the distinct boundaries of any property including the area to the center of an abutting street or access within the street or access road.

DENSITY, RESIDENTIAL: The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per gross acre (See ‘Acres, Gross’).

DEVELOPMENT: Any activity which occurs on land or water that involves the placement of any structure, the discharge or disposal of any waste material, grading, dredging or mineral extraction. This definition includes any change in use, density, and/or intensity

including the subdivision of land, construction of any structure, and the removal or harvesting of major vegetation including land clearing other than for agricultural purposes.

DEVELOPMENT AGREEMENT: A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code §65865 et. seq.) that “freezes” certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

DORMER: A window set vertically in a small gable projecting from a sloping roof; the gable holding a dormer.

DUTCH COLONIAL ARCHITECTURE: The style prevalent in the Dutch-settled parts of the North American colonies in the seventeenth century, particularly in New York’s Hudson River Valley, and is characterized by gambrel roofs and overhanging eaves.

DWELLING UNIT: A dwelling or portion thereof used by one family and containing one kitchen.

EASEMENT: A right, as a right-of-way, afforded a person to make limited use of another’s real property.

EASTLAKE STYLE: A forerunner of the Stick Style, with rich ornamentation created by gouge and lathe, named after the English architect Charles Eastlake. It was in California and the West generally that the style persisted longest—down to the late 1880s.

ELEVATION: Referring to the front, side, or rear of a structure taken as a complete composition with all of its building elements.

EMPLOYMENT CENTER: Geographic area exemplified by a high concentration of employment opportunities. Monterey Peninsula, Salinas, and the Central Salinas Valley, UCMBEST, CSUMB and other jobs created on the former Fort Ord represent employment centers within Monterey County.

ENCROACHMENT: A gradual intrusion on the rights

or possessions of another (e.g., a road which encroaches on a city park).

ENTASIS: A slight outward taper on classical columns used to counteract the optical illusion of concavity in a straight-sided column.

ENVIRONMENT: Environment means the physical conditions that exist within the area that will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

ENVIRONMENTAL IMPACT REPORT (EIR): Environmental Impact Report means a concise report statement setting forth the environmental effects and considerations pertaining to a project as specified in CEQA. An EIR document is prepared to inform the public and decision makers about the potential environmental damage and impacts caused by implementation of a project.

FACADE: The face of a building.

FEASIBLE: Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technical factors.

FEMA: Federal Emergency Management Agency.

F.I.R.M.: Refers to the Flood Insurance Rate Map prepared by FEMA for each specific jurisdiction in the United States.

FORA: Fort Ord Reuse Authority

FRONT FACADE: The principal face of a house that fronts on the street.

FRONT FACADE ZONE: The area at the front of the house which is set back from the front property line at a distance defined by the Front Yard Setback. The depth of the zone is measured from that line.

FRONT-LOADED: A residence where the garage is accessed directly from the street rather than a lane.

FRONT YARD SETBACK: The area between the Front Yard Setback Line and the front property line. The Front Yard Setback Line demarks the front edge of the Front Yard.

FRONT YARD ZONE: The area designated in the Community Patterns section of the Pattern Book for placement of front yards as determined by the setbacks.

FULL SPECTRUM OF HOUSING: Housing availability within a community that presents desirable housing opportunities for individuals and families across the full range of income levels.

FULL-WRAP ARCHITECTURE: The use of a single material and consistent style and trim elements on all facades of a building.

GABLE: The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

GABLE L: Describes the massing of a house having a hipped roof with a projecting gable form at the front, typically two-thirds the width of the facade.

GABLE ROOF: A roof having a gable at one or both ends.

GREENWAY: Typically, open space with passive (e.g., walking), but not active, recreational uses; distinct from parks which contain a mix of active and passive recreational uses and amenities.

HARDSCAPE: Impervious and permeable paving materials.

HIGHWAY: Major road developed and maintained by the State of California. Highways enable through-traffic throughout the state and provide linkages to the overall highway system of the state. Highways typically provide only limited direct access from adjoining properties.

HIPPED ROOF: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

HOUSEHOLD: All those persons – related or unrelated – who occupy a single housing unit.

IMPACT FEE: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the funds.

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

IMPROVEMENT: Such street work and utilities to be installed, or agreed to be installed (for which a security instrument is first accepted), by the subdivider on the subdivision or land adjacent thereto to be used for public or private streets, highways, ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the parcel or final map thereof. Improvement also refers to such other specific improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency or by a combination thereof, is necessary or convenient to ensure conformity to or implementation of the General Plan.

INCLUSIONARY HOUSING: Housing that is affordable to very low- and low-income households.

INDIGENOUS: Living or occurring naturally in a specific area or environment; native; intrinsic to a place.

INFRASTRUCTURE: The various systems and facilities needed to support the operation of a community (e.g., sewer and water systems, electric systems, communication lines, roads).

IONIC ORDER: The classical order of architecture characterized by its capital with large volutes, a fasciated entablature, continuous frieze, usually dentils in the cornice, and by its elegant detailing.

ITALIANATE STYLE: The eclectic form of house design fashionable in England and the U.S. in the 1840s and 50s, characterized by low-pitched, heavily bracketed roofs, asymmetrical informal plan, square towers, and often round-arched windows.

JAPANESE STYLE: A variant of the Craftsman Style found primarily in California. Traditional house design in Japan included exposed and expressed structural elements such as roof rafters, columns, beams and piers with light wood frame wall construction. Many of these elements began to be copied and embellished in the bungalows designed in the U.S. early in the 20th century. Attention to crafted joints and details in Japanese style houses was a natural extension of the Arts & Crafts aesthetic.

KNOCK DOWN: Designed to be assembled and disassembled easily and quickly; a device or mechanism designed to be assembled and disassembled quickly and easily.

LOT: A unit of land which has been created under the provisions of the Subdivision Map Act or any prior law regulating the division of land or a local ordinance enacted pursuant thereto or was created prior to the time any local or state law regulated divisions of land or which were not subject to any local or state regulation or the time of its creation. Parcels crossed by public road or highway rights-of-way will not be considered to have been ‘subdivided’ by such a road or highway. Except where a legal determination by the County concludes otherwise for a particular owner-

ship, contiguous lots conveyed by U.S. patent or aggregated under a single ownership will be considered as a single parcel.

MARKET-RATE: An unregulated price driven by free market demand.

MASSING: The shape of the volume of the building.

MCWD: Marina Coast Water District

MCWRA: Monterey County Water Resources Agency

MITIGATION: Measures taken which make something less severe or intense.

NOISE: Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is ‘unwanted sound’.

OGEE: An S-shaped double curve often used in the design of moldings or of pointed Early English arches.

OPEN SPACE: Any open land that is predominantly lacking in structural development. Open space includes natural areas, wetlands and open water, wildlife habitats, areas of managed production of resources such as farmlands and grazing areas, open areas requiring special management or regulation to protect public health and safety, and outdoor recreational areas. The term ‘open space’ does not imply public access or ownership.

PARCEL: For a definition of ‘parcel’, see ‘lot’.

PARK STRIP: A verge.

PEDESTRIAN-SCALE: In scale with a person walking.

POLICY: A specific statement guiding action and implying a clear commitment.

PRAIRIE STYLE: Early twentieth-century style of two-story house emphasizing the horizontal. Frank Lloyd Wright was the acknowledged master of the Prairie house.

PRESERVATION: Use of long-term or permanent safeguards to guarantee the viability of natural or man-made resources.

PROTOTYPE: An early typical example.

PUBLIC UTILITY: A company regulated by the California Public Utilities Commission or other regulatory body including the County of Monterey.

QUEEN ANNE STYLE: Eclectic style of domestic architecture of the 1870s and 1880s in England and the U.S.; misnamed after Queen Anne, but actually based on country-house and cottage Elizabethan architecture. It is characterized by a blending of Tudor Gothic, English Renaissance and, in the U.S., Colonial elements.

REAR LANE SETBACK: The minimum allowable distance from the rear lane right-of-way to a built structure.

RECREATIONAL VEHICLE: Single-axle or multiple-axle non-self-propelled structure mounted on wheels or otherwise capable of being made mobile, and other types of vehicles, including but not limited to travel trailers, and self-propelled motor homes, or campers; used for any purpose (for example, residential, recreational); but not including a municipal or governmental purpose.

ROAD, PUBLIC: See Street, Public.

RIGHT-OF-WAY: A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as public and private roads, railroads, and utility lines.

SETBACK: A defined recession from a given property line or zone within a property that establishes the allowable placement of a structure, except fences 6 feet in height or less, on a specific piece of property.

SIDE STREET FACADE ZONE: On corner lots, a zone established adjacent to the cross street. The zone is set between the side setback line and the Private Zone as established in the Community Patterns section of the Pattern Book.

SIDE YARD SETBACK: The minimum allowable distance between the structure and the side yard property line.

SKIP-TROWEL: A textured material finishing technique for stucco and synthetic stucco materials.

SMART GROWTH: A collection of urban development strategies to reduce sprawl that are fiscally, environmentally and socially responsible. Smart growth is development that enhances quality of life, protects the environment, and uses tax revenues wisely.

SPECIFIC PLAN: In California, a tool authorized by Government Code §65450 et seq. for the systematic implementation of the general plan for a defined portion of a community’s planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

STREET, PUBLIC: An avenue, place, way, drive, lane, boulevard, highway or road, but not an alley, owned by or maintained by a state, county, or incorporated city, or other public agency.

STREETSCAPE: The appearance or view of a street; an environment of streets.

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner whether constructed on-or-off site.

SUSTAINABLE DEVELOPMENT: Development that improves economic efficiency, protects and restores ecological systems, and enhances the well-being of all peoples.

SWISS STYLE: A variant of Craftsman style design. Small, wooden houses photographed in Swiss towns and villages had many of the essential qualities admired by the early Craftsman designers. Exposed rafters and

structural elements, heavy timber framing and beautifully crafted details were studied, copied, and used as precedents and references by American practitioners.

T&G: Tongue-and-groove; a method of joining materials, usually wood, where a tongue or projection in one board fits the groove of its neighbor.

TRADITIONAL NEIGHBORHOOD DESIGN: A planning concept that calls for residential neighborhoods to be designed in the format of small, early twentieth century villages and neighborhoods characterized by one-family and two-family homes on small lots, narrow front yards with front porches and gardens, detached garages in the backyard, walkable “Main Street” commercial areas with shops lining the sidewalk, and public parks, town greens, or village squares.

USE EASEMENT: See Easement.

VERGE: The edge projecting over the gable of a roof. Also, the area of planting, lawn, or pavement between the sidewalk and the curb on a street.

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