

## APPENDIX C - GLOSSARY

THIS PAGE INTENTIONALLY LEFT BLANK

## DEFINITIONS

Words, phrases, and terms not specifically defined herein shall have the same definition as provided in the Los Gatos Zoning Ordinance, Section 29.10.020 or in a dictionary in common use.

### ALLEY

A public or private way reserved primarily for vehicular service access to the rear or side of properties otherwise abutting a street.

### ARTICULATION

The visible expression of architectural elements which, through their form or materials, break up the mass and scale of buildings.

### AUTO COURTS

A paved open space, surrounded on three sides by residential structures, and serving as access to garages for those dwelling units. It may also provide access to residence entries.

### BALCONY

An exterior platform that projects from or into the façade of a building, and is surrounded by a railing, balustrade or parapet.

### BAY WINDOW

A large window or grouping of windows projecting and cantilevering from the outer facade of a building and forming an alcove in the interior of the building.

### BIORETENTION

Bioretention areas, or rain gardens, are landscaping features adapted to provide on-site treatment of stormwater runoff. They are commonly located in parking lot islands or within small pockets of residential land uses. Surface runoff is directed into shallow, landscaped depressions. These depressions are designed to incorporate many of the pollutant removal mechanisms that operate in forested ecosystems.

### BULBOUT

Location where the sidewalk edge is extended from the prevailing curb line into the roadway at sidewalk grade, effectively increasing pedestrian space; also referred to as a curb extension.

### BULKHEAD

The portion of the building between the bottom of the storefront window and the adjacent outdoor ground level.

### COMMON GREEN

A grass or landscaped area centrally located for use of residents of the development, their guests, and/or the public.

### COMMON OPEN SPACE

A usable open space for the exclusive use of residents of the development, their guests, or open to the public. This space can be either green space or hardscape.

### COMMUNITY BENEFIT

A Community Benefit is an offering of benefit to the Town proposed by an applicant, in addition to the standard mitigation measures required by the Town, that overrides certain negative impacts resulting from an infill project or a project that generates more than five (5) peak hour trips.

### COMPLETE STREETS

Complete streets are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities.

### CONDOMINIUM

Condominium, residential means a residential development, a condominium project, a community apartment project or a stock cooperative as defined in title 6 Common Interest Developments, section 1351 of the Civil Code. (Condominiums are a form of ownership rather than a housing type)

**COTTAGE CLUSTER HOUSING**

A collection of small houses arranged around and fronting onto a common green space. Units are usually smaller than typical single family homes. Parking is provided in consolidated parking lots and/or in garages served by alley access.

**DEMOLITION**

The deliberate removal or destruction of the frame or foundation of any portion of a building or structure.

**DIRECTOR**

The Director of the Community Development or his or her designee, unless otherwise specified.

**EATING AND DRINKING ESTABLISHMENTS**

Businesses serving prepared food or beverages for consumption on or off the premises.

**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 technological factors.

**FRONTAGE**

The linear length of a building or lot that contains a public entrance. To calculate frontage length, it is measured along the property line adjacent to a street, curb line, or vehicular access easement.

**GREEN SPACE/GREEN OPEN SPACE**

For purposes of this Specific Plan and calculating open space requirements green space and green open space is grass or landscaped areas. These can include but are not limited to parks, bioretention, common and private residential green space, planters larger than 50 square feet, landscaped planter strips, drivable turf-block, and parking lot landscaping. Tree planted in tree wells shall not be calculated as part of the green space requirement.

**GROSS UNIT AREA**

- The dwelling unit measured to the outside face of the exterior wall or to centerline of party wall, if any (existing code),
- Basements are included (per existing code),
- Internal stairways in multi-story units are counted at each floor, except the uppermost floor.
- Exterior spaces useable by the dwelling unit that are unenclosed space such as porches, balconies or terraces are excluded. Screened enclosures are included.
- Outdoor, enclosed storage closets on decks are included.
- Garages or carports are excluded.
- Attic spaces that are not habitable are excluded.
- Shafts are excluded, except at lowest floor.

**HARDSCAPE**

For purposes of this Specific Plan and calculating open space requirements, hardscape refers to paved areas for the use of pedestrians including plazas, courtyards, sidewalks, and pedestrian paseos.

**LANDSCAPED PARKWAY**

A strip of land located between the back of the curb and the front of a sidewalk, usually used for planting low ground cover and/ or street trees - also known as a “park strip”, “planter strip” or “parkway strip”.

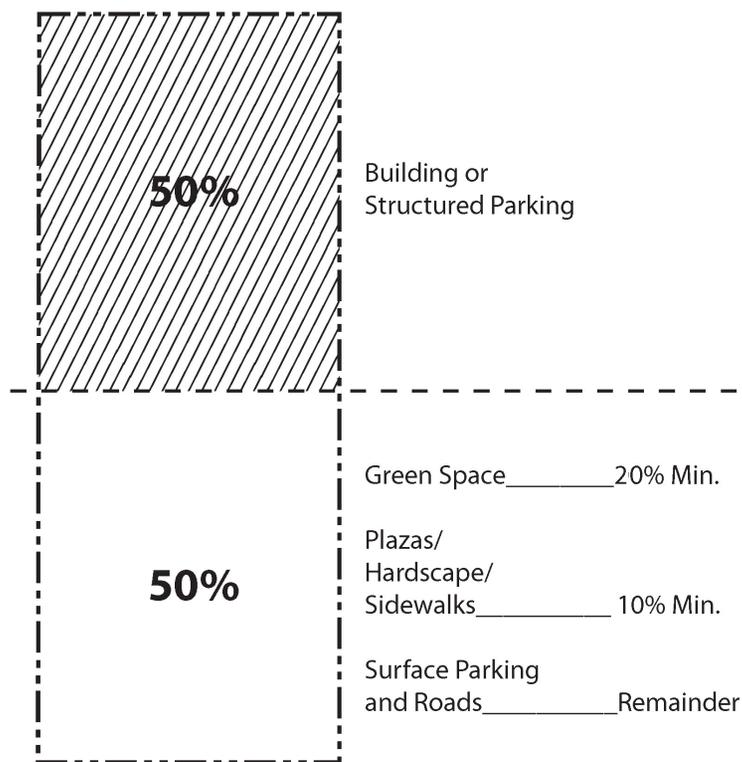
**LANDSCAPING**

An area devoted to or developed and maintained with native or ornamental plantings, lawn, ground cover, gardens, trees, shrubs, or other plant materials. Plants on porches, or in boxes attached to buildings are not considered landscaping.

**LIVE/WORK**

A live/work unit is a dwelling unit or sleeping unit in which a significant portion of the space includes a non-residential use that is operated by the tenant. Dwelling units that include an office that is less than ten percent of the area of the dwelling unit shall not be classified as a live/work unit. If the unit does not comply with the following, it is not considered a live/work unit:

- a. The non-residential area is permitted to be a maximum 50 percent of the area of each live/work unit.
- b. The non-residential area function shall be limited to the first or main floor only of the live-work unit.
- c. A maximum of five non-residential workers or employees are allowed to



**LOT AREA COVERAGE**

Lot Area Coverage is defined as the portion of a lot area covered by the footprint of structures. Coverage shall include all principal and accessory buildings including dwellings, garages, carports, parking structures, greenhouses, enclosed patios, and tool sheds. Gardens or plazas on top of podium parking that are a maximum of 6 feet above finish grade will not count towards Lot Coverage. The maximum height above finished grade will be calculated as an average. Coverage shall not include areas paved at grade for driveways, walkways, roads, green open space (as defined in this Specific Plan), hardscape (as defined in this Specific Plan), uncovered parking, uncovered or unenclosed swimming pools or covered patios provided that said patio is not more than fifty (50) percent enclosed. The projection of cornices, eaves, balconies, awnings, and other similar architectural projections shall not be included in the calculation of coverage.

**MARKET HALL/SPECIALTY MARKET**

A building housing a market where food and merchandise is sold. Retail sale of food, beverages, primarily for off-premises consumption including delicatessens and other specialty food shops, as well as, establishments which have a sizeable assortment of fresh fruits and vegetables and fresh-cut meat.

**MULTIFAMILY FLATS**

Dwelling units typically stacked one above another with access by way of common building entries and corridors. Parking is usually accommodated in common areas composed of surface parking with carports or individual garages, separate parking structures, or in a parking level located beneath the residential complex (also referred to as Podium Parking defined below).

**MULTIMODAL**

Multimodal refers to giving travelers more choices than simply using their cars, such as rail and bus transit, carpools, walking, biking, and shuttle service.

**MULTIPLEXES**

Structures containing two or more dwelling units (e. g., duplex, triplex, 4-plex, 6-plex) with individual entries designed to resemble detached single family homes. Units may be side-by-side, stacked one above the other or a combination of both.

**NET UNIT AREA**

- Net area is the floor area of conditioned space (heated/cooled) measured to the inside face of the exterior walls (or party walls), but including interior partitions.
- Stairs internal to units counted at the bottom floor only.
- Shafts are excluded.

**OFFICE**

Offices of firms or organizations providing professional, executive, management, or administrative services, such as architectural, engineering, graphic design, interior design, real estate, insurance, investment, legal, veterinary, and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use.

**OPEN SPACE**

Open space means a ground plane open and unobstructed from the ground plane to the sky. Balconies and roof eaves may extend over a portion of the open space. Open space includes both “green open space” and “hardscape” (plazas, sidewalks, and paseos). Plazas, courtyards, and planters over podium parking or on roof decks also qualify as open space.

**PARKING LOT LANDSCAPING**

For calculations of green space, parking lot landscaping includes all planters 50 square feet or larger, but not trees in tree grates.

**PODIUM PARKING**

A parking structure configured with the parking partially located below grade (but not fully underground), and with dwelling units or other uses above.

**PRIMARY STREET**

Primary Streets are identified as Lark Avenue, Los Gatos Boulevard, South A Street, North A Street, Neighborhood Street, Residential Streets within Lark District, Noddin Avenue, Burton Road, and Commercial Streets within the Northern District.

**PROJECTIONS**

Architectural features on a building that provide visual variation and/or relief but do not serve as interior or exterior living or working space.

**RESIDENTIAL UNIT SIZE MIX (REVISED AND ADDED TO APPENDIX PER AC)**

The Specific Plan encourages a mix of residential types and sizes but does not specify exact sizes. The types and sizes are targeting the unmet needs in Los Gatos. A hypothetical example of how the mix of residential can be realized is illustrated in the table below.

<b>CONCEPTUAL MODEL OF RESIDENTIAL SIZES</b>					
TYPES	NET UNIT AREA RANGE	GROSS UNIT AREA RANGE	APPROX. UNIT RANGE	PERCENT OF TOTAL RANGE	APPROXIMATE TOTAL AREA
COTTAGE CLUSTER		1,000 - 1,200 sf DETACHED PRODUCT	40-50	20-25%	40,000 - 60,000
GARDEN CLUSTER		1,000 - 1,999 sf	40-50	20-25%	40,000 - 60,000
TOWNHOMES, ROWHOUSES		1,000 - 1,999 sf	130 - 140	30 - 40%	130,000 - 280,000
<b>GROSS UNIT AREA TOTAL</b>					<b>210,000 - 400,000</b>
CONDOS/MULTI-FAMILY	1,300 - 2,350 sf		90 - 110	25 - 30%	117,000 - 258,000
APARTMENTS/AFFORDABLE	500 - 750 sf		45 - 55	10 - 15%	22,000 - 42,000
<b>NET UNIT AREA TOTAL</b>					<b>139,000 - 300,000</b>

*Refer to definitions in Appendix for Net Unit Area and Gross Unit Area.*

**RIGHT-OF-WAY (ROW)**

That portion of property that is dedicated, or over which an easement is granted, for public and streets, utilities, pedestrian access or alleys.

**ROWHOUSES**

Single-family, attached dwelling units constructed in rows along common streets. Unit entries are oriented to the fronting streets, and garages are integrated into the individual units at the rear. Private open space is typically provided as a porch, entry garden or deck rather than as at-grade patios. Units occupy all floors, without other units above or below.

**SETBACK**

As defined by “Yard” in the Zoning Ordinance.

**SHARROW**

A travel lane with bikes indicated by a sharrow marking on the pavement. This marking is placed within a travel lane to indicate that a bicyclist may use the full lane. The sharrow symbol consists of a bicycle symbol with two chevron markings above the bicycle.

**SHUFFLE STALLS**

An extra stall to allow for temporary parking.

**STORM WATER BEST MANAGEMENT PRACTICES (BMP's)**

Methods minimizing the effect of urbanization on site hydrology, urban runoff flow rates or velocities, and pollutant loads.

**STORM WATER MANAGEMENT**

Storm water management is the practice of “controlling” runoff generated from a storm event to reduce flood potential and other potential negative implications. Types of “control” measures may include underground storm drain systems of pipes, retention basins, infiltration BMP's, pump stations and channels.

**TANDEM PARKING**

A parking configuration wherein two spaces are located end to end in such a manner that one of the spaces is not directly accessible to the street without traveling over the other space.

**TOWNHOUSES**

Single-family attached dwelling units constructed in clusters within an overall master development plan. Parking is typically in garages or parking lots adjacent to the dwelling unit clusters but may be integrated into the dwelling's ground floor.

**UNMET NEEDS**

At the time this Specific Plan was drafted, some of the unmet needs that have been identified include senior housing, affordable housing, and housing catering to young adults and “empty nesters”.

THIS PAGE INTENTIONALLY LEFT BLANK