

Glossary of Terms and List of Acronyms

GLOSSARY OF TERMS

Accessory Dwelling Unit (ADU): An attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a primary dwelling unit. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Health and Safety Code Section [17958.1](#), and (2) a manufactured home, as defined in Health and Safety Code Section [18007](#).

Accessory Dwelling Unit, Junior (JADU): A unit that is no more than five hundred square feet in size and contained entirely within an existing single-family structure, including an attached garage. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure, as defined in California Government Code Section [65852.22](#).

Affordable Housing: Housing that is (1) restricted to occupancy by extremely low, very low, and low income households for a specified period of time that is not less than 25 years; and (2) has rents or prices that do not exceed the affordable housing cost as set forth in Health and Safety Code Section 50052.5 as amended.

Assisted Housing: Generally multi-family rental housing, but sometimes single-family ownership units, whose construction, financing, sales prices, or rents have been subsidized by federal, state, or local housing programs

Below Market Rate Unit: A unit which is affordable, either by rental or purchase, to very low, low, or moderate income households.

Buildout: That level of development characterized by full occupancy of all developable sites in accordance with the Local Coastal Land Use Plan/General Plan Land Use Element; the maximum level of development envisioned by the General Plan.

Coastal Development Permit: A separate discretionary permit for any development within the coastal zone that is required pursuant to this title and subdivision (a) of Section [30600](#) of the Public Resources Code.

Coastal Zone: That portion of the coastal zone, as established by the Coastal Act of 1976 or as subsequently amended, that lies within the city of Half Moon Bay, as indicated on a map on record with the planning department.

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: An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property together with a separate interior space in a residential, industrial or commercial building on the real property, such as an apartment, office or store. A condominium may include, in addition, a separate interest in other portions of the real property.

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location.

Density, Residential: The number of permanent residential dwelling units/acre of land.

Developable Land: Land that is suitable as a location for structures and that can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Development: On land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511). As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. In this LCP, "development" is synonymous with "new development."

Dwelling unit: One or more rooms with a single kitchen and sanitation facilities, designed for occupancy by one family for living and sleeping purposes.

Dwelling, Multifamily: A building containing three or more dwelling units.

Dwelling, Single-Family: A building containing one dwelling unit.

Dwelling, Two-Family: A building containing two dwelling units.

Emergency Shelter: housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Environmental Justice: The fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Environmentally Sensitive Habitat Area: Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments, including the following:

- (a) Any habitat area that is rare or especially valuable from a local, regional, or statewide basis.
- (b) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law.
- (c) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations.
- (d) Areas that contribute to the viability of plant species for which there is compelling evidence of rarity, for example, those designated 1b (Rare or endangered in California and elsewhere) or 2 (rare, threatened or endangered in California but more common elsewhere) by the California Native Plant Society.

In Half Moon Bay, these areas include, but are not limited to terrestrial ESHAs (marine environment, sea cliffs, dunes, coastal terrace prairie, and non-aquatic habitat for special status or unique species); wetlands; and watercourses.

Environmentally Sensitive Habitat Area, Potential: Areas that may support sensitive habitat or special status species but require further site-specific study to make this determination.

Fair Market Rent: The rent, including utility allowances, determined by the U.S. Department of Housing and Urban Development (HUD) for administering the Section 8 Existing Housing Program.

Family: (1) Two or more persons related by birth, marriage, or adoption [U.S. Bureau of the Census]. (2) An Individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind [California].

Farmworker Housing: Dwelling unit(s) dedicated for use by people who earn a portion of their income through permanent or seasonal agricultural, agricultural compatible, and/or horticultural labor, and the household members who reside with such a person.

Green Building: Green or sustainable building is the practice of creating healthier and more resource-efficient models of construction, renovation, operation, maintenance, and demolition. (U.S. Environmental Protection Agency)

Green Infrastructure: A cost-effective, resilient approach to stormwater management utilizing natural processes.

Homeless: An individual or household who lacks a fixed, regular, nighttime residence, often moving at least once over a 60-day period.

Homeless, Sheltered: Individuals or households staying in emergency shelters and/or transitional housing programs; sheltered from outdoor elements (i.e., cold temperatures, rain, etc.) however absent long-term or permanent housing.

Homelessness, Unsheltered: Individuals or households not regularly accessing shelters or transitional housing programs who are instead staying on the street, in encampments, in vehicles (RVs), or in other locations not meant for human habitation.

Household, Above Moderate Income: Any household whose income, with adjustments for family size, is over one hundred twenty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Extremely Low Income: Any household whose income, with adjustments for family size is between zero percent and thirty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Low Income: Any household whose income, with adjustments for family size, is between fifty and one-tenth percent and eighty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Moderate Income: Any household whose income, with adjustments for family size, is between eighty and one-tenth percent and one hundred twenty percent of the median income for San Mateo County as published by the Department of Housing and Community Development.

Household, Very Low Income: Any household whose income, with adjustments for family size, is fifty percent or less of the median income for San Mateo County as established by the U.S. Department of Housing and Urban Development.

Housing and Community Development Department (HCD): The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every eight years.

Housing and Urban Development, U.S. Department of (HUD): A cabinet-level department of the federal government that administers housing and community development programs.

Infill Development: The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

Just Housing: Affordable, safe, and healthy homes as defined by community input.

Land Use Designation: A system for classifying and designating the appropriate use of properties.

Level of Service (LOS): A measurement of traffic congestion, ranging from LOS A to LOS F, with LOS A representing free-flowing conditions, and LOS F stop-and-go conditions.

Low Barrier Navigation Center: Temporary shelters with low barriers to entry as defined by California Government Code 65660.

Manufactured Housing: Residential structures that are constructed entirely in the factory, and which since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of the U. S. Department of Housing and Urban Development (HUD). (also referred to as “Mobile Home” and “Modular Unit.”)

Mixed-Use: the combination of nonresidential and residential uses located on the same property as part of a unified development. Mixed-use development consists of commercial and residential uses integrated either vertically (vertical mixed use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed use) where

parking, open spaces, and other development features are shared. In a mixed-use development, both uses are considered primary uses of the land.

Non-Priority Use: Any development other than those considered to be priority uses.

Overcrowding Housing Unit: A housing unit in which the members of the household or group are prevented from the enjoyment of privacy because of small room size and housing size. The U.S. Bureau of Census defines an overcrowded housing unit as one which is occupied by more than one person per room.

Poverty Level: As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder. The income cutoffs are updated each year to reflect the change in the Consumer Price Index.

Priority Use, Coastal Act: Land uses that have priority over other uses for their location in the coastal zone, namely coastal-dependent uses, visitor-serving commercial uses, agricultural uses, and coastal access and recreation facilities.

Priority Use, Local: Uses that are considered second-tier priority behind Coastal Act Priority Uses in the Planning Area, namely affordable dwelling units for extremely low, very low, and low-income households.

Redevelopment: Alteration, demolition, or replacement of 50 percent or more of the major structural components of any structure or an addition of 50 percent or more to the floor area of such structure. In all cases, policies that apply to “new development” shall also apply to “redevelopment.”

Regional Housing Needs Assessment (RHNA): A quantification by ABAG of existing and projected housing need, by household income group, for all localities within a region.

Section 8 Rental Assistance Program: A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income (GMI). “Section 8” includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Housing: Housing designed to meet the needs of older adults, typically 62 years of age and older, and restricted to occupancy by them.

Sensitive Coastal Resource Area: Those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity, including the following:

- (1) Special marine and land habitat areas, riparian corridors, wetlands, lagoons, and estuaries.
- (2) Areas possessing significant recreational value.
- (3) Highly scenic areas.
- (4) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- (5) Special communities or neighborhoods which are significant visitor destination areas.
- (6) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (7) Areas where divisions of land could substantially impair or restrict coastal access.

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by §1566.3 of the California Health and Safety Code. (also referred to as “Co-Housing,” “Cooperative Housing,” or “Shared Housing”)

Single Room Occupancy (SRO): A single room, typically 80-250 square feet, with a sink and closet, but which requires the occupant to share a communal bathroom, shower, and kitchen.

Species, Special Status: Species that are listed or are proposed for listing as rare, threatened, endangered, or of special concern by the federal and/or state government.

Substandard Housing: Residential dwellings that, because of their physical condition, do not provide safe and sanitary housing.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Target Population: Means adults with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section [4500](#)) of the Welfare and Institutions Code) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the

assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Vehicle Miles Traveled: The amount and distance of automobile travel attributable to a plan or project, determined for evaluation of transportation impacts under the California Environmental Quality Act.

Wetlands: Land where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of hydrophytes. Wetlands may also include land where vegetation is lacking and soil is poorly developed or absent as a result of frequent and drastic fluctuations of surface water levels, wave action, water flow, turbidity or high concentrations of salts or other substances in the substrate. Such wetlands can be recognized by the presence of surface water or saturated substrate at some time during each year and their location within, or adjacent to, vegetated wetlands or deep-water habitats.

LIST OF ACRONYMS

Zoning District Acronyms

A-1:	Agricultural Land Use
C-D:	Commercial - Downtown
C-G:	Commercial - General
C-R:	Commercial - Residential
C-VS:	Commercial - Visitor Serving
Ind:	Industrial Land Use
MHP:	Mobile Home Park
PS:	Public and Quasi-Public Land Use
PUD:	Planned Unit Development
R-1:	Single-Family (also includes R-1-B-1, B-1-B-2, and R-1-B-3)
R-2:	Two-Family
R-3:	Multi-Family
U-R:	Urban Reserve
WHO:	Workforce Housing Overlay

Acronyms used in this document include:

ABAG:	Association of Bay Area Governments
ACS:	American Community Survey
ADA:	Americans with Disability Act
AMI:	Area Median Income
APN:	Assessor's Parcel Number
BMPs:	Best Management Practices
CC&Rs:	Covenants, Conditions, and Restrictions
CCWD:	Coastside County Water District
CFPD:	Coastside Fire Protection District
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
CUSD:	Cabrillo Unified School District
DU/AC:	Dwelling units per acre
DU:	Dwelling Unit
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
GCSD:	Granada Community Services District
HCD:	Department of Housing and Community Development
HH:	Household
HOA:	Homeowners Association
HUD:	Federal Department of Housing and Urban Development
LAFCO:	Local Agency Formation Commission
LIHTC:	Low Income Housing Tax Credit
NFIP:	National Flood Insurance Program
NPDES:	National Pollutant Discharge Elimination System
PG&E:	Pacific Gas & Electric

RHNA:	Regional Housing Need Allocation
SAM:	Sewer Authority Mid-Coastside
SRO:	Single Room Occupancy
TDM:	Transportation Demand Management