

ACRONYMS

AA	<u>Amendment Application</u> : A zone change application to change the zone of an area or property.
ADT	<u>Average Daily Traffic</u> : The measure of the average volume of traffic in both directions on a particular street during a 24-hour period.
ALUC	<u>Airport Land Use Commission</u> : The County commission which coordinates compatible zoning and land uses adjacent to John Wayne Airport.
AQMD	<u>Air Quality Management District</u> : A regional agency which has the responsibility of monitoring air quality and the authority to adopt and enforce all rules and regulations necessary to control non-vehicular sources of air contaminants.
BMP	<u>Best Management Practice</u> : Operational requirements for businesses to mitigate impacts.
C-3 Waiver	The waiver of required parking in the Downtown C3 zoning district pursuant to specific criteria.
CEQA*	<u>California Environmental Quality Act</u> : This act requires all state and local agencies to consider the environmental impact of any discretionary project proposed.
C of C	<u>Certificate of Compliance</u> : an application authorized by the Subdivision Map Act to verify that a parcel has been legally established.
C of O	<u>Certificate of Occupancy</u> : A certificate indicating that the described building or portion thereof has been inspected for compliance with the requirements of the adopted codes for the group and division of occupancy and the use for which the proposed occupancy is classified. It will also state any conditions and/or requirements that may be necessary for the intended use.
CLG	<u>Certified Local Government</u> : A local government that has been certified by the National Park Service for developing and implementing a local historic preservation program based on federal and state standards.
CNEL	<u>Community Noise Equivalent Level</u> : An acoustical scale used as a measure of noise annoyance. In Santa Ana, the maximum outdoor residential standard is 65 CNEL, and 45 CNEL is the indoor residential standard.
CR	<u>Conceptual Review</u> : An internal review process offered to development applicants prior to formal submittal to evaluate their project and identify the major issues early in the process.
CUP	<u>Conditional Use Permit</u> : The Planning Commission may grant a conditional use permit to a landowner allowing a use or activity not allowed as a matter of right within a zoning district.
dba	<u>Decibel, A-weighted</u> : The loudness of sound is measured in units of noise called decibels (db). When this measure is modified by what is called an "A-weighting," abbreviated dbA, it corresponds more closely to what the human ear can hear.
DPR	<u>Department of Parks and Recreation</u> : The California Department of Parks and Recreation manages and oversees state park units, as well as cultural and historic resources of statewide significance. "DPR Forms" commonly refer to the form where information regarding a specific historic resource is captured and recorded and are cumulatively used for an overall historic inventory.
DRC	<u>Development Review Committee</u> : The internal site plan review team made up of representatives of each agency that has some development review authority. These agencies include Planning, Building, Police, Fire, Community Development Agency, City Attorney, and Public Works Agency.
EIR	<u>Environmental Impact Report</u> : An informational document required by CEQA, which provides a detailed statement of the environmental effects of a proposed project. Its purpose is to provide information to the decision-makers and the general public so that a project's significant effects on the environment can be evaluated; the methods of reducing adverse impacts identified; and the alternatives to proposed project considered.
ER	<u>Environmental Review</u> : The initial review of a project to determine the appropriate California Environment Quality Act (CEQA) document required.
FAR	<u>Floor Area Ratio</u> : The relationship of building floor area to lot size measured by building square feet divided by lot area in square feet. This calculation does not include the area of parking structures.
GIS	<u>Geographical Information System</u> : A computer software designed to store, manipulate and display data that references specific locations and display the data graphically in a map.
GPA	<u>General Plan Amendment</u> : An application to change a policy of map contained within the various elements of the General Plan. Usually there is a request to amend the land use map or allowable FAR.
HPR	<u>Historic Project Review</u> : An application for the HRC to review the exterior modification or additions to a property on the local Santa Ana register of Historic properties.
HRC	<u>Historic Resources Commission</u>
ICU	<u>Intersection Capacity Utilization</u> : The measure of a traffic intersections ability to move traffic through at a given time measured from free flow to full congestions.
LAFCO*	<u>Local Agency Formation Commission</u> : A board established within each county with the power and duty to approve or disapprove the annexation of territory to cities. LAFCO determines the "sphere of influence" (a plan for the ultimate physical boundaries and services are) of each city within a county.
LLA	<u>Lot Line Adjustment</u> : A ministerial process permitted by the Subdivision Map Act that allows modification to lot lines or lot consolidation where there are no more than four initial parcels involved.
LOS	<u>Level of Service</u> : The flow of traffic through an intersection ranked A-F with A being free flow of traffic and F being where a vehicle must go through several signal cycles to get through the intersection.

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LUC	<u>Land Use Certificate</u> : A ministerial planning application that permits a heightened level of scrutiny on specified temporary on open-air land use activities.
ME	<u>Minor Exception</u> : The minor deviation of land use regulations as specified in the zoning code and authorized by Planning Commission.
MND	<u>Mitigated Negative Declaration</u> , or mitigated neg. dec. see N. D.
ND	<u>Negative Declaration</u> , neg. dec: The CEQA document declaring the project to be mitigated to level of no environmental significance.
NOA	<u>Notice of Availability</u> : Public notice of the completion of a draft environmental document and its availability for review.
NOP	<u>Notice of Preparation</u> : A brief notice sent by the City stating it plans to prepare an Environmental Impact Report (EIR) for a proposed project.
NPDES	<u>National Pollutant Discharge Environmental System</u> : The City is a co-permittee with the County in reducing urban runoff pollutants through physical on-site improvements and BMP's.
NPR	<u>Neighborhood Project Review</u> : An application for approval of exterior modification or additions in the French Park and Heninger Park neighborhoods.
OCFCD	<u>Orange County Flood Control District</u> : The agency responsible for studies, plans, and construction-related activities for flood control channels.
OCTA	<u>Orange County Transportation Authority</u> : The agency responsible for public transportation in Orange County. It is also responsible for countywide transportation planning, funding, and construction of major regional projects.
OHP	<u>Office of Historic Preservation</u> : The Office of Historic Preservation (OHP) is the governmental agency primarily responsible for the statewide administration of the historic preservation program in California.
PC	<u>Planning Commission</u>
PUD	<u>Planned Unit Development</u> : An area developed according to plan as a single entity and containing one or more structures with appurtenant common areas.
SAGIS	<u>Santa Ana Geographical Information System</u> : The SAGIS Viewer provides easy access to GIS related data for the variety of departments and agencies within the City of Santa Ana. Data available through the SAGIS Viewer consists of: assessor's tax/property information, GIS graphic map features, such as, addresses, parcels, and right of ways, and high quality digital orthophotography.
SAPIN	<u>Santa Ana Property Information Network</u> : The Santa Ana Property Information Network (SAPIN) is a universal software application designed to provide a cross-section of data and information about properties located within the boundary of the City of Santa Ana. The system is designed to provide basic land data information as well as track a variety of development review processes and permitting, plan checking, inspection and environmental transactions on individual or collective land parcels.
SCAG*	<u>Southern California Association of Governments</u> : A regional intergovernmental organization composed of representatives from eligible cities and the six eligible counties (Orange, Los Angeles, San Bernardino, Ventura, Imperial and Riverside).
SCAQMD	<u>Southern California Air Quality Management District (see "AQMD")</u>
SD	<u>Specific Development district</u> : An SD is a zoning district authorized by Santa Ana Municipal Code that is drafted specifically for larger projects or broader neighborhoods.
SP	<u>Specific Plan</u> : A broad based policy and implementation document authorized by State law that bridges the general plan and zoning setting art development policy as well as specific development criteria over a broad based area.
SHPO	<u>State Historic Preservation Officer</u> : The chief administrative officer for the Office of Historic Preservation (OHP), the SHPO is responsible for the operation and management of the OHP, as well as long range preservation planning. The Governor appoints the SHPO. The SHPO is also the Executive Secretary of the State Historical Resources Commission.
SRO	<u>Single Room Occupancy Development</u> : These efficiency room residential hotels are rented primarily on a monthly basis, for the purpose of providing individuals and small households of low income, low cost housing that is easily accessible to services and employment opportunities.
TAZ*	<u>Traffic Analysis Zone</u> : The City of Santa Ana is divided into traffic analysis zones, or TAZs, which form the level of analysis for recording land use and demographic data. The land use information is then used for traffic forecasting and analysis.
TDM	<u>Transportation Demand Management</u> : The method of managing traffic flow from developments without physical improvements.
TPM	<u>Tentative Parcel Map</u> : A map that involves the subdivision for the purpose of sale, lease or financing, of four or fewer parcels of land that has yet to be approved by the City Engineer.
TTM	<u>Tentative Tract Map</u> : A map that involves the subdivision, for the purpose of sale, lease or financing, of five or more parcels that has yet to be approved by the City Engineer.
UBC	<u>Uniform Building Code</u> : This code contains the national standards and regulations pertaining to fire, life, and structural safety aspects of all buildings and related structures. All building permits must comply with these requirements.
VA	<u>Variance</u> : A permit granted by the Planning Commission when the strict application of a zoning standard creates a unique hardship for a landowner because his or her parcel is different from other property in the vicinity under identical zoning classification due to size, shape, topography, location or surroundings.
ZA	<u>Zoning Administrator</u> : This person performs reviews of specific discretionary projects that are not subject to Planning Commission review. The Development Services Director or his designee is authorized to act as the Zoning Administrator.

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