



A. GLOSSARY OF TERMS

Assembly. Assembly/Meeting Facilities” as defined in the DDC applies to the term “Assembly” used in the Specific Plan.

Development Project. Any development undertaken pursuant to the Specific Plan that requires submittal of a Development Plan and Design Review application to a Permitting Municipality for review and approval.

Development Site. The land within the Specific Plan area upon which a specific Development Project is proposed.

Director. The Community Development Director of the Permitting Municipality.

Floor Area. The total horizontal floor area of all the floors of a building included within the inside perimeter of the exterior walls, exclusive of vents, basements and similar subterranean areas, shafts, courts, elevators, stairways, porches, patios, terraces, columns, and other similar features. Floor Area does not include parking structures or pedestrian bridges.

Hospitality. Short-term lodging for patients, Campus guests, and others, including hotel and similar short-term accommodations.

Illustrative Site Plan. This illustrates one potential development scenario at full buildout within the framework of the Specific Plan and associated EIR. The illustration of this development scenario is only an example of how the campus could be built out under the Specific Plan, and complying with the development scenario and illustrative site plan is not a requirement.



Industrial. Utilities and other service uses supporting any use otherwise allowed in the Specific Plan area, including ancillary facilities related to those uses such as offices and warehouses.

Inpatient hospital. A facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This use includes incidental facilities for outpatient treatment, as well as training, research, and administrative services for patients and employees. Excludes sanitariums and residential care facilities. (See the definition of “Hospitals” in section 19.160.090 of the Duarte Development Code.)

Maintenance Yards and Mechanical Facilities. A use that provides on-campus maintenance and repair services for one or more of the following: appliances, electronics, electric powered golf carts, mechanical, plumbing, office and related equipment and/or buildings. Does not include maintenance and repair of vehicles.

Minor Modification. A modification to the Specific Plan that shall not require an amendment to the Specific Plan, subject to a Substantial Conformance determination, as described in Section 7.2.9, Administration, of the Specific Plan.

Office. Offices for operations and executive, research, medical and nonmedical staff.

Recreation facility (active). Facilities for structured or unstructured outdoor and indoor active recreation activities that require specialized infrastructure, such as sports fields or courts, playgrounds, outdoor theaters, gyms, and game rooms.

Recreation facility (passive). Facilities for passive outdoor recreation that does not require significant or specialized infrastructure, such as biking, jogging, or walking paths, hiking or nature trails, and picnic areas.

Research (Controlled Environment). Any research facility that requires a controlled environment to avoid the introduction of contaminants or pathogens and to prevent infectious outbreaks. This term explicitly supersedes the Duarte Development Code term “Research and Development.”

Research (Laboratory). Scientific and medical research laboratories and other scientific research facilities. This term explicitly supersedes the Duarte Development Code term “Research and Development.”

Screening Trees. Trees, shrubs, or other plants that effectively minimize views of a specified area or structure, or uninteresting blank walls.

Service Areas. Utility, waste disposal and/or equipment storage areas, including but not limited to areas such as those designated for dumpsters or recycling containers, and areas for ground-mounted- and rooftop-mechanical equipment, including but not limited to utility meters, transformers, or HVAC units, which require screening from public view as specified in Section 3.3, Development Standards, of the Specific Plan.



Setbacks. A setback is defined as the distance from which a structure, parking area or other development feature must be separated from a prescribed property line, easement or other structure or development feature. All setback distances shall be measured at right angles from the property line, easement or other structure or development feature, and the setback line shall be drawn parallel to the designated property line, easement or other structure or development feature at the requested setback distance.

Warehouse. Long and or short term storage facilities for uses in the Specific Plan area.