Terms and Definitions

Bird Migration Study – A study which examines migratory bird patterns and evaluates if a project at this specific site will impact these patterns.

Biological Resources Study – A study which identifies any plant or animal species, particularly species that are listed as endangered or eligible to be listed as endangered under the California and federal Endangered Species Acts, and their habitats that may exist on a site for a proposed development to determine whether the development may cause significant biological resource impacts

CEQA – California Environmental Quality Act. California state law requires state and local government agencies to identify and disclose the potential environmental impacts of proposed projects and mitigate significant environmental impacts when feasible.

Clothing Building – A small retail building situated close to the temple where patrons can purchase clothing related to the various ceremonies that occur within the temple. These buildings are sometimes referred to as a "distribution center" because the Church's "Distribution Services" department is the one who supplies the materials to be sold in the building.

Conditional Use Permit (CUP) – A Permit that allows landowners to use their land in a way that zoning regulations normally prohibit. CUP's are used when considering special uses that may be desirable or necessary for a community and aren't allowed as a matter of right within a zoning district.

Cross-access easement – A legal document that allows property owners to cross over each other's property to gain access to a public road.

Development Agreement – An agreement under California law between a city and a developer that preserves the developer's rights to develop its property consistent with set standards for a period of time in exchange for the developer providing a public benefit.

EIR – Environmental Impact Report. A study which evaluates and identifies the impact of a potential project on the surrounding environment, proposes feasible measures to mitigate significant impacts, and presents project alternatives that are less impactful.

Foot-candle – A foot-candle is the most common way of measuring light on a surface. One foot-candle is the amount of light that a single candle throws on a surface one foot away from the candle.

Glare: A visual sensation caused by excessive and uncontrolled brightness in the field of view.

Grounds Maintenance Building – A building from which the landscaping maintenance of the project site is staged.

Light Study – A study that measures the area of impact and intensity of a development's light sources to evaluate whether a project's lighting will have a significant impact on surrounding uses.

Noise and Vibration Study – This study measures the decibel levels of noise and amount of ground vibration that a proposed development project is estimated to produce during its construction and operational phases to determine if these impacts are significant under CEQA and a city or other agency's noise and ground vibration standards.

Non-Combustible – Materials which will not ignite, burn, or release flammable vapors when exposed to heat or fire.

Photometric Plan: Typically, a site plan which maps out lighting levels in a grid across the site. Lighting levels are highest adjacent to a light fixture and then diminish further from the fixture. The purpose of a photometric plan is to demonstrate whether the fixtures selected, and placement of the fixtures cause measurable light levels to cross onto adjacent properties.

RLUIPA – Religious Land Use and Institutionalized Persons Act. A federal law that protects religious institutions and individuals from land use regulations that substantially burden religious exercise.

Setback – The minimum distance a structure must be from a property line, or from another area that needs protection from development.

Shadow Study – A study designed to evaluate the movement of the sun across a site and understand how shadows cast by proposed buildings, trees, or other objects may impact surrounding areas.

Site Plan Review – A process by which a city evaluates a site plan for a proposed development to assess whether the development will comply with the city's zoning requirements and development standards, such as on-site parking and site access, and whether any conditions of approval should attach to a site plan

Solar Study – A solar study, which can also be referred to as a shadow study, looks at the changes to sun exposure and shadow patterns resulting from the proposed project to adjacent properties. The study is developed with three-dimensional computer models of the proposed project and adjacent structures. The study uses accurate data for illustrating the sun path throughout the day from sunrise to sunset.

TIS – Traffic Impact Study. A study that assesses the potential effects of a proposed development on the surrounding roadway network. The study is conducted by licensed engineers with specialization in traffic analysis. A traffic impact study looks at vehicles entering and leaving the project site and their effect on nearby intersections and traffic patterns. The study looks at key hours of the day and each day of the week to find where the greatest impacts are. The report then makes recommendations regarding whether any improvements should be made in anticipation of the new project.

Variance – A formal process where an applicant can request approval from local government to vary from the established zoning ordinances for an area. Variances are reviewed by the local planning department or planning commission for approval on a case-by-case basis.

Vehicle Miles Traveled (VMT) Study – A study which identifies the number of daily vehicular trips that a proposed development is estimated to generate, and the distance traveled for each trip

based on the type of use of the project (such as commercial or residential) to determine if a project will cause significant transportation impacts under CEQA.

Vesting Parcel Map – This map is a subdivision of a parcel into 4 or fewer parcels that will have conditions of approval and will 'vest' – or lock in – development rights to develop the parcels consistent with set standards for a period, typically 3 years.

Zoning Modification – A process where a property owner may request an exception to certain development standards such as height. Where features such as height are not defined in the zoning ordinance, if those features are constructed to the required building codes, those features are allowed by right and no zoning modification request is necessary.

Frequently Asked Questions

How are light levels measured? – Light levels are measured as required by each jurisdiction. The most common unit of measurement is the foot-candle. Light levels are measured with computer simulation based on actual light fixtures and the proposed material surfaces. The computer can determine how much each light illuminates the surfaces around it.

What is light trespass and how is it avoided? – Light trespass includes the spilling of measurable light levels from one property to another. It also includes glare from light sources that is visible from adjacent properties. Light trespass can be controlled through careful placement of lighting fixtures on the site and the addition of shields on or landscaping near light fixtures which block glare. Photometric plans are developed by lighting engineers to accurately calculate and control lighting levels along important locations such as property lines.

Why are proportions of the building important? – Good proportions are important in creating an overall sense of harmony, elegance, strength, and beauty.

Proportions have been developed mathematically for thousands of years so that the size and shape of each piece of the building relates to other elements of the building. Poor proportions in architecture lead to buildings that are either squatty or top-heavy, like a frog or a lollipop. For a building such as a temple which visually emphasizes the ability for people on earth to connect with God in heaven above, proper balance between the horizontal and vertical is essential. When the vertical aspect is reduced beyond the proportion of the base, it portrays the feeling of being stuck on the ground, unable to fully ascend. Buildings with proper proportion and balance between the horizontal and vertical will naturally draw the eye upward toward heaven.

How long does it take to gain a city's approval of a Temple project? – The time needed to obtain city approval of a Temple project to begin its construction varies with each city and on a case-by-case basis and is subject to a variety of considerations. These considerations can include whether a city's code permits the Temple's use and design 'as-is' or if the code requires a 'discretionary' review that typically involves public hearings before a planning commission or a city council. If a city's code permits the proposed Temple 'as-is', building permits can usually be obtained within 4 to 6 weeks or 2 or 3 months from the time a permit application is submitted. If the city's code requires

a discretionary review, that review would require evaluating the Temple's potential environmental impacts under CEQA and public hearings that can last from 8 months to 2 years or longer.

Who approves a Temple Project? – Who or what agency must approve a Temple project will depend on what approvals the Temple needs under California and local law. If a city's code permits a Temple project 'as-is', a local official, usually a city planner, will review and approve grading, demolition, building and other permits over the counter without any hearing before any official or public body. If a Temple project requires a discretionary approval, such as a variance or a conditional use permit, a planning director, planning commission, and/or a city council would review and approve the project under CEQA and the city's code after conducting a public hearing.