

ORDINANCE NO. 186735

An ordinance amending the Vermont/Western Transit Oriented District Specific Plan (Station Neighborhood Area Plan) (Ordinance No. 173749, as subsequently amended by Ordinance Nos. 173799, 184414, and 184888), to establish new definitions, land use regulations, development standards and design guidelines for a new Subarea D.2 (Permanent Supportive Housing).

**THE PEOPLE OF THE CITY OF LOS ANGELES DO
ORDAIN AS FOLLOWS:**

Section 1. This ordinance incorporates by reference the provisions of the Vermont/Western Transit Oriented Specific Plan (Station Neighborhood Area Plan) as established by Ordinance No. 173749, as subsequently amended by Ordinance Nos. 173799, 184414, and 184888.

Sec. 2. The following definitions are added in alphabetical order to Section 4 of Ordinance No. 173749 to read as follows:

Local Public Agency. A local public agency identified on a list maintained by the Department of City Planning that funds supportive services, keeps a prequalified list of service providers, or both.

Qualified Permanent Supportive Housing Project. The construction of, addition to, or remodeling of a building or buildings offering supportive housing; and where all of the dwelling units, exclusive of any manager's units, are affordable, and a minimum of 50% of the dwelling units are occupied by the Target Population. For the purposes of this subdivision, affordable means that rents or housing costs to the occupying residents do not exceed 30% of the maximum gross income of extremely low, very low, or low income households, as those income ranges are defined by the United States Department of Housing and Urban Development (HUD) or any successor agency, as verified by the Housing & Community Investment Department (HCIDLA).

Target Population. Persons with qualifying lower incomes who (i) have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, and are homeless as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines; or (ii) are chronically homeless, as defined by any Los Angeles City, Los Angeles County, State of California, or Federal guidelines.

Sec. 3. Subsection A of Section 6 of Ordinance No. 173749 is replaced in its entirety as follows:

- A. Designation of Subareas.** The Specific Plan area is divided into seven Subareas, as shown on Map 1. The Subareas are designated as follows:

Subarea A – Neighborhood Conservation
Subarea B – Mixed Use Boulevard
Subarea C – Community Center
Subarea D – Light Industrial/Commercial
Subarea D.2 – Permanent Supportive Housing
Subarea E – Public Facility
Subarea F – Large Scale Commercial Node

Sec. 4. A new Section 10.2 is added to Ordinance No. 173749 to read as follows:

Section 10.2. PERMANENT SUPPORTIVE HOUSING

- A. Use.** The use and area regulations of Section 12.17.1 of the Code (CM Zone) shall apply to all lots in Subarea D.2, except that residential uses are permitted provided the following requirements are met and the project meets the definition of a Qualified Permanent Supportive Housing Project. No other residential uses are permitted including hotel, motel and apartment hotel.
- 1. Commercial Corner Exemption.** Notwithstanding any provisions of Sections 12.22 A 23 and 12.24 W 27 of the Code to the contrary, and except as otherwise required by this Specific Plan, projects that constitute a Commercial Corner Development or Mini-shopping Center, as defined in Section 12.03 of the Code, may be developed within Subarea D.2 without first obtaining a conditional use approval pursuant to Section 12.24 W 27 of the Code or having to comply with the requirements and conditions set forth in Section 12.22 A 23 of the Code.
- B. Supportive Services.** Applicants shall provide documentation describing the supportive services that will be provided on-site and off-site. Prior to any approval of a Qualified Permanent Supportive Housing Project, the applicant shall submit information demonstrating that supportive services will be provided to residents of the Project. The applicant shall indicate the name of the entity

or entities that will provide the supportive services, the Local Public Agency funding source(s) for those services, and proposed staffing levels. If a preliminary funding commitment is needed, the applicant shall also submit a signed letter of intent from the Local Public Agency verifying that it is providing a preliminary funding commitment for the supportive services. If no funding commitment is needed, the applicant shall demonstrate that the entity or entities that will provide the supportive services are service providers prequalified by a Local Public Agency.

- C. **Affordable Housing Covenant.** Projects shall record a covenant acceptable to HCIDLA that reserves and maintains the total number of dwelling units designated as restricted affordable for at least 55 years from the issuance of the Certificate of Occupancy.
- D. **Housing Replacement.** Projects shall meet any applicable dwelling unit replacement requirements of California Government Code Section 65915(c)(3), or as thereafter amended, as verified by HCIDLA, and all applicable covenant and monitoring fees in Section 19.14 of the Code shall be paid by the applicant prior to the issuance of any building permit.
- E. **Performance Standards.** Projects must comply with the following performance standards to the satisfaction of the Department of City Planning:
 - 1. **Location Requirement.** The Qualified Permanent Supportive Housing Project shall be located within a high-quality transit area for the planning horizon year of the current Regional Transportation Plan/Sustainable Communities Strategy as adopted by the Southern California Association of Governments.
 - 2. **Dwelling Unit Requirement.** Each dwelling unit shall have a private bathroom and cooking facilities containing, at minimum, a sink, refrigerator, counter space, and a hotplate or microwave.
 - 3. **On-site Supportive Services Requirement.** Nonresidential floor area shall be provided for on-site supportive services in the following ratios:

- a. For Qualified Permanent Supportive Housing Projects with 20 or fewer dwelling units, no less than 90 square feet of dedicated office space shall be provided on-site; or
 - b. For Qualified Permanent Supportive Housing Projects with greater than 20 dwelling units, a minimum of 3% of the total residential floor area shall be dedicated for on-site supportive services provided solely to Project residents, including but not limited to community rooms, case management offices, computer rooms, and/or a community kitchen.
- 4. **Massing.** Buildings more than 200 feet in length along any exterior street-facing building facade shall include a design element that provides visual relief every 100 feet. The design element shall either setback from or step forward from the face of the building by at least a depth of 12 inches and shall be a width of no less than 5% of the building face width and shall extend up the face of the building to at least 50% of the façade height.
- 5. **At-Grade Parking.** No at-grade parking space shall be located within the front yard. Loading areas and off-street parking facilities, containing three or more spaces, shall be effectively screened from abutting streets and lots. The screening shall not obstruct the view of the driver entering or leaving the loading area or parking facility, or the view from the street of entrances and exits to a loading area or parking facility. The screening shall consist of one or more of the following:
 - a. A strip at least 5 feet in width of densely planted shrubs or trees that are at least 2 feet high at the time of planting and are of a type that may be expected to form, within three years after time of planting, a continuous, unbroken, year-round visual screen; or
 - b. A wall, barrier, or fence of uniform appearance. The wall, barrier, or fence may be opaque or perforated, provided

that not more than 50% of the face is open. The wall, barrier or fence shall be between 4 and 6 feet in height.

- F. Density.** Qualified Permanent Supportive Housing Projects shall be permitted unlimited density.
- G. Floor Area.** Qualified Permanent Supportive Housing Projects shall not exceed a maximum Floor Area Ratio of 3:1. Areas designated exclusively for supportive services uses or common areas accessible to all residents, including those for accessory residential or supportive services uses, shall not be considered floor area of the building for purposes of calculating the total allowable floor area. These areas include, but are not limited to, corridors, community rooms, lobbies, mail rooms, interior open space. The floor area shall be measured to the centerline of wall partitions.
- H. Usable Open Space.** Notwithstanding any provisions of Section 12.21 G of the Code to the contrary, Qualified Permanent Supportive Housing Project containing two or more dwelling units shall contain usable open space in accordance with the standards of Section 12.21 G.2 of the Code, with the following exceptions:

 - 1. **Above Grade.** Up to 75% of the common or private open space, regardless of the underlying zone, may be located above the grade level or first habitable room level.
 - 2. **Roof Decks.** Roof decks, regardless of the underlying zone, may be used in their entirety as common or private open space, excluding that portion of the roof within 20 feet of the roof perimeter.
- I. Project Parking Requirements.**

 - 1. **Residential Uses.** Notwithstanding the contrary provisions of Section 12.21 A 4 (a) of the Code and regardless of the underlying zone, the following requirements shall apply in Subarea D.2 for residential uses:

 - a. No parking spaces shall be required for dwelling units restricted to the Target

Population of a Qualified Permanent Supportive Housing Project.

- b. For a Qualified Permanent Supportive Housing Project located within one-half mile of a transit stop, no minimum parking shall be required, and the maximum parking shall not exceed more than one-half parking space for each income-restricted dwelling unit not occupied by the Target Population residents. For a Qualified Permanent Supportive Housing Project located one-half mile or more from a transit stop, no minimum parking shall be required, and the maximum parking shall not exceed more than one parking space for each income-restricted dwelling unit not occupied by the Target Population residents.
 - c. Notwithstanding a and b above, a project shall be required to provide one parking space for every 20 dwelling units for the purpose of accommodating residential accessory uses, such as guests, supportive services, case management and managers' units. Up to 40% of the total required parking spaces may be provided as compact stalls.
- 2. **Non-Residential Uses.** Parking shall be required pursuant to Section 12.21 A 4 of the Code.
 - 3. **Bicycles.** Notwithstanding the contrary provisions of Section 12.21 A 16 of the Code and regardless of the underlying zone, bicycle parking shall be provided in Subarea D.2 subject to the following requirements:
 - a. For Projects with two or more dwelling units, off-street parking spaces for bicycles shall be provided at a ratio of one-half parking space per dwelling unit.
 - b. For Projects with non-residential uses, off-street parking spaces for bicycles shall be provided at a ratio of one parking space for every 1,000 square feet of non-residential floor area for the first 10,000 square feet of floor

area, and one bicycle parking space for every additional 10,000 square feet of floor area.

- c. Bicycle parking spaces shall conform to the standards set forth in Section 12.21 A 16 (b) through (h) of the Code, and the Guidelines.

J. Development Standards. Projects shall be in conformance with the Guidelines.

Sec. 5. New Section VI. Subarea D.2 – Permanent Supportive Housing is added to the Vermont/Western Station Neighborhood Area Plan Development Standards and Design Guidelines adopted by the City Planning Commission on August 10, 2000 (CPC No. 00-1976 SP) to read as follows:

VI. Subarea D.2 – Permanent Supportive Housing

The purpose of these regulations is to enhance and integrate the design of Qualified Permanent Supportive Housing into the surrounding urban context; provide criteria for improved building design; and to improve the landscape standards by adhering to the objective standards outlined herein.

Development Standards

The following standards have been established to promote development that enhances the economic vitality of the community by providing opportunities for affordable housing. These standards apply to all new development and extensive remodeling projects.

Landscaped Buffers, or landscaped setbacks, referred to in this section of the document, unless otherwise indicated, shall conform to the following standards:

- a. be at least 3 feet wide;
- b. contain clinging vines along any adjacent walls or fences with a minimum height of 3 feet at maturity, and continuous ground cover planted over the entire setback;
- c. contain one 24-inch shade box tree, of a type identified per the list maintained by the Bureau of Street Services, not less than 10 feet in height at the time of planting, planted every 20 lineal feet;
- d. include an automated irrigation system; and

- e. be landscaped in accordance with a landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor.

1. **Landscape Plan.** All open areas not used for buildings, driveways, parking, recreational facilities, or pedestrian amenities shall be landscaped by shrubs, trees, clinging vines, ground cover, lawns, planter boxes, flowers, fountains, and/or any practicable combination so that it is dust free and allows convenient outdoor activities, especially for children in mixed use or residential projects (as determined appropriate by licensed landscape architect, licensed architect, or licensed landscape contractor). All landscaped areas shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or licensed landscape contractor.

2. **Usable Open Space.** No portion of the required usable open space shall have a slope exceeding 10%.

- a. **Common Usable Open Space.** No portion of the required common usable open space shall have a dimension of less than 20 feet, or be less than 400 square feet for projects under 10 dwelling units, and 600 square feet for projects 10 dwelling units or more.
- b. **Private Usable Open Space.** Once the standards for the common usable open space referenced in the paragraph above have been met, Projects may provide private usable open space, such as balconies or patios, with a minimum dimension of 6 feet for balconies and 10 feet for patios, thereby reducing the required usable open space directly commensurate with the amount of private open space provided.

3. **Streetscape Elements.** Any project along a street without streetscape or landscaping, shall conform to the standards for improvement of the public right of way contained below. Note that virtually all street furniture requires the issuance of a revocable permit from the Bureau of Street Services in the Department of Public Works, prior to placement in the public right of way.

- a. **Street Trees.** At least one 36-inch box shade tree shall be planted in the public right of way on-center, or in a pattern satisfactory to the Bureau of Street Services, Urban Forestry Division, for every 30 feet

of street frontage, using shade trees identified in the street tree list maintained by the Bureau of Street Services. An automatic irrigation system shall also be provided within the tree well.

- b. **Tree Well Covers.** A 4 foot by 8 foot, black, cast iron tree well cover shall be provided for each new and reused street tree in the project area. The design shall meet the Americans with Disabilities Act requirements.
- c. **Bike Racks.** One bike rack per lot, or 50 feet of lot frontage for lots with more than 50 feet of frontage, shall be required. Bike racks shall be installed three feet from the curb edge or per the requirement of the City Department of Transportation. Simple bike racks painted black are required.
- d. **Trash Receptacles.** One trash receptacle, painted black, per 100 feet of a lot frontage to be maintained and emptied by the Project owner, and placed in the public right of way, according to the requirements of the City Department of Public Works.
- e. **Public Benches.** One public bench, painted black with a backrest, three armrests, and intermediate frame, for every 250 feet of lot frontage shall be required and placed in the public right of way according to the requirements of the City Department of Public Works.

4. **Pedestrian/Vehicular Circulation.** All structures shall be oriented toward the main commercial street where the parcel is located and shall avoid pedestrian/vehicular conflicts by adhering to the following standards:

- a. **Parking Location.** Surface parking shall be located to the rear of all structures if vehicular access is available to the rear of the parcel either via an alley or a public street. Where no vehicular access is available from the rear of any lot, parking shall be provided to the rear of a lot via a "flag" parking layout. This requirement shall be waived for mid-block lots that do not have through access to an alley or public street at the rear, and where creation of a flag parking lot results in a total building frontage of

30 feet or less. An applicant qualifying for the waiver shall submit site plan scenarios with calculations showing total building frontage of 30 feet or less.

- b. **Curb Cuts.** Whenever a project must take its access from a major or secondary street, only one curb cut shall be permitted for every 150 feet of street frontage on the main commercial street. Such curb cuts shall be a maximum width of 20 feet, unless otherwise required by the Department of Public Works, the Department of Transportation or the Department of Building and Safety.
- c. **Pedestrian Entrance.** All buildings that front on a major or secondary street or main commercial street, including parking structures, shall provide a pedestrian entrance at the front of the building, even when rear public entrances are provided. The maximum spacing of entries along commercial frontages for shops, lobbies, or arcades is 50 feet.
- d. **Design of Entrances.** Pedestrian walkways, arcades, or entrances shall be located in the center of the facade, or symmetrically spaced if there is more than one, or at the corner if in a corner building. Applicants shall provide calculations showing total façade length of buildings relative to the principle pedestrian entrance(s) in order to show midpoints of the equidistant location(s) of the entrance(s). Entrances shall be accented by columns, overhanging roofs, or awnings.
- e. **Speed Bumps.** Whenever a pedestrian walkway and a driveway share the same path for more than 50 lineal feet, speed bumps shall be provided on the driveway at a distance of no more than 20 feet apart.

5. **Utilities.** When new utility service is installed in conjunction with new development or an extensive remodeling, all proposed utilities on the project site shall be placed underground. If underground service is not currently available, then provisions shall be made for future underground service.

6. **Building Design.** The purpose of the following provisions is to ensure that a project avoids large blank

expanses of building walls, is designed in harmony with the surrounding neighborhood, and contributes to a lively pedestrian friendly atmosphere. Accordingly, the following standards shall be met:

- a. **Stepbacks.** No portion of any structure located in Subareas D.2 shall exceed more than 30 feet in height within 15 feet of the front property line. (See Figure 1.) All buildings with a property line fronting on a major highway shall set the second floor back from the first floor frontage at least 10 feet.
- b. **Transparent Building Elements.** For any building located within Subarea D.2, a minimum of 25% of that portion of the exterior street-facing walls which are between 2 feet to 8 feet above the sidewalk grade shall be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, exclusive of areas for walkways, driveways, paseos and plazas. (See Figure 2.)

A minimum of 10% of the upper story portions of the exterior street facing building façade as measured from the top of the finished ground floor to the top of the building façade shall be comprised of transparent (untinted, unfrosted, non-reflective) windows or openings, with a transparency higher than 80% and external reflectance of less than 15%.

- c. **Façade Relief.** All exterior building walls shall provide a break in the plane, or a change in material every 45 feet in horizontal length and every 30 feet in vertical length, created by an articulation or architectural detail such as: a change in plane of at least 6 inches for a distance of not more than 45 feet; recessed entry ways, recessed windows, or pop-out windows; porticos, awnings, terraces, balconies, or trellises; building overhangs, projections or cantilevered designs; horizontal moldings; cornice lines; or other features or building materials that create a visual break. Aluminum framed window or doors that are

flush with the plane of the building shall not be considered a change in material or a break in the plane for purposes of satisfying this design standard. Materials such as wood, glass block, brick, adobe, and tile are encouraged. Architectural treatments on the building front elevation shall be continued on the sides and back of buildings. (See Figure 3.)

- d. **Building Materials.** All buildings shall apply at least two types of building materials to exterior building façades, such as adobe, wood, brick, stone, or tile. Transparent building elements shall not be included as a change in material towards this requirement.
- e. **Surface Mechanical Equipment.** All surface or ground mounted mechanical equipment, including transformers, terminal boxes, pull boxes, air conditioner condensers, gas meters, and electric meter cabinets shall be screened from public view and treated to match the materials and colors of the building which they serve.
- f. **Roof Lines.** All roof lines in excess of 40 feet must be broken up through the use of gables, dormers, plant-ons, cutouts, or other appropriate means. (See Figure 4.)

7. **Rooftop Appurtenances.** All rooftop equipment and building appurtenances shall be screened from public view or architecturally integrated into the design of the building as follows:

- a. **Flat Roofs.** Building equipment and ducts shall include a screen. The screening shall be solid and match the exterior materials, design and color of the building.
- b. **Pitched Roofs.** The pitched roof shall be designed and constructed to accommodate roof-mounted equipment. A platform shall be constructed and recessed into the roof such that one side of the equipment shall be below the pitch of the roof. The remainder of the equipment and ducts which are above the roof

pitch shall be screened from view. The screening shall be solid and match the exterior materials, design and color of the building.

- c. **Parapet Roofs.** The parapet roof shall be designed and constructed to accommodate roof-mounted equipment. Any portions of the equipment or ducts which are above the parapet shall include a screen. The screening shall be solid and match the exterior building material, design and color.

8. **Trash and Recycling Areas.** Trash storage bins shall be located within a gated, covered enclosure constructed of materials identical to the exterior wall materials of the building. The trash enclosure shall be a minimum of 6 feet high, and shall have a separate area for recyclable materials. (See Figure 5.)

9. **Pavement.** Paved areas, excluding parking and driveway areas, shall consist of one or more of the following: stamped concrete, permeable pavers, tile, and/or brick pavers.

10. **Freestanding Walls.** All freestanding walls shall contain a change in material or a change in plane at intervals of no more than 20 feet. All freestanding walls shall be setback from the property line adjacent to a public street with a landscaped buffer. Chain-link, barbed and concertina fences are not permitted. (See Figure 6.)

11. **Parking Structures-Required Commercial Frontage.** All of the building frontage for a parking structure shall be for commercial, community facilities, or other non-residential uses to a minimum depth of 25 feet. (See Figure 7.)

12. **Parking Structures Across from Residential Uses.** Wherever a parking structure abuts or is directly across an alley or public street from any residential use or zone, the façade facing such residential use or zone shall conform to all the following standards: a landscaped buffer in front of a decorative perimeter wall at least 3 feet 6 inches in height shall be provided along the sides of any structure which faces any residential use or zone, so that light is blocked and noise deflected; a maximum of 40% of the building façade shall be for openings that allow for natural ventilation; solid panels a minimum of 3 feet 6 inches tall shall be installed at the ramps of the structure which are adjacent to residential uses or zones so as to minimize headlight glare; light standards on any uncovered above ground level areas of the

structure shall not be higher than the adjacent perimeter walls; and garage floors and ramps shall be constructed with textured surfaces to minimize tire squeal noises.

13. **Surface Parking Lots.** Surface parking lots and driveways shall be paved with Portland cement concrete, pervious cement, or grass-crete, that reduces heat radiation and/or increases surface absorption. At least 10% of a surface parking lot shall be landscaped in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect or licensed landscape contractor shall be required and the following standards: one 24-inch box shade tree for every four parking spaces; a landscaped buffer around the property line; and a three-and-a-half-foot solid masonry wall.

14. **Surface Parking Abutting Residential.** Whenever a surface parking lot abuts or is directly across an alley from a residential use or zone, a wall at least 6 feet in height shall be erected along the perimeter of the parking area facing such residential lot or use, and a landscaped buffer shall be installed along this wall with one 24-inch box shade tree planted for every 20 feet of landscaped buffer around the property line. The landscaped buffer shall be landscaped according to a landscape plan prepared by a landscape architect, licensed architect, or licensed landscape contractor.

15. **On-Site Lighting.** On-site lighting shall be installed along all vehicular access ways and pedestrian walkways. Parking areas shall have a minimum of a 3/4 foot-candle of flood lighting measured at the pavement. All on-site lighting shall be directed away from adjacent properties. This condition shall not preclude the installation of low-level security lighting.

- a. **Lighting Shielded.** Sources of illumination shall be shielded from casting light higher than 15 degrees below the horizontal plane as measured from the light source. Sources of illumination shall not cast light directly into adjacent residential windows.
- b. **Light Mounting Height.** A maximum mounting height of light sources for ground level illumination shall be 14 feet, measured from the finished grade of the area to be lit.

- c. **Lamp Color.** Color corrected ("white") high pressure sodium (HPS), color corrected fluorescent (2,700-3,000 degrees K), metal halide, or incandescent lamps shall be used for ground level illumination. Standard "peach" high pressure sodium, low pressure sodium, standard mercury vapor, and cool white fluorescent shall not be used for ground floor illumination.

16. **Security Devices.** Security devices shall be completely screened from public view by being recessed into pockets, overhead cylinders, or behind signages. Vertical or horizontally folding accordion grills in front of a building are prohibited. All security window bars shall be installed on the inside of the building.

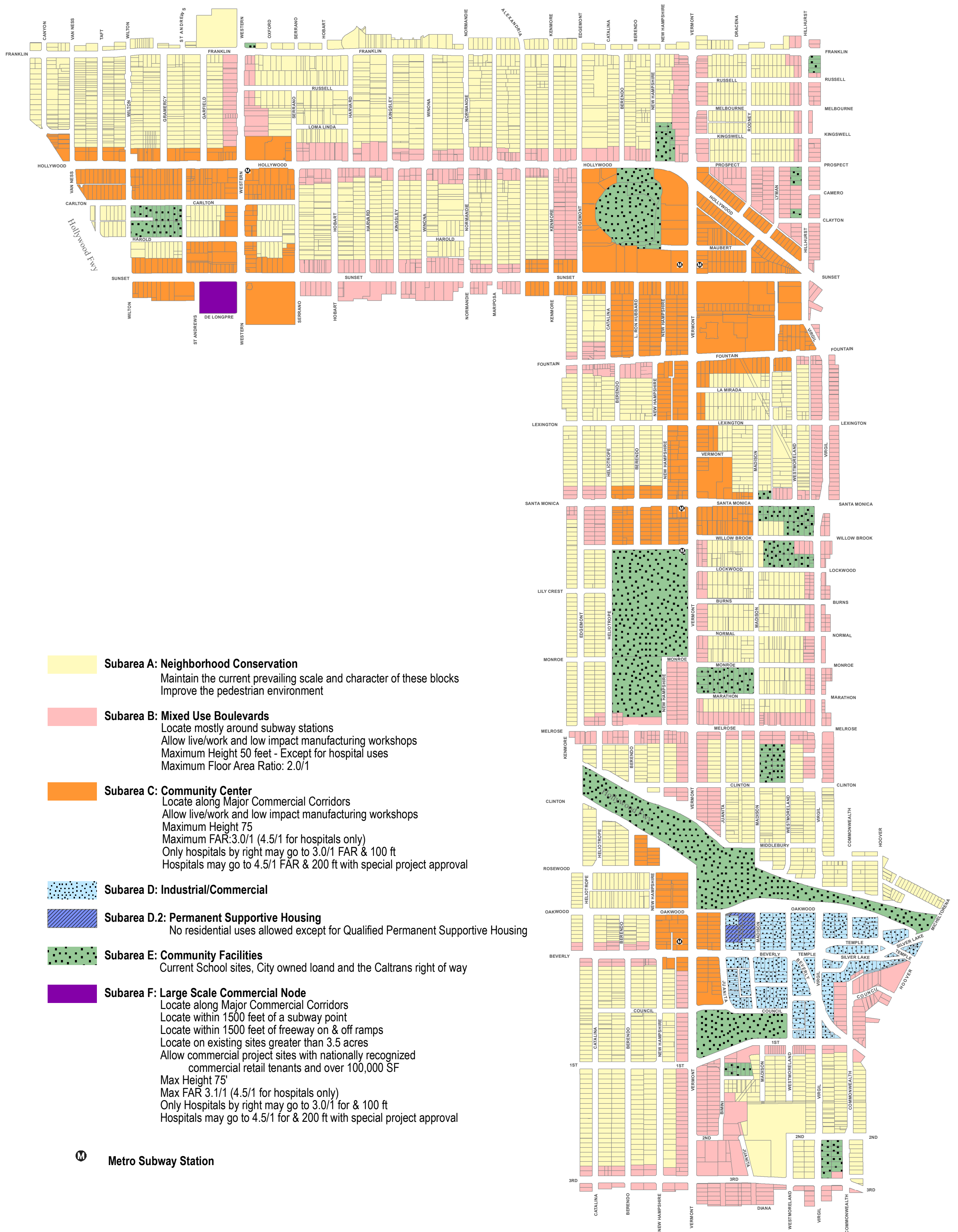
17. **Privacy.** Buildings shall be arranged to avoid windows facing windows across property lines, or the private open space of other residential units.

18. **Hours of Operation.** Parking lot cleaning and sweeping, trash collections, and deliveries to or from a building shall occur no earlier than 7AM and no later than 8PM, Monday through Friday, and no earlier than 10AM and no later than 4PM on Saturdays and Sundays.

19. **Noise Control.** Any dwelling unit exterior wall including windows and doors having a line of sight to a public street or alley, shall be constructed so as to provide a sound transmission class of 50 or greater, as defined in the Uniform Building Code Standard No. 35-1, 1979 edition, or latest edition. The developer, as an alternative, may retain an acoustical engineer to submit evidence, along with the application of a building permit, specifying any alternative means of sound insulation sufficient to reduce interior noise levels below 45dBA in any habitable room.

20. **Permitted Ground Floor Uses.** Any community facility or commercial use permitted by the Specific Plan Ordinance is allowed on the ground floor.

Sec. 6. Map 1 of Ordinance No. 173749 is amended as follows:



Map I

Vermont/Western Transit Oriented District Specific Plan

(Station Neighborhood Area Plan)

CPC 2019-5596

Los Angeles Department of City Planning: G.I.S. Section/CF



Not to Scale

Sec. 7. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

Approved as to Form and Legality

MICHAEL N. FEUER, City Attorney

By Parish Knox 1907
PARISSH KNOX
Deputy City Attorney

Date 8/3/2020

File No. 20-0827

Pursuant to Charter Section 559, I
approve this ordinance on behalf
of the City Planning Commission and
recommend that it be adopted.

Vincent P. Bertoni
VINCENT P. BERTONI, AICP
Director of Planning

Date August 5, 2020

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The Clerk of the City of Los Angeles
hereby certifies that the foregoing
ordinance was passed by the Council
of the City of Los Angeles.

CITY CLERK

MAYOR

Holly Ann Wolcott

E. G. ...

Ordinance Passed 08/18/2020

Approved 08/31/2020

Published Date: 09/04/2020
Ordinance Effective Date: 10/05/2020
Council File No.: 20-0827