

# **ATTACHMENT 2**

## **ORDINANCE**

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF BEVERLY HILLS  
APPLYING THE CITY'S MEDICAL USE OVERLAY ZONE  
TO THE PROPERTY LOCATED AT 300-336 NORTH CANON  
DRIVE

WHEREAS, on June 25, 2015, the Planning Commission conducted a duly noticed public hearing to consider a proposed Zoning Amendment to apply the City's Medical Use Overlay Zone to the property located at 300-336 North Canon Drive and recommended that the City Council approve the proposed Amendment.

WHEREAS, on November 3, 2015, the City Council conducted a duly noticed public hearing to consider the proposed Zoning Amendment and introduced the Ordinance.

WHEREAS, the City Council finds that the Ordinance is consistent with the City's General Plan because it advances the following General Plan Policies: Policy LU 2.1 City Places: Neighborhoods, Districts, and Corridors, which calls for maintaining the character and built form of the City's neighborhoods and districts; Policy LU 5.8 Encroachment of Incompatible Land Uses, which calls for protecting residential neighborhoods from the encroachment of incompatible nonresidential uses; Policy LU 9.6 Medical Uses, which calls for adoption and implementation of regulations that appropriately regulate medical land uses; Policy LU 10.1 Local-Serving Businesses, which calls for promoting appropriate development of businesses that serve and are accessible to the City's residents; and Policy LU 15.1 Economic Vitality and Business Revenue, which calls for sustaining a vigorous economy by supporting businesses that contribute revenue, quality services, and high-paying jobs.

WHEREAS, the City Council finds that the Zoning Amendment has been environmentally reviewed pursuant to the provisions of the California Environmental Quality Act (Public Resources Code Sections 21000, *et seq.* “CEQA”), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000, *et seq.*), and the environmental regulations of the City and the Amendment is eligible for a Class 1 Categorical Exemption. This exemption is applicable to projects characterized as minor alterations to existing structures, when the project involves negligible or no expansion of an existing use; therefore, the Zoning Amendment has been determined not to have a significant environmental impact and is exempt from the provisions of CEQA.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF BEVERLY HILLS DOES ORDAIN AS FOLLOWS:

Section 1. The City’s Medical Use Overlay Zone, as set forth in Article 18.5 of Chapter 3 of Title 10 of the Beverly Hills Municipal Code, is hereby applied to the property located at 300-336 North Canon Drive, and more specifically described in Exhibit A of this Ordinance.

Section 2. The City Council hereby approves this Ordinance and authorizes the Mayor to execute the Ordinance on behalf of the City.

Section 3. Publication. The City Clerk shall cause this Ordinance to be published at least once in a newspaper of general circulation published and circulated in the City

within fifteen (15) days after its passage in accordance with Section 36933 of the Government Code, shall certify to the adoption of this Ordinance and shall cause this Ordinance and his certification, together with proof of publication, to be entered in the Book of Ordinances of the Council of this City.

Section 4.     Effective Date. This Ordinance shall go into effect and be in full force and effect at 12:01 a.m. on the thirty-first (31st) day after its passage.

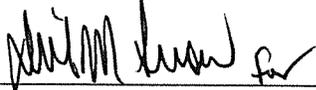
Adopted:  
Effective:

\_\_\_\_\_  
JULIAN A. GOLD, M.D.  
Mayor of the City of Beverly Hills,  
California

ATTEST:

\_\_\_\_\_(SEAL)  
BYRON POPE  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
LAURENCE S. WIENER  
City Attorney

APPROVED AS TO CONTENT:

\_\_\_\_\_  
MAHDI ALUZRI  
City Manager

  
\_\_\_\_\_  
SUSAN HEALY KEENE AICP  
Director of Community Development

# EXHIBIT A

EXHIBIT A

LEGAL DESCRIPTION  
300 N. Canon Drive

LOTS 7, 8, 9, 10, 11 AND 12 IN BLOCK 5 OF BEVERLY, IN THE CITY OF BEVERLY HILLS, AS PER MAP RECORDED IN BOOK 11 PAGE 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET OF LOTS 7, 8, 9, 10, 11 AND 12 CONVEYED TO THE CITY OF BEVERLY HILLS, FOR STREET PURPOSES.

BEING THE SAME PARCEL CONVEYED BY LEON KAPLAN, A MARRIED MAN, AND EUGENIE F. KAPLAN, HIS WIFE, MONTE E. LIVINGSTON, A MARRIED MAN, AND ROSELINE LIVINGSTON, HIS WIFE, EUGENE S. GOODWIN, A MARRIED MAN, AND MADELINE R. GOODWIN, HIS WIFE, AND HAROLD D. BERKOWITZ, A WIDOWER, TO THRIFTY REALTY COMPANY BY DEED DATED MARCH 17, 1967 AND RECORDED APRIL 17, 1967 AS INSTRUMENT NO. 391.

PIN # 4343-007-024