RESOLUTION NO. 2026-R63

A RESOLUTION ADDING A PROPOSITION TO THE BALLOT CREATING HOME (HOUSING OVERLAY – MIXED ENVIRONMENTS) OVERLAYS IN THE CITY'S COMMERCIAL AND INDUSTRIAL AREAS FOR THE NOVEMBER 3, 2026 GENERAL MUNICIPAL ELECTION PURSUANT TO ELECTIONS CODE § 9222

THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1. The City Council has called a General Municipal Election to be held on Tuesday, November 3, 2026, for the purpose of placing a proposition on the ballot for voter consideration.

SECTION 2. Pursuant to Elections Code § 9222, the City Council places a proposition captioned the "HOME Housing Overlay Measure" on the ballot for the General Municipal Election scheduled for Tuesday, November 3, 2026 pursuant to Resolution No. 2026-R63, adopted August 5, 2026.

SECTION 3. Pursuant to the requirements of Elections Code § 10403, the Board of Supervisors of the County of Los Angeles is requested to consent and agree to the consolidation of a proposition on the ballot for the General Municipal Election consolidated with the statewide General Election on Tuesday, November 3, 2026.

SECTION 4. *Environmental Review.* To ensure compliance with all applicable law including, without limitation, *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, the City Council finds and determines that this Proposition is not subject to further review under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq*.; "CEQA") for the following reasons:

A. It will not result in a direct or reasonably foreseeable indirect physical change in the environment (14 Cal. Code Regs. § 15060(c)(2)). Amending the Land Use and Urban Design Element to create the HOME land use designation is a legislative act that establishes policy for future development; it does not approve any particular project or commit the City to any development that could result in a physical change to the environment.

B. There is no possibility that the Proposition may have a significant effect on the environment (14 Cal. Code Regs. § 15061(b)(3)). The Proposition does not itself adopt zoning regulations or authorize any development; it authorizes, but does not require, the City Council to adopt implementing regulations, and the City Council's subsequent adoption of the HOME Overlay Zone regulations and its approval of any project activating a HOME overlay on a particular parcel will each be reviewed under CEQA at that time.

C. This Proposition, by itself, does not constitute a "project" as defined in the

CEQA Guidelines (14 Cal. Code Regs. § 15378).

D. Additionally, CEQA Guidelines § 15168(c)(2) provides that if a project is proposed which has been the subject of a prior certified EIR, and "[i]f the [City] finds that pursuant to [14 Cal. Code of Regs.] Section 15162, no new effects could occur or new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the … EIR, and no new environmental document would be required." The City Council finds that it certified a Final Environmental Impact Report ("FEIR") for the Monterey Park Land Use and Urban Design Element (as adopted by Ordinance No. 2198 and approved by voters as Measure JJ on November 3, 2020) which was filed as State Clearing House No. 2001-01-1074. This Proposition will not result in any new environmental impact not already considered in the FEIR and no further environmental review is required.

SECTION 5. A copy of the Proposition to be considered by the voters is attached as Exhibit "A," and incorporated by reference.

SECTION 6. Pursuant to Elections Code §§ 9222 and 13119, the exact form of the question to be voted on at the election as it should appear on the ballot is as follows:

Proposition to Create HOME Housing Overlays in Monterey Park Shall a measure amending the Monterey Park Land Use Element to keep residential neighborhoods intact through maintaining voter-approved land use restrictions and Monterey Park's local control over the state for housing decisions, continue prohibiting data centers, provide housing for residents, prevent crime/homeless encampments, attract businesses, and improve the local economy by allowing limited residential uses in underutilized industrial, commercial/office areas, requiring public input, ensuring environmental protections, protecting public safety, parks/open space, be adopted?	**YES** **NO**

SECTION 7. The vote requirement for the proposed ballot measure to pass is a majority (50% + 1) of the votes cast.

SECTION 8. The County election department is authorized to canvass the returns of the General Municipal Election. The election will be held in all respects as if there were only one election and only one form of ballot may be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide or special election.

SECTION 9. The Board of Supervisors is requested to issue instructions to the County election department to take all steps necessary for the holding of the consolidated election.

SECTION 10. The City of Monterey Park recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 11. The City Clerk is directed to file a certified copy of this Resolution with the Board of Supervisors and the County election department of the County of Los Angeles.

SECTION 12. The City Clerk will certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 13. Electronic Signatures. This Resolution may be executed with electronic signatures in accordance with Government Code §16.5. Such electronic signatures will be treated in all respects as having the same effect as an original signature.

SECTION 14. The City Clerk must certify to the passage and adoption of this Resolution; enter the same in the book of original Resolutions; and make a minute of the passage and adoption thereof in the records of the proceedings of the City Council in the minutes of the meeting at which the same is passed and adopted.

SECTION 15. The Mayor, or presiding officer, is hereby authorized to affix a signature to this Resolution signifying its adoption by the City Council of the City of Monterey Park, and the City Clerk, or designee, is directed to attest thereto.

SECTION 16. This Resolution will become effective immediately upon adoption.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF MONTEREY PARK ON THIS 5TH DAY OF AUGUST, 2026.

Henry Lo, Mayor

Attest:

Maychelle Yee, City Clerk

APPROVED AS TO FORM:

Karl H. Berger, City Attorney

Attachment:

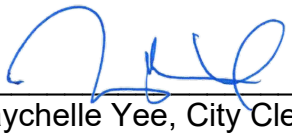
Exhibit A – Full Text of the Ballot Measure

State of California)
County of Los Angeles) §
City of Monterey Park)

I, Maychelle Yee, City Clerk of the City of Monterey Park, California, do hereby certify that the foregoing Resolution No. 2026-R63 was duly and regularly adopted by the City Council of the City of Monterey Park at a regular meeting held on the 5th day of August, 2026, by the following vote:

Ayes:	Council Members:	Yang, Ngo, Wong, Sanchez, Lo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Dated this 5th day of August, 2026.



Maychelle Yee, City Clerk
Monterey Park, California

Exhibit A:

A MEASURE AMENDING THE MONTEREY PARK LAND USE ELEMENT TO KEEP RESIDENTIAL NEIGHBORHOODS INTACT THROUGH MAINTAINING VOTER-APPROVED LAND USE RESTRICTIONS AND MONTEREY PARK'S LOCAL CONTROL OVER THE STATE FOR HOUSING DECISIONS, CONTINUE PROHIBITING DATA CENTERS, PROVIDE HOUSING FOR RESIDENTS, PREVENT CRIME/HOMELESS ENCAMPMENTS, ATTRACT BUSINESSES, AND IMPROVE THE LOCAL ECONOMY BY ALLOWING LIMITED RESIDENTIAL USES IN UNDERUTILIZED INDUSTRIAL, COMMERCIAL/OFFICE AREAS, REQUIRING PUBLIC INPUT, ENSURING ENVIRONMENTAL PROTECTIONS, PROTECTING PUBLIC SAFETY, PARKS/OPEN SPACE

The People of the City of Monterey Park do ordain as follows:

SECTION 1: *Creation of the HOME (Housing Overlay —Mixed Environments) Designation*. The Monterey Park Land Use and Urban Design Element, as adopted by Ordinance No. 2198 (approved by voters as Measure JJ on November 3, 2020), is amended to create the HOME land use designation and to identify, on the land use policy map, the commercial and industrial areas in which it may be applied, as follows:

"**HOME (Housing Overlay – Mixed Environments) Designation**

HOME Designation: The HOME – Housing Overlay – Mixed Environments designation (the "HOME designation") is established as a land use designation within the Land Use and Urban Design Element. The HOME designation may be applied only to those commercial and industrial areas identified for it on the land use policy map; it may not be applied to any parcel in the R-1, R-2, or other single-family or low-density residential zoning districts, or to any area not so identified on the land use policy map. The HOME designation authorizes, but does not require, the development of housing – including multifamily dwellings, townhomes, condominiums, and mixed-use development that includes housing – on commercial and industrial land. The HOME designation is an optional, floating designation. It does not apply automatically to any parcel and does not itself authorize any development or supersede any underlying zoning; a HOME overlay may be activated on a particular parcel only through a specific development project approval by the City Council, following a Planning Commission recommendation and public hearings, and approval of any such development project rests solely within the City Council's legislative discretion. This designation does not itself adopt zoning regulations; it authorizes the City Council to adopt the zoning regulations needed to implement the HOME overlay by ordinance."

SECTION 2: *Ratification of Land Use Policy Map Amendments; Resolution No. 2026-R64*. On August 5, 2026, the City Council adopted Resolution No.2026-R64 that, upon ratification by the voters pursuant to this Proposition, amends the Land Use Policy Map (Figure LU-3). Resolution No. 2026-R64 is incorporated by reference and its adoption is

ratified by voters through this Proposition. A certified copy of Resolution No. 2026-R64 may be reviewed at www.montereypark.ca.gov/MPKHOME.

SECTION 3: *Implementation of this Proposition.*

A. Upon the effective date of this Proposition and notwithstanding any limitation on the City Council's authority set forth in this, or any other, Proposition, the City Council is authorized and directed pursuant to Elections Code § 9217 to promptly take appropriate actions needed to implement this Proposition including, without limitation, adopting all zoning regulations needed to effectuate this Proposition by ordinance; making technical amendments to the Land Use and Urban Design Element to codify this Proposition; and amending the Land Use Policy Map (Figure LU-3) to identify the areas eligible for a HOME Designation in accordance with the voter's actions in Section 2 of this Proposition.

B. In the event another ballot measure (a "Competing Proposition") appears on the same ballot as this Proposition that seeks to adopt, impose, or amend any limitations or restrictions, or other regulations or requirements, including, without limitation, those with respect to the actions authorized by this Proposition, that differ in any respect to or supplement, those contained in this Proposition, the voters declare their intention that, if both the Competing Proposition and this Proposition receive a majority of votes cast, the Competing Proposition and this Proposition be fully adopted except to the extent that specific provisions contained in each measure are deemed to be in direct conflict with each other on a "provision by provision" basis pursuant to *Yoshisato v. Superior Court* (1992) 2 Cal. 4th 978. With respect to any such directly conflicting provisions, the specific provisions of the Proposition receiving the greater number of votes will prevail.

SECTION 4: *Interpretation*. This Proposition must be interpreted to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Proposition is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Proposition. The voters declare that this Proposition, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Proposition is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Proposition that can be given effect without the invalid application.

SECTION 5: *Repeal and Supersession*. The People adopt this Proposition with the specific intent of superseding any contrary regulation, including those previously adopted by the People, or administrative policy and procedure. Consequently, all

regulations that conflict with this Proposition are repealed or modified to reconcile them with this Proposition.

SECTION 6: *Construction*. This Proposition must be broadly construed to achieve the purposes stated in this Proposition. It is the People's intent that the provisions of this Proposition be interpreted or implemented by the City and others in a manner that facilitates the purposes set forth in this Proposition.

SECTION 7: *Enforceability*. Repeal of any provision of the MPMC does not affect any penalty, forfeiture, or liability incurred before, or preclude prosecution and imposition of penalties for any violation occurring before this Proposition's effective date. Any such repealed part will remain in full force and effect for sustaining action or prosecuting violations occurring before the effective date of this Proposition.

SECTION 8: *Validity of Previous Code Sections*. If this entire Proposition or its application is deemed invalid by a court of competent jurisdiction, any repeal or amendment of the MPMC or other ordinance by this Proposition will be rendered void and cause such previous MPMC provision or other the ordinance to remain in full force and effect for all purposes.

SECTION 9: *Severability*. If any portion of this Proposition is held by a court of competent jurisdiction to be invalid, the remainder of the Proposition and the application of such provision to other persons or circumstances will not be affected thereby. We the People indicate our strong desire that: (i) the City Council use its best efforts to sustain and reenact that portion, and (ii) the City Council implement this Proposition by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Proposition, and then adopting or reenacting such portion as necessary or desirable to allow implementation of this Proposition.

SECTION 10: *Effective Date*. This Proposition will be submitted to the general municipal election on November 3, 2026 for voter approval. If a majority of voters vote in favor of this Proposition, it will become valid and binding 10 days after the date that the City Council certifies the election results in accordance with Elections Code § 9217. The Mayor will sign this Proposition, and the City Clerk will attest and certify to the passage and adoption of this Proposition.

PASSED AND ADOPTED this ___ day of November, 2026.

_____
Henry Lo, Mayor

ATTEST:

_____
Maychelle Yee, City Clerk

APPROVED AS TO FORM:

_____
Karl H. Berger, City Attorney