CITY ATTORNEY'S IMPARTIAL ANALYSIS
CITY OF MONTEREY PARK
MEASURE XX
HOME (HOUSING OVERLAY – MIXED ENVIRONMENTS)

Since 1982, voter approval is needed for amendments to the Land Use and Urban Design Element (LUE) of the Monterey Park General Plan. The LUE is one part of the General Plan. The General Plan, especially the LUE, acts like the city's "constitution" for economic, social, and land use development. Zoning regulations adopted by the city council implement the LUE.

Measure XX asks City voters to amend the LUE to create the Housing Overlay Mixed Environments (HOME) land use designation and to ratify related amendments to the Land Use Policy Map.

If approved, the Measure would authorize the Monterey Park City Council to adopt zoning regulations implementing the HOME designation for housing, including multifamily dwellings, townhomes, condominiums, and mixed-use development with housing, in commercial and industrial areas identified by the City's Land Use Policy Map.

Nothing in the Measure approves any development. Future project proposals would only be accepted by the City after the City Council adopted zoning regulations. Any applicant would then need to obtain all approvals required by law including City Council approval at a public hearing to activate the HOME designation on a specific property.

The HOME designation could be applied only in commercial and industrial areas identified on the City's Land Use Policy Map. It would not be available for any parcel in the R-1, R-2. The Measure would also leave the data center prohibition intact.

The Monterey Park City Council placed Measure XX on the ballot.

City voters must approve Measure XX by a simple majority vote for it to take effect.

A "YES" vote approves the amendments creating the HOME designation for housing, including residential and mixed-use development, ratifies the amendments to the Land Use Policy Map, and authorizes the City Council to adopt implementing zoning regulations.

A "NO" vote rejects those amendments. The HOME designation for housing wouldn't be created, and the City's current Land Use and Urban Design Element and Land Use Policy Map would remain unchanged.

/S/ Karl H. Berger
City Attorney