



LOS ANGELES  
BICENTENNIAL  
1781 • 1981

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**SAMPLE  
BALLOT  
AND VOTER  
INFORMATION  
PAMPHLET**

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COMPILED BY REX E. LAYTON, CITY CLERK

CITY OF LOS ANGELES  
PRIMARY NOMINATING ELECTION  
and  
CITY OF MONTEREY PARK  
SPECIAL MUNICIPAL ELECTION

★

402

★

**TUESDAY, APRIL 14, 1981**

**5**  
500

**MUNICIPAL BALLOT**

Primary Nominating and Consolidated Elections  
CITY OF LOS ANGELES, TUESDAY, APRIL 14, 1981

**FOR MEMBER OF THE BOARD OF TRUSTEES**

OFFICE NUMBER 2	Vote for one
JOHN KELLEHER Council Field Representative	80 →
ARTHUR BRONSON Member, Board of Trustees	81 →
FUTURE M. HENRY Educator	82 →
HOWARD O. WATTS Disabled Veteran	83 →
ROD WALSH Auditing Specialist	84 →

**5**  
500S

**BOLETA MUNICIPAL**

Elecciones Primarias de Nominación y Consolidadas  
CIUDAD DE LOS ANGELES, MARTES, 14 DE ABRIL DE 1981

**PARA MIEMBRO DE LA JUNTA DE FIDEICOMISARIOS**

Vote por uno	OFICINA NUMERO 2
← 80	JOHN KELLEHER Representante de una Sucursal del Consejo
← 81	ARTHUR BRONSON Miembro de la Junta de Fideicomisarios
← 82	FUTURE M. HENRY Educatora
← 83	HOWARD O. WATTS Veterano Incapacitado
← 84	ROD WALSH Especialista en Contabilidad

**6**  
600**MUNICIPAL BALLOT**Primary Nominating and Consolidated Elections  
CITY OF LOS ANGELES, TUESDAY, APRIL 14, 1981**FOR MEMBER OF THE BOARD OF TRUSTEES**

OFFICE NUMBER 4	Vote for one
MARCUS (MARC) A. FRISHMAN Educator	98 →
SHELDON ROSENBLOOM Children's Center Director	99 →
RALPH ROY RAMIREZ Financial Advisor	100 →
BRIAN RICH Small Businessman, Environmentalist	101 →
DON BRUNET Businessman	102 →
JOSEPH WILLIAM (BILL) OROZCO Business Executive	103 →
WAYNE AVRASHOW Budget Consultant	104 →
LINDSAY CONNER Attorney	105 →
RICHARD J. COWSILL Educator and Businessman	106 →
CHARLES GREENE Community Worker	107 →
JUNE DUNBAR Educational Consultant	108 →
OFFICE NUMBER 6	Vote for one
SONIA E. MCINTOSH Educator	110 →
STEVE SOLOMON FOX Educator and Businessman	111 →
WALLACE ALBERTSON Member, Board of Trustees	112 →
HOWARD G. SCHAEFER Tax Attorney	113 →
JESICA HUGHES JONES Precious Metals Consultant	114 →

**6**  
600S**BOLETA MUNICIPAL**Elecciones Primarias de Nominación y Consolidadas  
CIUDAD DE LOS ANGELES, MARTES, 14 DE ABRIL DE 1981**PARA MIEMBRO DE LA JUNTA DE FIDEICOMISARIOS**

Vote por uno	OFICINA NUMERO 4
← 98	MARCUS (MARC) A. FRISHMAN Educador
← 99	SHELDON ROSENBLOOM Director de Centro de Niños
← 100	RALPH ROY RAMIREZ Consejero Financiero
← 101	BRIAN RICH Negociante-Defensor del Medio Ambiente
← 102	DON BRUNET Negociante
← 103	JOSEPH WILLIAM (BILL) OROZCO Ejecutivo en Negocios
← 104	WAYNE AVRASHOW Consultante en Presupuestos
← 105	LINDSAY CONNER Abogado
← 106	RICHARD J. COWSILL Educador y Negociante
← 107	CHARLES GREENE Trabajador de la Comunidad
← 108	JUNE DUNBAR Consultante Educacional
Vote por uno	OFICINA NUMERO 6
← 110	SONIA E. MCINTOSH Educatora
← 111	STEVE SOLOMON FOX Educador y Negociante
← 112	WALLACE ALBERTSON Miembro de la Junta de Fideicomisarios
← 113	HOWARD G. SCHAEFER Abogado de Impuestos
← 114	JESICA HUGHES JONES Consultante en Metales Preciosos

**7**  
701

**MUNICIPAL BALLOT**

Primary Nominating and Consolidated Elections  
CITY OF LOS ANGELES, TUESDAY, APRIL 14, 1981

**CITY OF MONTEREY PARK  
SPECIAL MUNICIPAL ELECTION**

<b>A PROPOSITION A.</b> Shall Ordinance No. 1536, entitled "An Ordinance of the City of Monterey Park Rezoning Certain Property from R-1 to R-1 (P-D)" be adopted?	YES	118 →
	NO	119 →

**7**  
701S

**BOLETA MUNICIPAL**

Elecciones Primarias de Nominación y Consolidadas  
CIUDAD DE LOS ANGELES, MARTES, 14 DE ABRIL DE 1981

**CIUDAD DE MONTEREY PARK  
ELECCION ESPECIAL MUNICIPAL**

← 118	SI	<b>A PROPOSICION A.</b> ¿Deberá la Ordenanza No. 1536, titulada "Una Ordenanza de la Ciudad de Monterey Park Cambiando de Zona Ciertas Propiedades de R-1 a R-1 (P-D)" ser adoptada?
← 119	NO	

# VOTER INFORMATION PAMPHLET

**END  
OF  
BALLOT**

**CITY OF MONTEREY PARK  
SPECIAL MUNICIPAL ELECTION**  
consolidated with the  
**CITY OF LOS ANGELES  
PRIMARY NOMINATING ELECTION**

**TUESDAY, APRIL 14, 1981**

COMPILED BY  
**THERESA M. AMADOR, CITY CLERK**  
City Hall, 320 West Newmark Avenue  
Monterey Park, CA 91754  
(213) 307-1360

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## **A PROPOSITION A.**

Shall Ordinance No. 1536, entitled "An Ordinance of the City of Monterey Park Rezoning Certain Property from R-1 to R-1 (P-D)" be adopted?

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### **IMPARTIAL ANALYSIS OF MEASURE BY NORMAN LIEBERMAN, CITY ATTORNEY**

The ordinance would rezone 29.8 acres of hillside property generally west of Atlantic Boulevard, east of Ridgeside Drive, north of El Repetto Drive and south of Cadiz Street from R-1 to R-1 (P-D). The existing R-1 zone allows for construction of detached single-family homes. According to the Environmental Impact Report for the proposed project, 85 single-family detached homes could be developed under the R-1 zone. If the ordinance is adopted and the zone is changed to R-1 (P-D), the area could be developed under either the R-1 zone with 85 single-family homes or the P-D zone with 150 townhouse-type residential condominium units in 24 buildings consisting of clusters of from three to 11 residential units in each building. The buildings would occupy 25 to 30 percent of the 29.8 acres, and the remainder of the hillside property would be landscaped open area.

### **ARGUMENT IN FAVOR OF PROPOSITION A**

The City Council of Monterey Park, on the recommendation of its professional staff and Community Development Department, officially approved the Monterey Views project, because it will be beneficial to the people of Monterey Park.

The opponents have only their own selfish special interests at heart, while your elected representatives must act for the good and welfare of everyone in the city. The opponents have made grossly misleading and inaccurate statements in their effort to substitute their judgment for that of our duly elected representatives.

The opponents would prefer homes that would cost more than twice that of the homes approved by the City Council.

The Monterey Views homes will be built so that 70% of the land will remain as open space for recreational and landscaping purposes. It will include an elaborate drainage system which will make the hills and the surrounding homes much safer. With continuous professional maintenance by the Homeowners Association, the slopes will be less vulnerable to mudslides and rain damage, such as the city experienced in 1980.

The project will generate nearly one-quarter million dollars per year for community redevelopment and will help pay for the Brightwood School Cafetorium, Library expansion, Grandview Gymnasium, Langley Senior Citizens Center, Police, Fire and City Hall, public facilities and services which all the citizens of Monterey Park can enjoy and need.

We urge you to support your City Council by voting YES on April 14th for a safer Monterey Hills area, for more affordable homes and to help finance the City's new facilities for all citizens to enjoy.

**MONTEREY PARK CITIZENS FOR  
REPRESENTATIVE GOVERNMENT**

Ken Nissle, Chairman  
Keiji Higashi

**MATTHEW (MARTY) MARTINEZ**

Assemblyman, 59th Assembly District

**G. MONTY MANIBOG**

Mayor Pro Tem  
City of Monterey Park

**GEORGE WESTPHALN**

Councilman  
City of Monterey Park

### **REBUTTAL TO ARGUMENT IN FAVOR OF PROPOSITION A**

#### **THE TRUTHS ARE:**

1. Our already **OVERCROWDED CITY** does not need 150 more condominiums. Currently only two City Council members support the proposed condominium rezoning. The Planning Commission **REJECTED IT** because it does not serve the best interests of the people.

Our arguments are based on statements from the Planning Commission, School District and Police Department.

2. The City is concerned about the capacity of the **SEWER SYSTEM**, yet we are faced with 150 more condos to further **STRAIN** the sewers, which will result in **NEW TAXES** to further **STRAIN** you.

3. Brightwood School Cafetorium, Library expansion, Grandview Gymnasium, Langley Senior Citizens Center, the Police and Fire Stations, and the new City Hall are already being paid for by other CRA projects. We don't need condos to help pay for them. This project will not generate enough **NEW TAXES** to pay for one additional policeman, fireman, or teacher.

4. The developers claim that their drainage system will make the area safer. No one can guarantee that landslides will not occur, as we have recently seen.

5. The only ones to benefit are the developers, while the taxpayers suffer the consequences and foot the bill. So beware of the high-priced outside campaigners hired by the developers to promote their condos. Their misleading literature can fool you!

Our "selfish special interests" are to **PROTECT** our City from overcrowding and **ENSURE** decent police, fire and school services for all the people of Monterey Park.

**VOTE NO ON A!!!**

**LOUISE DAVIS**

Mayor, City of Monterey Park

**SONYA GERLACH**

Monterey Park Planning  
Commissioner

**IRV GILMAN**

Monterey Park Taxpayers  
Association, Inc.

**PATRICIA CHIN**

Sequoia Park Homeowners  
Association, Inc.

**JAMES L. HAYDON**

Certified Public  
Accountant

## ARGUMENT AGAINST PROPOSITION A

Dear Monterey Park Voters:

Rezoning from single family homes to 150 condominiums will have an adverse effect upon the residents of Monterey Park in many major areas, including:

1. INCREASED TRAFFIC.
2. INCREASED OVERCROWDING OF SCHOOLS.
3. INCREASED BURDEN ON CITY SERVICES.

According to the Environmental Impact Report the traffic leading into Atlantic Boulevard will be increased up to 94% as a result of the hundreds of vehicles from the proposed project.

DOUBLE SCHOOL SESSIONS will become a reality seriously affecting quality education in the city of Monterey Park. The School District has stated that the increase in school age children would require double sessions. One alternative would be to bus the children to a school outside their area.

Property taxes from the proposed project to the city will be negligible. As a result you, the taxpayers, will be forced to pay over \$90,000 yearly to provide the additional police, fire, sewer and other municipal services, or accept the consequences of reduced essential services. The Police Department has expressed their concern that currently the city has only 1.2 police officers per 1,000 people. This project would require additional police resources which the city does not presently have the money to fund.

The developers purchased this property for single family homes, but are now requesting a zone change to allow condominiums. This is another attempt to reap additional millions of dollars AT THE EXPENSE OF THE PEOPLE OF THIS COMMUNITY. This project offers no advantages to our city. The change in zoning was rejected by the Monterey Park Planning Commission. There is already an excess of condominiums in the city at more affordable prices.

We, the undersigned, along with over four thousand concerned residents who voluntarily signed a petition within a 30 day period, urge a NO vote on Ordinance No. 1536.

LOUISE DAVIS  
Mayor, City of Monterey Park  
SONYA GERLACH  
Monterey Park Planning  
Commissioner  
IRV GILMAN  
Monterey Park Taxpayers  
Association, Inc.

PATRICIA CHIN  
Sequoia Park Homeowners  
Association, Inc.  
JAMES L. HAYDON  
Certified Public  
Accountant

## REBUTTAL TO ARGUMENT AGAINST PROPOSITION A

The argument against Proposition A is false and misleading.

The FACTS are:

1. Traffic. FACTS: Monterey Park's independent Environmental Impact Report concludes that the increase in traffic on local streets surrounding the project site will be "not significant". NO TRAFFIC PROBLEM WILL BE CREATED.

2. Schools. FACTS: The closest elementary school to the Monterey Views project is Brightwood. Current figures published by the School District state that Brightwood has a capacity of 764 students and an enrollment of only 689 students. Brightwood can easily absorb the project's students. THERE WILL BE NO DOUBLE SESSIONS.

3. Services. FACTS: The Environmental Impact Report states that approximately a QUARTER MILLION DOLLARS will flow into Monterey Park and Monterey Park's Community Redevelopment Agency EVERY YEAR to repay the City's CRA bonds, which help pay for POLICE AND FIRE PROTECTION, and other public facilities and services.

4. Other Advantages. FACTS: The hillsides will be safer and more secure against mudslides. The density will be only 5 homes per acre, instead of the 8 per acre now allowed.

5. Community Endorsements. FACTS: The Monterey Park Chamber of Commerce approved the project, stating it's "the only way this particular hillside could be developed and maintained properly." The Monterey Park Progress has editorially endorsed the project, stating it "is in the finest tradition of American ingenuity and know-how."

Don't be fooled by the misrepresentations of a few opponents who put their own selfish interests ahead of Monterey Park's best interests. Please help keep control of our city in the hands of the people of Monterey Park and their elected representatives by voting YES ON PROPOSITION A.

MONTEREY PARK CITIZENS  
FOR REPRESENTATIVE  
GOVERNMENT  
Ken Nissle, Chairman  
Keiji Higashi  
MATTHEW (MARTY) MARTINEZ  
Assemblyman, 59th Assembly District

G. MONTY MANIBOG  
Mayor Pro Tem  
City of Monterey Park  
GEORGE WESTPHALN  
Councilman  
City of Monterey Park

AN ORDINANCE OF THE CITY OF MONTEREY PARK REZONING CERTAIN PROPERTY FROM R-1 to R-1 (P-D)

THE CITY COUNCIL OF THE CITY OF MONTEREY PARK DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that a change of zone classification from R-1 to R-1 (P-D) on a portion of the east and west one half of Section 28, Township 1 South, Range 12 West, San Bernardino Meridian, has been processed in accordance with State law and City ordinances and regulations, and that said change of zone classification is in the public interest and is consistent with the General Plan.

SECTION 2. The City Council hereby certifies that an Environmental Impact Report pertaining to said change of zone classification has been completed in compliance with the California Environmental Quality Act of 1970 and the City's adopted procedures, and that the City Council has reviewed and considered the information contained therein. The following finding of overriding considerations is made with reference to the significant impact of the project on public schools, which is identified in the Environmental Impact Report:

The goals, policies and objectives of the City's Housing Element in the General Plan recommend the provision of an adequate supply of housing and encourage a wide range of housing types, prices and ownership patterns with special attention to the needs of families. Significant population increases over the last several years have created a significant demand for housing to accommodate existing and incoming residents, alleviate overcrowded housing conditions and replace deteriorated housing. The project, in proposing 150 condominium-type residential units with varying price range will provide needed housing for families. With regard to school population, the Alhambra City School District, in which the project is located, could change elementary school attendance areas so that elementary school children residing in the project could attend Brightwood School, thereby considerably reducing the significant impact on schools identified in the Environmental Impact Report. Brightwood School, less than two miles from the project area, has adequate capacity to accommodate project-generated students.

SECTION 3. The aforesaid property is hereby rezoned from R-1 to R-1 (P-D), and Section 21.06.020 of the Monterey Park Municipal Code and the Zoning Map adopted thereby are hereby amended accordingly.

INSTRUCTIONS FOR ABSENT VOTER BALLOT APPLICATION

1. Do not use this form if you have already requested an Absent Voter Ballot for this election.
2. A separate application is necessary for each person for each election.
3. Please apply immediately. **Applications postmarked after April 9, 1981 will not be accepted.**
4. If you are unable to fill out this application or need additional information, call the Absent Voter Ballot Section at 485-4615.
5. Detach and mail this application to:

**Los Angeles City Clerk  
Election Division  
P.O. Box 54377  
Terminal Annex  
Los Angeles, CA 90054**

ABSENT VOTER BALLOT APPLICATION

CUT ALONG DOTTED LINE

Please Print Registered Name and Address

First Name M.I. Last Name

Number & Street

City Zip Code

Signature of Applicant

Date Phone

Mail Ballot to:

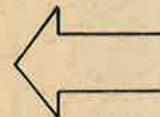
Name

Street

City State Zip Code

**LOS ANGELES CITY CLERK  
ELECTION DIVISION  
ROOM 2300, CITY HALL  
LOS ANGELES, CA 90012**

**BULK RATE  
U.S. POSTAGE  
PAID  
City of Los Angeles  
Election Division**



**WHEN REQUESTING AN ABSENT VOTER BALLOT,  
USE APPLICATION ON INSIDE BACK COVER**

<b>TAKE THIS SAMPLE BALLOT TO YOUR POLLING PLACE</b>	<b>POLLS OPEN AT 7 A.M. AND CLOSE AT 8 P.M.</b>
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10/2/81  
Talk

R E S O L U T I O N

WHEREAS, in accordance with the provisions of Article XI, Section 8 of the Constitution of the State of California, at an election held in The City of Monterey Park on Tuesday, April 14, 1981, there was submitted to a vote of the qualified electors of The City of Monterey Park Proposition A which reads as follows, to wit:

A PROPOSITION A.  
Shall Ordinance No. 1536, entitled "An Ordinance of the City of Monterey Park Rezoning Certain Property from R-1 to R-1 (P-D)" be adopted?

and

WHEREAS, the City Clerk of The City of Los Angeles, in accordance with Section 305 of the Charter of The City of Los Angeles, did canvass the returns of the Special Municipal Election held in The City of Monterey Park on Tuesday, April 14, 1981, with respect to the votes cast for and against said proposed City of Monterey Park Proposition and certify them to the City Council; and

WHEREAS, it appears to the Council that said canvass is true and correct;

NOW, THEREFORE, the Council of The City of Los Angeles hereby finds, determines and declares that the result of the vote of the qualified electors of the City of Monterey Park cast for and against said Proposition submitted at said election to be as follows:

Total number of votes cast in favor of Proposed City Proposition A	1,037
Total number of votes cast against Proposed City Proposition A	6,410

The said proposition, having received the votes of less than a majority of the qualified electors of said City of Monterey Park, is hereby declared to be rejected.