

**CITY OF  
MONTEREY PARK**



**OFFICIAL  
SAMPLE BALLOT  
and Voter Information Pamphlet**

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**SPECIAL MUNICIPAL ELECTION  
TUESDAY, OCTOBER 20, 1987**

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Compiled and Prepared by  
**WARREN K. FUNK, CITY CLERK**

**POLLS OPEN AT 7 A.M. AND CLOSE AT 7 P.M.**

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**NOTICE: ABSENT VOTER BALLOT APPLICATION ENCLOSED**

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**THE LOCATION OF YOUR POLLING PLACE  
IS SHOWN AT BOTTOM OF BACK COVER**

# CITY OF MONTEREY PARK

320 west newmark avenue · monterey park, california 91754

· municipal services center



Dear Registered Voter,

The concept of voting is, by relative standards, a strange one in the world as we know it today. Many countries have the will of dictators imposed upon the people, others have a central committee which decides the fate of the citizens. Even those who profess to have a vote often have only one choice on the ballot. Write-in alternatives are out of the question.

The United States is blessed today because of the wisdom of its founding fathers over 200 years ago. We not only consider the vote as our "right", which it is, but the privilege of voting is often taken for granted. Thus, in an election in a city of 10,000 people, possibly only 2,000 have taken the time and trouble to register. An election with 50% of the registered voters actually voting may be considered high. If those conditions exist, one-tenth of the people determine what happens to the rest.

This October 20th, proposals are on the ballot which may determine a portion of the future of the City of Monterey Park. If you are a registered voter, you have--and should have--a voice in that future. I urge you to use that right and that privilege. Vote NO or vote YES--BUT VOTE.

Sincerely,

A handwritten signature in cursive script that reads "Warren K. Funk".

WARREN K. FUNK, City Clerk  
of the City of Monterey Park

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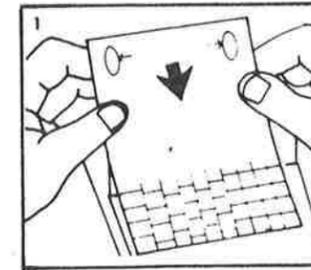
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**MARK YOUR CHOICES IN THIS  
PAMPHLET AND TAKE IT WITH  
YOU TO YOUR POLLING PLACE**

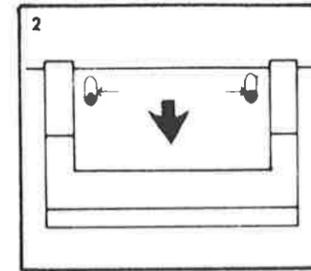
## VOTING INSTRUCTIONS

Remove ballot card from gray envelope

**Step 1.** Using both hands, insert the ballot card all the way into the Vote Recorder.



**Step 2.** Be sure the two slots in the end of your card fit down over the two red pins.



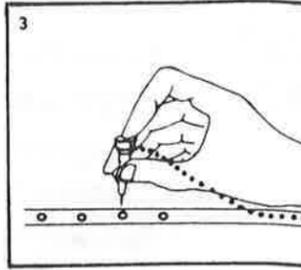
**Step 3.** To vote, hold the voting instrument straight up. Punch straight up. Punch straight down through the ballot card for the candidates of your choice. Do not use pen or pencil.

**Step 4.** Vote all pages.

**Step 5.** After voting, remove the ballot card from the Vote Recorder.

**Step 6.** Turn ballot card over and COMPLETELY REMOVE ALL HANGING CHAD from each voting hole you punched.

**Step 7.** Put ballot card back in gray envelope.



**NOTE:** If you make a mistake, return your ballot card and obtain another.

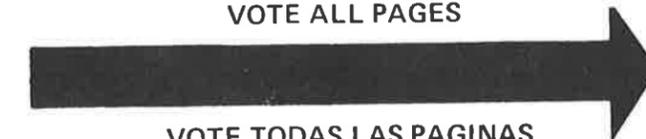
## INSTRUCTIONS TO VOTERS:

To vote on any measure, punch the ballot card through the hole by the arrow next to the word "YES" or the word "NO".

All distinguishing marks on the ballot card are forbidden and make the ballot void.

If you wrongly punch, tear or deface the ballot card, return it to the precinct board member and obtain another.

VOTE ALL PAGES



VOTE TODAS LAS PAGINAS

1

**OFFICIAL BALLOT - CITY OF MONTEREY PARK  
SPECIAL MUNICIPAL ELECTION  
OCTOBER 20, 1987**

**MEASURES SUBMITTED TO VOTE OF VOTERS**

<b>A</b> Shall an Ordinance of the City of Monterey Park Approving Zoning Map and Zoning Text Amendments for Property in the Central Commercial Community Design Plan area be adopted?	<b>YES</b>	4 → 0
	<b>NO</b>	5 → 0
<b>B</b> Shall an Ordinance of the City of Monterey Park Approving General Plan, Zoning Map and Zoning Text Amendments for Property in the Mid-Atlantic and South Garfield Community Design Plan area be adopted?	<b>YES</b>	8 → 0
	<b>NO</b>	9 → 0
<b>C</b> Shall an Ordinance of the City of Monterey Park Approving General Plan, Zoning Map and Zoning Text Amendments for Property in South Atlantic and other Selected Areas Community Design Plan area be adopted?	<b>YES</b>	12 → 0
	<b>NO</b>	13 → 0
<b>D</b> Shall an Ordinance of the City of Monterey Park Restricting Height Variances within the City be adopted?	<b>YES</b>	15 → 0
	<b>NO</b>	16 → 0

**BALLOT ENDS THIS PAGE**

**VOTER INFORMATION  
PAMPHLET**

The following pages contain

**BALLOT MEASURES, ANALYSES,  
ARGUMENTS AND REBUTTALS**

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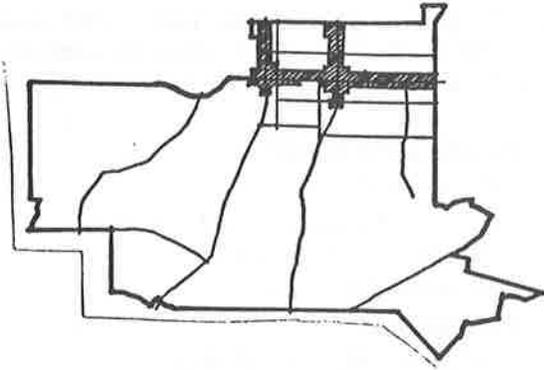
Arguments in support of or in opposition to the proposed laws are the opinions of the authors and have not been checked for accuracy by any official agency.

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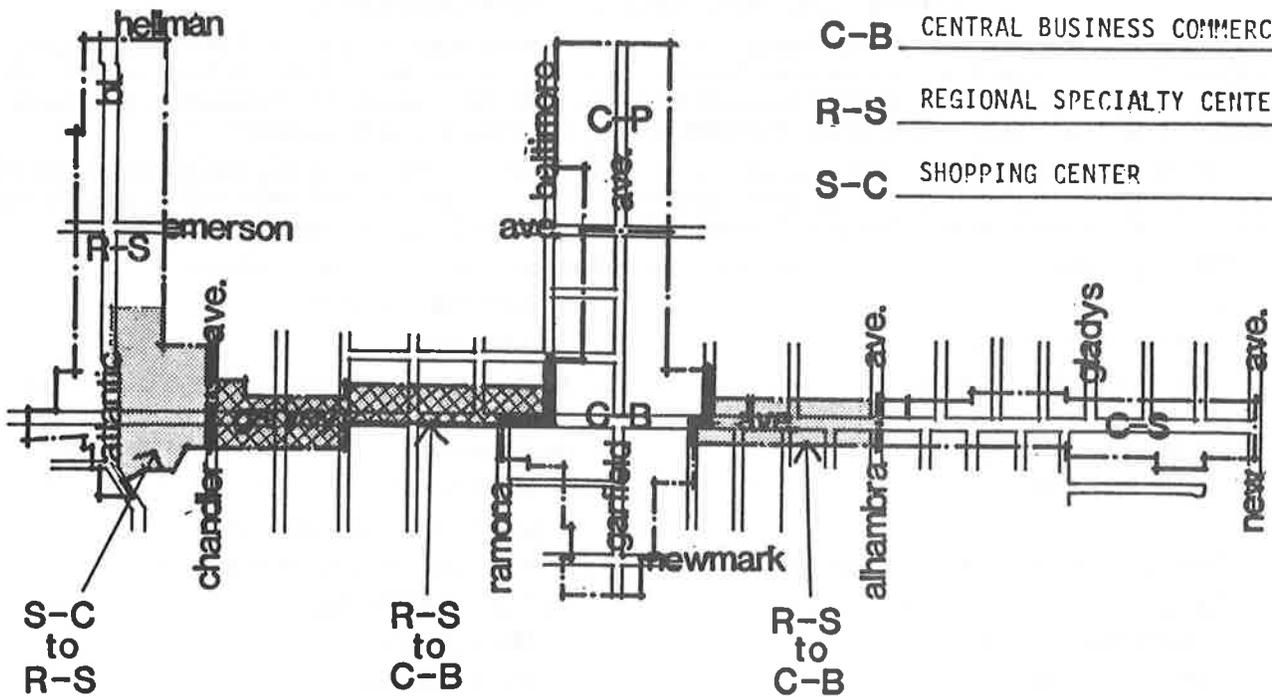
## Exhibit A



## CENTRAL COMMERCIAL COMMUNITY DESIGN PLAN

## Exhibit B ZONING

- C-S COMMERCIAL SERVICES
- C-P COMMERCIAL / PROFESSIONAL
- C-B CENTRAL BUSINESS COMMERCIAL
- R-S REGIONAL SPECIALTY CENTER
- S-C SHOPPING CENTER



**AN ORDINANCE OF THE CITY OF MONTEREY PARK  
 APPROVING ZONING MAP AND ZONING TEXT  
 AMENDMENTS FOR PROPERTY IN THE CENTRAL  
 COMMERCIAL COMMUNITY DESIGN PLAN AREA**

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. There is hereby established for identification purposes only the Central Commercial Community Design Plan Area (the "Plan Area"), as set forth on the map attached hereto as Exhibit "A" and incorporated herein by this reference. A full legal description of said Plan Area is on file in the office of the City Clerk of the City of Monterey Park.

Section 2. Pursuant to Monterey Park Ordinance No. 1687, certain property within the Plan Area was rezoned, as set forth on the map attached hereto as Exhibit "B" and incorporated herein by this reference, and as more specifically described in Ordinance No. 1687. Such zone changes are hereby approved.

Section 3. Pursuant to Monterey Park Ordinance Nos. 1699, 1701, 1702 and 1705, Sections 21.16.090, 21.24.090, 21.26.090 and 21.22.100 of the Monterey Park Municipal Code were amended to change height requirements for all property within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>HEIGHT (MAXIMUM)*</u>
Commercial/Professional	3 stories or 40'
Regional Specialty Center	4 stories or 50'; and 75' within 200' of Atlantic/Hellman intersection
Commercial Services	3 stories or 40'
Central Business	3 stories or 40'
	* Lower near residential zone

Section 4. Pursuant to Monterey Park Ordinance No. 1690, Sections 21.24.070 and 21.26.070 of the Monterey Park Municipal Code were amended to change lot size requirements for property zoned Regional Specialty Center or Commercial Services within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>LOT SIZE (MINIMUM)</u>
Regional Specialty Center	30,000 square feet
Commercial Services	10,000 square feet

Section 5. This ordinance shall become effective November 6, 1987.

**IMPARTIAL ANALYSIS OF PROPOSITION A**

This proposition seeks approval of various land use decisions made by the City Council for property in the Central Commercial Design Plan Area (located generally on Atlantic and on Garfield, both between Hellman and Newmark, and on Garvey between Atlantic and New). Pursuant to Proposition L, adopted in 1982, these decisions are not valid or effective until approved by a majority of the voters.

The decisions included a change of zoning for certain parcels from Shopping Center (for community retail shopping needs) to Regional Specialty Center (to accommodate regional retail sales), and for other parcels from Regional Specialty Center to Commercial Business (the City's downtown business district).

Other decisions modified height requirements for buildings in the Area, to be as follows:

<u>ZONE</u>	<u>HEIGHT (MAXIMUM)*</u>
Commercial/Professional	3 stories or 40'
Regional Specialty Center	4 stories or 50'; and 75' within 200' of Atlantic/Hellman intersection
Commercial Services	3 stories or 40'
Central Business	3 stories or 40'
	* Lower near residential zone

Finally, the decisions also amended the minimum lot size in certain zones, to be as follows:

<u>ZONE</u>	<u>LOT SIZE (MINIMUM)</u>
Regional Specialty Center	30,000 square feet
Commercial Services	10,000 square feet

These decisions will become effective November 6, 1987, if the proposition is approved.

## **ARGUMENT FOR PROPOSITION A CENTRAL COMMERCIAL COMMUNITY DESIGN PLAN**

In the last few years, residents of Monterey Park have watched in dismay as both North Atlantic Boulevard and the downtown Garvey/Garfield areas have declined. Specifically,

- Large, well-known businesses such as Alpha Beta and Safeway left town, and the former Monterey Park Bowling Alley was converted into an indoor "swap meet."
- Garvey Avenue deteriorated into a stretch of small, run-down businesses with unattractive storefronts and haphazard signage.
- Instead of businesses for Monterey Park residents, we now have a mishmash of used car lots, mini-malls, and look-alike restaurants.

These areas have given Monterey Park an unattractive and degrading appearance. Residents are forced to go outside of Monterey Park to do the bulk of their shopping, leading to a staggering loss of sales tax revenue. It is this type of revenue which Monterey Park needs to afford police, fire and other City services.

The Central Commercial Community Design Plan will answer these concerns and help put these areas back on the right track.

THIS PLAN WILL:

- Reduce building heights to 3 STORIES ONLY within the C-B, C-P and C-S zones, 4 STORIES ONLY within the R-S zone, and 75 ft. at the key intersection of Hellman and Atlantic.
- Attract large, high-quality retailers into a major new shopping area along North Atlantic.
- Create a downtown Garvey Avenue with wide, well-landscaped sidewalks, ample parking, outdoor dining and entertainment.
- Require specific street widening and intersection improvements before major development occurs.

Monterey Park has everything going for it: a wealthy, well-educated population, great location, and investment potential. All we need to bring it together is a plan to harness these resources. THIS IS THE PLAN.

VOTE "YES" ON PROPOSITION A AND LET'S HELP BUILD A MONTEREY PARK THAT WE CAN ALL BE PROUD OF!

CHRIS HOUSEMAN  
Mayor Pro-Tem

BARRY L. HATCH  
Council Member

PATRICIA REICHENBERGER  
Council Member

KEN FONG  
Member, Planning Commission

YUKIO KAWARATANI  
Chairperson, Planning Commission

### **REBUTTAL TO ARGUMENTS IN FAVOR OF PROPOSITIONS A, B, C, D**

We homeowners and taxpayers oppose all four propositions comprising Community Design Plan. It allows the massive redevelopment of Monterey Park, permits seven story buildings, causes rezoning of commercial areas, sales tax loss and devaluation of properties, as admitted by consultants whom Council paid \$250,000.00. It will also involve the City in numerous lawsuits from property owners with devalued properties that we taxpayers will have to pay for.

We defeated Proposition A in 1980 and passed Proposition K in 1982 to prevent Council from overbuilding condos. We passed Proposition L in 1982 taking away Council's power to rezone commercial land to stop rapid overdevelopment of Mini-Malls and commercial developments, and we rejected Proposition Q in 1984 to prevent seven story buildings in Monterey Park.

The Council didn't hear us in 1980, 1982, and 1984. Design Plan seeks to reverse our ban on rezoning and undo everything we've won by our votes. Let's not be fooled. Don't give the Council back the power to rezone and overdevelop the city. The Design Plan nullifies Proposition L and is another Proposition Q multiplied many times: We voted against rezoning and overbuilding by passing Propositions K and L, voted "No" on Proposition Q to prevent seven story buildings.

Vote "NO" again on rezoning, overdevelopment, land devaluation, sales tax loss and seven story buildings. Vote "NO" again on all four propositions of Community Design Plan.

#### **CONCERNED CITIZENS AGAINST REZONING AND OVERDEVELOPMENT**

GEORGE LOPEZ  
700 W. Emerson, Apt. #1  
Monterey Park

DAVID PEDROZA  
534 S. Garfield  
Monterey Park

## ARGUMENT AGAINST PROPOSITIONS A, B, C, D

We, homeowners and taxpayers, oppose the Community Design Plans as a farce and a cruel hoax on the people. In passing Props. K and L in 1982 we took away the Council's power to approve overbuilding of condos and rezoning of larger commercial tracts because of previous and potential abuse in development. We are now asked to approve extensive rezoning so that grandiose development plans may proceed.

Such wholesale rezoning is wrong and will not get us the quality development we deserve. We'll end up paying more taxes or receiving less services, including police and fire protection, because of loss of substantial sales tax revenue. We have already lost J.C. Penney, Alpha Beta and other prized stores. We are about to lose Superior Pontiac, biggest sales tax producer. We cannot afford further loss of revenue the Community Design Plan will cause.

The Council, in trying to persuade us to pass these measures, has already spent over \$600,000.00 of our tax money to pay for the plan related costs. That will approach \$1,000,000.00 when the process is completed. It's an irresponsible waste of our money, especially since they drastically changed the original plans prepared by expensive consultants.

Monterey Park's people rejected Prop. Q in 1984 because it allowed six story buildings on North Atlantic Boulevard. These Community Design Plans allow seven story high rise buildings on North Atlantic and in our city's Southwestern area.

Let's reject this massive, expensive and wasteful Design Plan that will give us seven story buildings, greatly reduce our property values, discourage quality development and embroil us in untold numerous lawsuits which we'll be unable to pay. This is another Prop. Q multiplied several times. WE VOTED "NO" ON PROP. Q. VOTE "NO" AGAIN ON REZONING.

### CONCERNED CITIZENS AGAINST REZONING

GEORGE LOPEZ  
700 W. Emerson, Apt. #1  
Monterey Park

DAVID PEDROZA  
534 S. Garfield  
Monterey Park

### REBUTTAL TO ARGUMENT AGAINST PROPOSITIONS A, B, C, D

Monterey Park residents witnessed what can happen in 12 years to a City that has no Design Plan, no clear direction or standards. Major name department and chain stores leave, and new ones don't even think about coming here. The purpose of the Community Design Plan is to reverse that trend and increase revenues.

There is no cheap way to upgrade our City so residents and major stores find it attractive. However, we estimate the costs to be half of the grossly exaggerated figures of our opponents. Initial costs are necessary, but imagine costs in the future if we wallow around for another 12 years before we act.

The Design Plan has been very sensitive to residents' concerns about building heights. On only 2 sites does it allow negotiations with major companies that may require up to 7 stories to locate here. One site is the southeast corner lots of Atlantic and Hellman; the other is Corporate Center along the Long Beach Freeway. City-wide building heights have been severely restricted to 3-4 stories with no allowable variances.

We who are committed to controlling growth and upgrading Monterey Park believe we have the trust and support of the residents. We heard you in April, 1986, and June, 1987. It is our sincere belief your support at this time will make our City's future great. Quality, convenience, and services will be ours. Most important, the residents' pride will skyrocket.

VOTE "YES" ON ALL FOUR PROPOSITIONS. LET'S MAKE OUR CITY GREAT!

CHRIS HOUSEMAN  
Mayor Pro-Tem

PATRICIA REICHENBERGER  
Council Member

BARRY L. HATCH  
Council Member

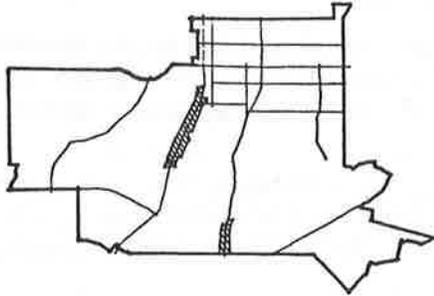
KEN FONG  
Planning Commission

**B** Shall an Ordinance of the City of Monterey Park Approving General Plan, Zoning Map and Zoning Text Amendments for Property in the Mid-Atlantic and South Garfield Community Design Plan area be adopted?

YES	8 →	0
NO	9 →	0

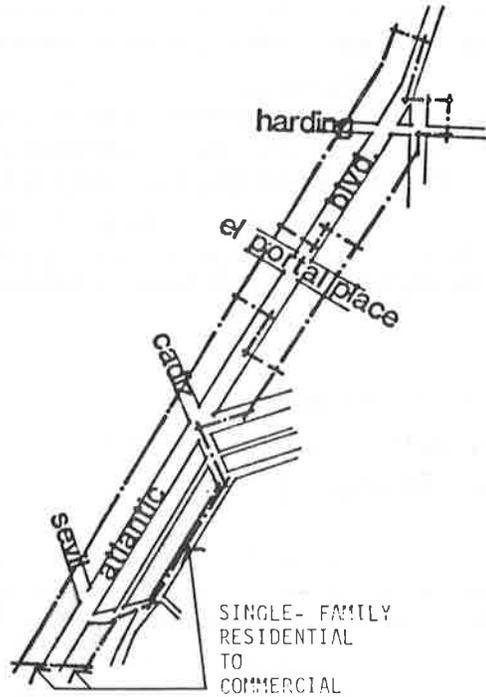
**MID-ATLANTIC SOUTH GARFIELD COMMUNITY DESIGN PLAN**

**Exhibit A**

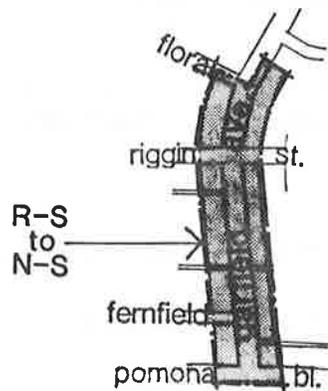
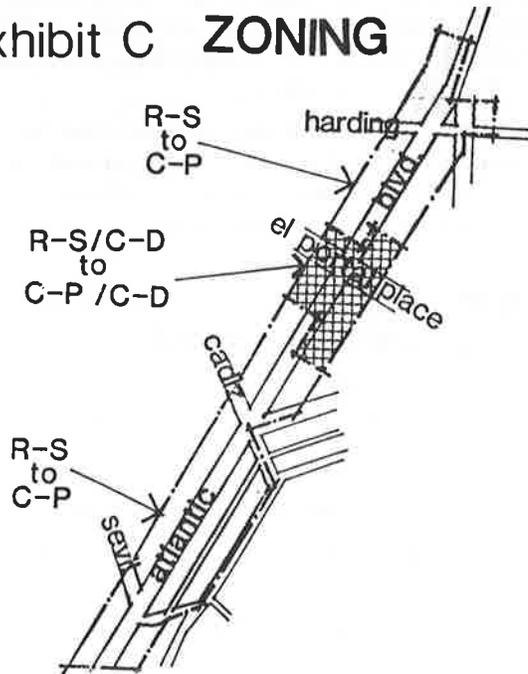


- R-S REGIONAL SPECIALTY CENTER
- C-P COMMERCIAL / PROFESSIONAL
- N-S NEIGHBORHOOD SHOPPING

**Exhibit B LAND USE**



**Exhibit C ZONING**



**AN ORDINANCE OF THE CITY OF MONTEREY PARK  
 APPROVING GENERAL PLAN, ZONING MAP AND  
 ZONING TEXT AMENDMENTS FOR PROPERTY IN THE  
 MID-ATLANTIC AND SOUTH GARFIELD COMMUNITY  
 DESIGN PLAN AREA**

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. There is hereby established for identification purposes only the Mid-Atlantic and South Garfield Community Design Plan Area (the "Plan Area"), as set forth on the map attached hereto as Exhibit "A" and incorporated herein by this reference. A full legal description of said Plan Area is on file in the office of the City Clerk of the City of Monterey Park.

Section 2. Pursuant to Monterey Park City Council Resolution No. 9082, the land use designation on the Land Use Map of the Monterey Park General Plan was amended for certain property within the Plan Area, as set forth on the map attached hereto as Exhibit "B" and incorporated herein by this reference. Such amendment is hereby approved.

Section 3. Pursuant to Monterey Park Ordinance No. 1685 and Monterey Park Ordinance No. 1686, certain property within the Plan Area was rezoned, as set forth on the map attached hereto as Exhibit "C" and incorporated herein by this reference and as more specifically described in Ordinance Nos. 1685 and 1686. Such zone changes are hereby approved.

Section 4. Pursuant to Monterey Park Ordinance Nos. 1699 and 1700, Sections 21.16.090 and 21.18.090 of the Monterey Park Municipal Code were amended to change height requirements for all property within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>HEIGHT (MAXIMUM)*</u>
Commercial/Professional	3 stories or 40'
Commercial/Professional—Civic District	3 stories or 40'
Neighborhood Shopping	2 stories or 28'
	* Lower near residential zone

Section 5. Pursuant to Monterey Park Ordinance No. 1690, Section 21.18.070 of the Monterey Park Municipal Code was amended to provide a minimum lot size of 5,000 square feet for property zoned Neighborhood Shopping within the Plan Area. Such amendment is hereby approved for the Plan Area.

Section 6. This ordinance shall become effective November 6, 1987.

**IMPARTIAL ANALYSIS OF PROPOSITION B**

This proposition seeks approval of various land use decisions made by the City Council for property in the Mid-Atlantic and South Garfield Community Design Plan Area (located generally on Atlantic between Harding and Sevilla and on Garfield from Floral to Pomona). Pursuant to Proposition L, adopted in 1982, these decisions are not valid or effective until approved by a majority of the voters.

The decisions included an amendment to the Land Use Map of the General Plan to change certain properties from single-family residential use to commercial use. They also changed the zoning on certain parcels from Regional Specialty Center (which accommodates regional retail sales) to either Commercial/Professional (a mix of office and retail commercial) or Neighborhood Shopping (to serve the immediate vicinity).

Other decisions modified height requirements for buildings in the Area, to be as follows:

<u>ZONE</u>	<u>HEIGHT (MAXIMUM)*</u>
Commercial/Professional	3 stories or 40'
Commercial/Professional – Civic District	3 stories or 40'
Neighborhood Shopping	2 stories or 28'
	* Lower near residential zone

Finally, the minimum lot size for property in the Neighborhood Shopping zone was also amended to be 5,000 square feet.

These decisions will become effective November 6, 1987, if the proposition is approved.

## ARGUMENT FOR PROPOSITION B MID-ATLANTIC AND SOUTH GARFIELD COMMUNITY DESIGN PLAN

The Mid-Atlantic and South Garfield areas are two of Monterey Park's unique neighborhood areas. The Mid-Atlantic area is a small commercial district near the geographic center of the City. It contains the City's most important historical and cultural landmark, the Cascades Waterfall. The South Garfield area is a neighborhood shopping district serving the residents of the southern part of the City. Although both of these areas have great potential, they are in need of better planning and revitalization.

In the Mid-Atlantic area, the Cascades Waterfall is in need of restoration, and the stores and shops along Atlantic Boulevard have a cluttered and unattractive appearance. The South Garfield area contains an inappropriate, unattractive motel and several unsightly vacant lots. The Community Design Plans will enable both of these areas to capitalize on their excellent locations within well-established neighborhoods.

These Plans will:

- Reduce building heights to THREE STORIES in Mid-Atlantic and TWO STORIES in South Garfield.
- Ensure better architectural design.
- Improve alley-ways with safer, more attractive lighting.
- Provide for better traffic circulation.
- Require extensive landscaping, and new street furniture (bus shelters, benches and artwork).

New uses will include outdoor cafes, garden offices, and ample, convenient parking.

Vote "YES" on the Mid-Atlantic and South Garfield Community Design Plan and ensure that these unique neighborhood districts will prosper in the future.

VOTE "YES" ON PROPOSITION B AND LET'S HELP BUILD A MONTEREY PARK THAT WE CAN ALL BE PROUD OF!

CHRIS HOUSEMAN  
Mayor Pro-Tem

BARRY L. HATCH  
Council Member

PATRICIA REICHENBERGER  
Council Member

KEN FONG  
Member, Planning Commission

YUKIO KAWARATANI  
Chairperson, Planning Commission

## REBUTTAL TO ARGUMENTS IN FAVOR OF PROPOSITIONS A, B, C, D

We homeowners and taxpayers oppose all four propositions comprising Community Design Plan. It allows the massive redevelopment of Monterey Park, permits seven story buildings, causes rezoning of commercial areas, sales tax loss and devaluation of properties, as admitted by consultants whom Council paid \$250,000.00. It will also involve the City in numerous lawsuits from property owners with devalued properties that we taxpayers will have to pay for.

We defeated Proposition A in 1980 and passed Proposition K in 1982 to prevent Council from overbuilding condos. We passed Proposition L in 1982 taking away Council's power to rezone commercial land to stop rapid overdevelopment of Mini-Malls and commercial developments, and we rejected Proposition Q in 1984 to prevent seven story buildings in Monterey Park.

The Council didn't hear us in 1980, 1982, and 1984. Design Plan seeks to reverse our ban on rezoning and undo everything we've won by our votes. Let's not be fooled. Don't give the Council back the power to rezone and overdevelop the city. The Design Plan nullifies Proposition L and is another Proposition Q multiplied many times: We voted against rezoning and overbuilding by passing Propositions K and L, voted "No" on Proposition Q to prevent seven story buildings.

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Such wholesale rezoning is wrong and will not get us the quality development we deserve. We'll end up paying more taxes or receiving less services, including police and fire protection, because of loss of substantial sales tax revenue. We have already lost J.C. Penney, Alpha Beta and other prized stores. We are about to lose Superior Pontiac, biggest sales tax producer. We cannot afford further loss of revenue the Community Design Plan will cause.

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Monterey Park's people rejected Prop. Q in 1984 because it allowed six story buildings on North Atlantic Boulevard. These Community Design Plans allow seven story high rise buildings on North Atlantic and in our city's Southwestern area.

Let's reject this massive, expensive and wasteful Design Plan that will give us seven story buildings, greatly reduce our property values, discourage quality development and embroil us in untold numerous lawsuits which we'll be unable to pay. This is another Prop. Q multiplied several times. WE VOTED "NO" ON PROP. Q. VOTE "NO" AGAIN ON REZONING.

### CONCERNED CITIZENS AGAINST REZONING

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CHRIS HOUSEMAN  
Mayor Pro-Tem

PATRICIA REICHENBERGER  
Council Member

BARRY L. HATCH  
Council Member

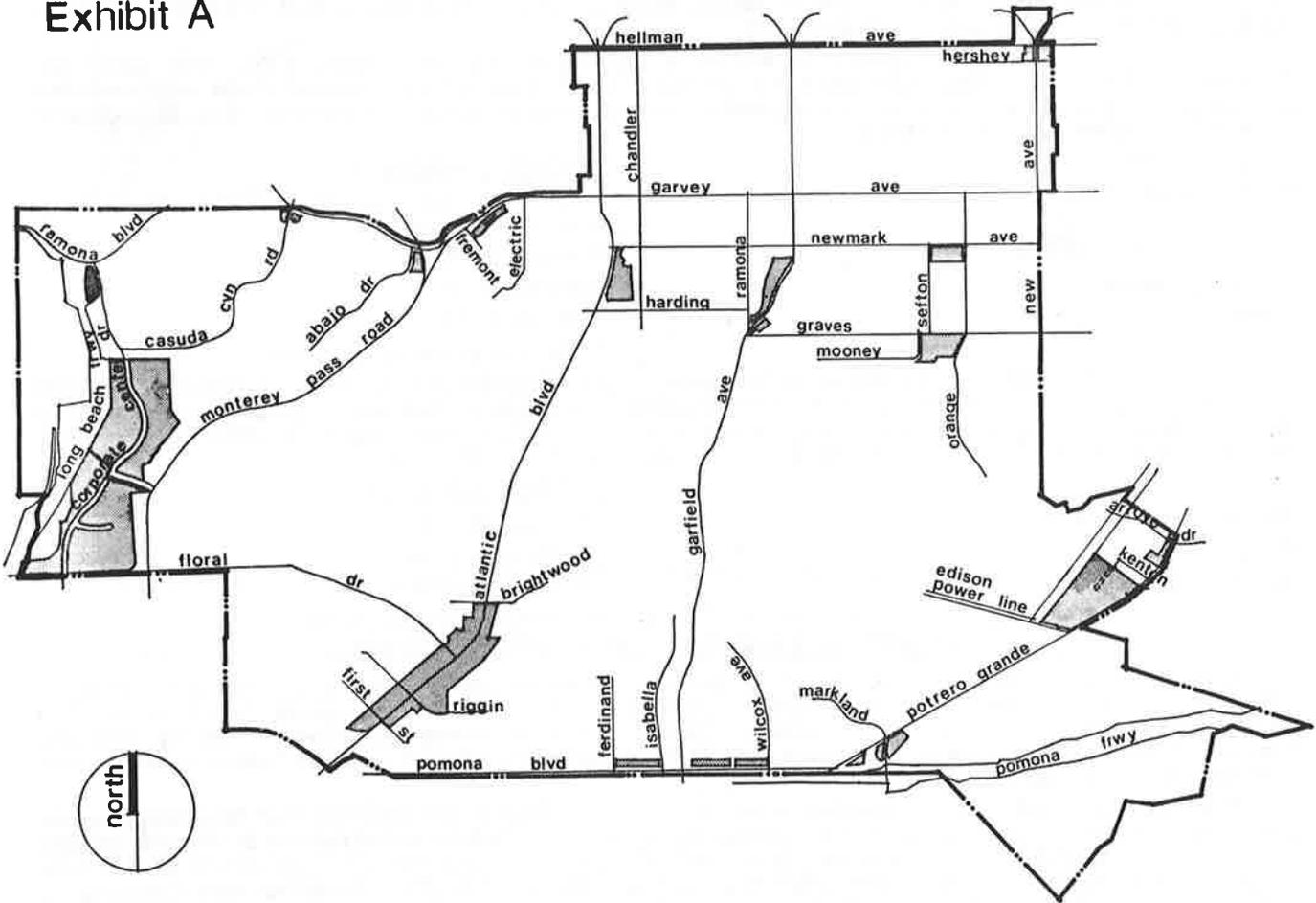
KEN FONG  
Planning Commission

**C** Shall an Ordinance of the City of Monterey Park Approving General Plan, Zoning Map and Zoning Text Amendments for Property in South Atlantic and other Selected Areas Community Design Plan area be adopted?

YES	12 →	<input type="radio"/>
NO	13 →	<input type="radio"/>

## SOUTH ATLANTIC and other SELECTED AREAS COMMUNITY DESIGN PLAN

### Exhibit A



**AN ORDINANCE OF THE CITY OF MONTEREY PARK APPROVING GENERAL PLAN, ZONING MAP AND ZONING TEXT AMENDMENTS FOR PROPERTY IN THE SELECTED AREAS COMMUNITY DESIGN PLAN AREA**

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. There is hereby established for identification purposes only the Selected Areas Community Design Plan Area (the "Plan Area"), as set forth on the map attached hereto as Exhibit "A" and incorporated herein by this reference. A full legal description of said Plan Area is on file in the office of the City Clerk of the City of Monterey Park.

Section 2. Pursuant to Monterey Park City Council Resolution No. 9082, the land use designation on the Land Use Map of the Monterey Park General Plan was amended for certain property within the Plan Area, as set forth on the map attached hereto as Exhibit "B" and incorporated herein by this reference. Such amendment is hereby approved.

Section 3. Pursuant to Monterey Park Ordinance No. 1686 and Monterey Park Ordinance No. 1688, certain property within the Plan Area was rezoned, as set forth on the map attached hereto as Exhibit "C" and incorporated herein by this reference, and as more specifically described in Ordinance Nos. 1686 and 1688. Such zone changes are hereby approved.

Section 4. Pursuant to Monterey Park Ordinance Nos. 1699, 1700, 1702 and 1706, Sections 21.16.090, 21.18.090, 21.26.090 and 21.20.090 of the Monterey Park Municipal Code were amended to change height requirements for all property within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>HEIGHT (MAXIMUM)*</u>
Commercial/Professional	3 stories or 40'; and 75' or more with CUP for Corporate Center
Neighborhood Shopping	2 stories or 28'
Shopping Center	3 stories or 40'
Commercial Services	3 stories or 40'

\* Lower near residential zone

Section 5. Pursuant to Monterey Park Ordinance No. 1690, Sections 21.18.070, 21.20.070 and 21.26.070 of the Monterey Park Municipal Code were amended to change lot size requirements for property zoned Neighborhood Shopping, Shopping Center or Commercial Services within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>LOT SIZE (MINIMUM)</u>
Neighborhood Shopping	5,000 square feet
Shopping Center	15,000 square feet
Commercial Services	10,000 square feet

Section 6. This ordinance shall become effective November 6, 1987.

**IMPARTIAL ANALYSIS OF PROPOSITION C**

This proposition seeks approval of various land use decisions made by the City Council in the South Atlantic and Selected Areas Community Design Plan Area (located generally on Atlantic from Brightwood to the Pomona Freeway, and in other small areas on Potrero Grande, Monterey Pass, Garfield, Garvey, New, and Orange). Pursuant to Proposition L, adopted in 1982, these decisions are not valid or effective until approved by a majority of the voters.

The decisions included an amendment to the Land Use Map of the General Plan to change certain properties from public/semi-public use to high-density residential use; from industrial use to commercial use; and from industrial use to high density residential use. They also changed the zoning on certain parcels from Regional Specialty Center (which accommodates regional retail sales) to either Neighborhood Shopping (to serve the immediate vicinity), Shopping Center (used for community retail shopping needs), or Commercial Services (for commercial shopping services including automobile-related uses); and from Commercial/Professional (a mix of office and retail sales) to Shopping Center.

Other decisions modified height requirements for buildings in the Area, to be as follows:

<u>ZONE</u>	<u>HEIGHT (MAXIMUM)*</u>
Commercial/Professional	3 stories or 40'; and 75' or more with conditional use permit for Corporate Center
Neighborhood Shopping	2 stories or 28'
Shopping Center	3 stories or 40'
Commercial Services	3 stories or 40'

\* Lower near residential zone

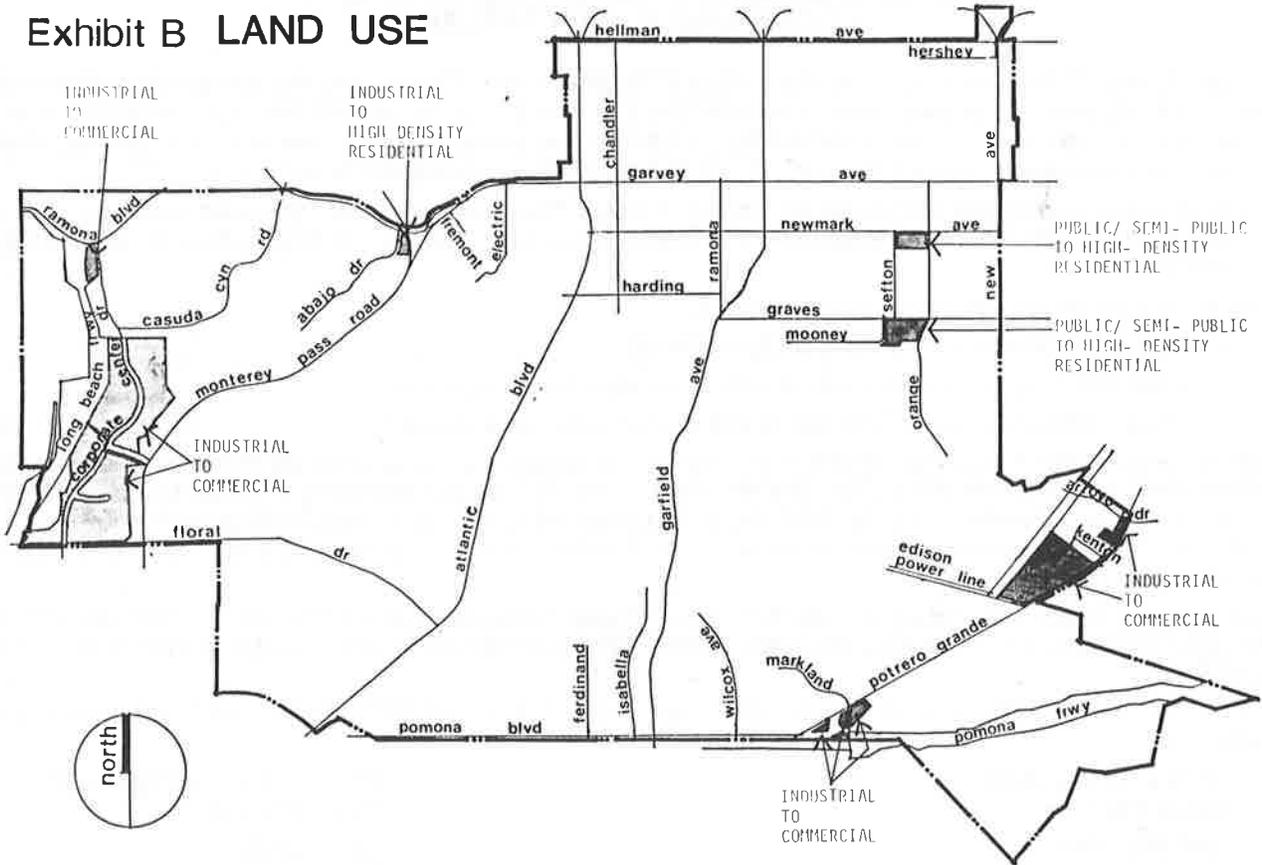
Finally, the decisions also amended the minimum lot size in certain zones to be as follows:

<u>ZONE</u>	<u>LOT SIZE (MINIMUM)</u>
Neighborhood Shopping	5,000 square feet
Shopping Center	15,000 square feet
Commercial Services	10,000 square feet

These decisions will become effective November 6, 1987, if the proposition is approved.

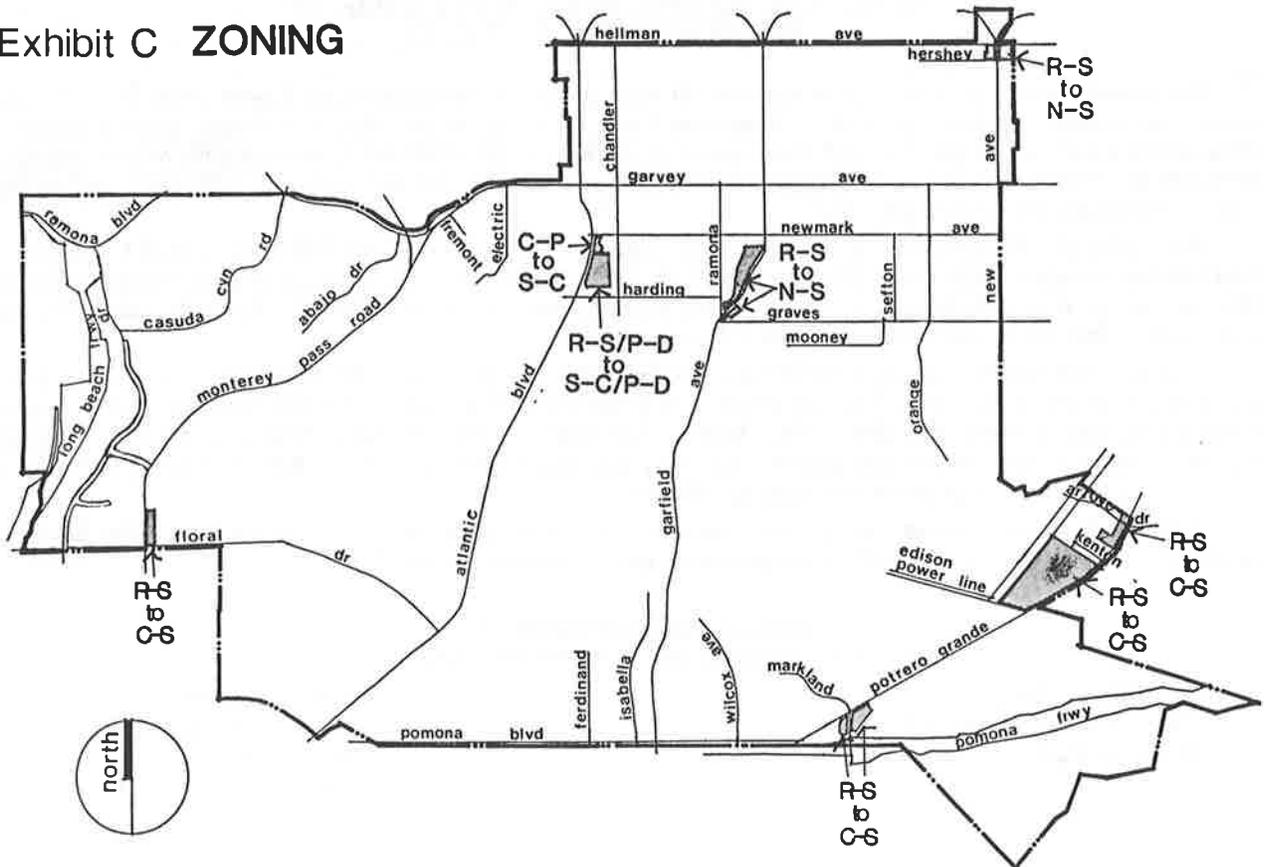
**SOUTH ATLANTIC and other SELECTED AREAS COMMUNITY DESIGN PLAN**

**Exhibit B LAND USE**



**SOUTH ATLANTIC and other SELECTED AREAS COMMUNITY DESIGN PLAN**

**Exhibit C ZONING**



## **ARGUMENT FOR PROPOSITION C SOUTH ATLANTIC AND SELECTED AREAS COMMUNITY DESIGN PLAN**

The South Atlantic Boulevard area includes Atlantic Square, Prado Center, and the surrounding commercial area. This important shopping area, which for years was the most important revenue producing area in Monterey Park, has deteriorated considerably in the last few years. Major stores like J.C. Penney, Market Basket, and Anita Shops have left the area. A number of stores are vacant and boarded up.

The South Atlantic and Selected Areas Community Design Plan is an aggressive program which will turn this situation around. This Plan will attract to this well-established area new supermarkets, drug stores and major name retailers.

In addition, the new design guidelines will require:

- Strict signage and architectural design controls;
- Street improvements to be made before major development occurs;
- Preservation of existing mature trees and addition of new landscaping.

Selected areas of the City are proposed to be changed in zoning to allow appropriate levels of development in various geographical areas of the City. The areas of Potrero Grande and Monterey Pass will be zoned for retail and service uses. The Monterey Park Mall shopping center on Atlantic at Newmark will be zoned for Shopping Center uses. The existing commercial areas at Garfield/Graves and New/Hellman will be zoned for neighborhood shopping uses.

In all of these areas, with the exception of the Los Angeles Corporate Center, BUILDING HEIGHTS WILL BE LIMITED TO THREE STORIES AND IN SOME CASES TWO STORIES FOR THE NEIGHBORHOOD SHOPPING ZONES.

**VOTE "YES" ON PROPOSITION C AND LET'S HELP BUILD A MONTEREY PARK THAT WE CAN ALL BE PROUD OF!**

CHRIS HOUSEMAN  
Mayor Pro-Tem

BARRY L. HATCH  
Council Member

PATRICIA REICHENBERGER  
Council Member

KEN FONG  
Member, Planning Commission

YUKIO KAWARATANI  
Chairperson, Planning Commission

### **REBUTTAL TO ARGUMENTS IN FAVOR OF PROPOSITIONS A, B, C, D**

We homeowners and taxpayers oppose all four propositions comprising Community Design Plan. It allows the massive redevelopment of Monterey Park, permits seven story buildings, causes rezoning of commercial areas, sales tax loss and devaluation of properties, as admitted by consultants whom Council paid \$250,000.00. It will also involve the City in numerous lawsuits from property owners with devalued properties that we taxpayers will have to pay for.

We defeated Proposition A in 1980 and passed Proposition K in 1982 to prevent Council from overbuilding condos. We passed Proposition L in 1982 taking away Council's power to rezone commercial land to stop rapid overdevelopment of Mini-Malls and commercial developments, and we rejected Proposition Q in 1984 to prevent seven story buildings in Monterey Park.

The Council didn't hear us in 1980, 1982, and 1984. Design Plan seeks to reverse our ban on rezoning and undo everything we've won by our votes. Let's not be fooled. Don't give the Council back the power to rezone and overdevelop the city. The Design Plan nullifies Proposition L and is another Proposition Q multiplied many times: We voted against rezoning and overbuilding by passing Propositions K and L, voted "No" on Proposition Q to prevent seven story buildings.

Vote "NO" again on rezoning, overdevelopment, land devaluation, sales tax loss and seven story buildings. Vote "NO" again on all four propositions of Community Design Plan.

#### **CONCERNED CITIZENS AGAINST REZONING AND OVERDEVELOPMENT**

GEORGE LOPEZ  
700 W. Emerson, Apt. #1  
Monterey Park

DAVID PEDROZA  
534 S. Garfield  
Monterey Park

## ARGUMENT AGAINST PROPOSITIONS A, B, C, D

We, homeowners and taxpayers, oppose the Community Design Plans as a farce and a cruel hoax on the people. In passing Props. K and L in 1982 we took away the Council's power to approve overbuilding of condos and rezoning of larger commercial tracts because of previous and potential abuse in development. We are now asked to approve extensive rezoning so that grandiose development plans may proceed.

Such wholesale rezoning is wrong and will not get us the quality development we deserve. We'll end up paying more taxes or receiving less services, including police and fire protection, because of loss of substantial sales tax revenue. We have already lost J.C. Penney, Alpha Beta and other prized stores. We are about to lose Superior Pontiac, biggest sales tax producer. We cannot afford further loss of revenue the Community Design Plan will cause.

The Council, in trying to persuade us to pass these measures, has already spent over \$600,000.00 of our tax money to pay for the plan related costs. That will approach \$1,000,000.00 when the process is completed. It's an irresponsible waste of our money, especially since they drastically changed the original plans prepared by expensive consultants.

Monterey Park's people rejected Prop. Q in 1984 because it allowed six story buildings on North Atlantic Boulevard. These Community Design Plans allow seven story high rise buildings on North Atlantic and in our city's Southwestern area.

Let's reject this massive, expensive and wasteful Design Plan that will give us seven story buildings, greatly reduce our property values, discourage quality development and embroil us in untold numerous lawsuits which we'll be unable to pay. This is another Prop. Q multiplied several times. WE VOTED "NO" ON PROP. Q. VOTE "NO" AGAIN ON REZONING.

### CONCERNED CITIZENS AGAINST REZONING

GEORGE LOPEZ  
700 W. Emerson, Apt. #1  
Monterey Park

DAVID PEDROZA  
534 S. Garfield  
Monterey Park

### REBUTTAL TO ARGUMENT AGAINST PROPOSITIONS A, B, C, D

Monterey Park residents witnessed what can happen in 12 years to a City that has no Design Plan, no clear direction or standards. Major name department and chain stores leave, and new ones don't even think about coming here. The purpose of the Community Design Plan is to reverse that trend and increase revenues.

There is no cheap way to upgrade our City so residents and major stores find it attractive. However, we estimate the costs to be half of the grossly exaggerated figures of our opponents. Initial costs are necessary, but imagine costs in the future if we wallow around for another 12 years before we act.

The Design Plan has been very sensitive to residents' concerns about building heights. On only 2 sites does it allow negotiations with major companies that may require up to 7 stories to locate here. One site is the southeast corner lots of Atlantic and Hellman; the other is Corporate Center along the Long Beach Freeway. City-wide building heights have been severely restricted to 3-4 stories with no allowable variances.

We who are committed to controlling growth and upgrading Monterey Park believe we have the trust and support of the residents. We heard you in April, 1986, and June, 1987. It is our sincere belief your support at this time will make our City's future great. Quality, convenience, and services will be ours. Most important, the residents' pride will skyrocket.

VOTE "YES" ON ALL FOUR PROPOSITIONS. LET'S MAKE OUR CITY GREAT!

CHRIS HOUSEMAN  
Mayor Pro-Tem

PATRICIA REICHENBERGER  
Council Member

BARRY L. HATCH  
Council Member

KEN FONG  
Planning Commission

D Shall an Ordinance of the City of Monterey Park Restricting Height Variances within the City be adopted?	YES	15 → <input type="radio"/>
	NO	16 → <input type="radio"/>

**AN ORDINANCE OF THE CITY OF MONTEREY PARK  
RESTRICTING HEIGHT VARIANCES WITHIN THE CITY**

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. No height variance shall be granted within the City of Monterey Park which would permit the construction of an additional story above the number of stories which is permitted by the Monterey Park Zoning Code or would allow construction to exceed the maximum heights permitted by the Monterey Park Zoning Code by more than six (6) feet.

Section 2. This ordinance shall become effective November 6, 1987.

**IMPARTIAL ANALYSIS OF PROPOSITION D**

This proposition would enact an ordinance to prohibit any variance from building height requirements if the variance would allow construction of an additional story on a building or allow the building to be more than six (6) feet higher than the maximum allowed by the Monterey Park Zoning Code.

## ARGUMENT FOR PROPOSITION D VARIANCES

The best interests of the residents of Monterey Park have continually been put aside by granting variances to private developers in this City. THIS SITUATION MUST STOP! Monterey Park can no longer allow variances from its legally adopted Zoning Code requirements to be granted every time a new pet project comes before the City. Height variances will no longer be granted, under any circumstances -- THIS MEASURE WILL ASSURE THAT.

VOTE "YES" ON PROPOSITION D.

CHRIS HOUSEMAN  
Mayor Pro-Tem

PATRICIA REICHENBERGER  
Council Member

BARRY L. HATCH  
Council Member

KEN FONG  
Member, Planning Commission

YUKIO KAWARATANI  
Chairperson, Planning Commission

## REBUTTAL TO ARGUMENTS IN FAVOR OF PROPOSITIONS A, B, C, D

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CHRIS HOUSEMAN  
Mayor Pro-Tem

PATRICIA REICHENBERGER  
Council Member

BARRY L. HATCH  
Council Member

KEN FONG  
Planning Commission

## PERMANENT ABSENT VOTER STATUS

Any voter who has lost, or has lost use of, one or more limbs, has lost use of both hands, is unable to move without the aid of an assistant device (e.g. cane, crutches, walker, wheelchair), is suffering from lung disease, has a significant limitation of the use of the lower extremities, or is suffering from a diagnosed disease or disorder which substantially impairs or interferes with the person's mobility may apply for Permanent Absent Voter Status.

You may request an application for Permanent Absent Voter Status from the COUNTY ELECTION DEPARTMENT.

From:

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Postage  
Place Stamp Here

**TO: WARREN K. FUNK, CITY CLERK  
CITY HALL, 320 W. NEWMARK AVENUE  
MONTEREY PARK, CALIFORNIA 91754**

WARREN K. FUNK, CITY CLERK  
CITY HALL, 320 W. NEWMARK AVENUE  
MONTEREY PARK, CALIFORNIA 91754,  
(818) 307-1359

BULK RATE  
U.S. POSTAGE  
PAID  
Monterey Park, CA  
Permit No. 97

**POLLS OPEN AT 7 A.M. AND CLOSE AT 7 P.M.**

WHEN POLLING PLACE IS INACCESSIBLE TO THE HANDICAPPED,  
BALLOT MAY BE VOTED OUTSIDE THE POLLING PLACE\*

3550

Ballot Type

↓-----TEAR ON PERFORATED LINE AND ATTACH POSTAGE TO REVERSE SIDE-----↓

**APPLICATION FOR ABSENT VOTER'S BALLOT**

DO NOT USE THIS FORM IF YOU HAVE ALREADY REQUESTED AN ABSENT VOTER BALLOT FOR THIS ELECTION

I hereby request an absentee ballot for the  
**CITY OF MONTEREY PARK  
SPECIAL MUNICIPAL ELECTION  
OCTOBER 20, 1987**

**OCTOBER 13, 1987**

LAST DAY APPLICATION MAY BE RECEIVED BY CLERK

PRINT NAME AS REGISTERED \_\_\_\_\_

REGISTERED RESIDENCE ADDRESS \_\_\_\_\_

CITY AND ZIP \_\_\_\_\_ PHONE # \_\_\_\_\_

MAIL ABSENTEE BALLOT TO \_\_\_\_\_

SIGNATURE OF APPLICANT **X** \_\_\_\_\_ DATE \_\_\_\_\_

Voters with specified disabilities may qualify as PERMANENT ABSENT VOTERS. Contact your local county clerk or registrar of voters for further information.

FOR OFFICIAL USE ONLY

Signature Checked \_\_\_\_\_ Match/No Match; Precinct No. \_\_\_\_\_; Ballot No. \_\_\_\_\_; Ballot Group No. \_\_\_\_\_

Date Ballot Mailed or Voted in Office \_\_\_\_\_; Date Ballot Returned \_\_\_\_\_

Signature on Envelope vs. Application \_\_\_\_\_ Match/No Match; By \_\_\_\_\_



WARREN K. FUNK, CITY CLERK  
CITY HALL, 320 W. NEWMARK AVENUE  
MONTEREY PARK, CALIFORNIA 91754  
(818) 307-1359

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**CITY OF MONTEREY PARK**  
**SPECIAL MUNICIPAL ELECTION**  
**OCTOBER 20, 1987**

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LAST DAY APPLICATION MAY BE RECEIVED BY CLERK

PRINT NAME AS REGISTERED \_\_\_\_\_

REGISTERED RESIDENCE ADDRESS \_\_\_\_\_

CITY AND ZIP \_\_\_\_\_ PHONE # \_\_\_\_\_

MAIL ABSENTEE BALLOT TO \_\_\_\_\_

SIGNATURE OF APPLICANT **X** \_\_\_\_\_ DATE \_\_\_\_\_

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FOR OFFICIAL USE ONLY

Signature Checked \_\_\_\_\_ Match/No Match; Precinct No. \_\_\_\_\_; Ballot No. \_\_\_\_\_; Ballot Group No. \_\_\_\_\_;

Date Ballot Mailed or Voted in Office \_\_\_\_\_; Date Ballot Returned \_\_\_\_\_;

Signature on Envelope vs. Application \_\_\_\_\_ Match/No Match; By \_\_\_\_\_



A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK CALIFORNIA, RECITING THE FACT OF THE SPECIAL MUNICIPAL ELECTION HELD ON OCTOBER 20, 1987, DECLARING THE RESULT AND SUCH OTHER MATTERS AS PROVIDED BY LAW.

WHEREAS, a Special Municipal Election was held and conducted in the City of Monterey Park California, on Tuesday, October 20, 1987, as required by law; and

WHEREAS, notice of the election was given in time, ofrm and manner as provided by law; that voting precincts were properly established; that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the (Elections Code of the State of California for the holding of elections in general law cities); and

WHEREAS, pursuant to Resolution No. 9126 adopted July 28, 1987, the City Clerk canvassed the returns of the election and has certified the results to the City Council, the results are received, attached and made a part hereof as "Exhibit A."

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That the whole number of votes cast in the City except absent voter ballots was 2825. That the whole number of absent voter ballots cast in the City was 323, making a total of 3148 votes cast in the City.

SECTION 2. That the measure voted upon at the election are as follows:

(A) Shall an Ordinance of the City of Monterey Park Approving Zoning Map and Zoning Text Amendments for Property in the Central Commercial Community Design Plan area be adopted?

(B) Shall an Ordinance of the City of Monterey Park Approving General Plan, Zoning Map and Zoning Text Amendments for Property in the Mid-Atlantic and South Garfield Community Design Plan area be adopted?

(C) Shall an Ordinance of the City of Monterey Park Approving General Plan, Zoning Map and Zoning Text Amendments for Property in the South Atlantic and other Selected areas Community Design Plan area be adopted?

(D) Shall an Ordinance of the City of Monterey Park Restricting Height Variances within the City be adopted?

SECTION 3. That the number of votes given at each precinct and the number of votes given in the City for and against the measure were as listed in Exhibit "A" attached.

SECTION 4. The City Council does declare and determine that as a result of the election, a majority of the voters voting on the measures relating to Zoning Amendments did vote in favor of it, and the propositions were carried, and shall be deemed adopted and ratified.

SECTION 5. The City Clerk shall enter on the records of the City Council of the City, a statement of the result of the election, showing: (1) The whole number of votes cast in the City; (2) The measures voted upon; (3) The number of votes given at each precinct for and against each measure; (4) The number of votes given for and against each measure.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED APPROVED AND ADOPTED ON October 27, 1987.

  
\_\_\_\_\_  
MAYOR OF THE CITY OF MONTEREY PARK, CALIFORNIA

RESOLUTION NO. 9166  
PAGE 3

ATTEST:

Warren K. Funch  
CITY CLERK OF THE CITY OF  
MONTEREY PARK, CALIFORNIA

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )  
CITY OF MONTEREY PARK )

I, do hereby certify that the foregoing Resolution was adopted by  
the City Council of the City of Monterey Park at a regular meeting held on the  
27th day of October, 1987, by the following votes of the  
Council:

AYES: Reichenberger, Hatch, Houseman  
NOES: None  
ABSTAIN: None  
ABSENT: Manibog, Briglio

Dated this 28th day of October, 1987

Warren K. Funch  
CITY CLERK OF THE CITY OF  
MONTEREY PARK, CALIFORNIA

EXHIBIT "A"  
CITY CLERK'S CERTIFICATE OF CANVASS

I, WARREN K. FUNK, City Clerk of the City of Monterey Park, CA, County of Los Angeles, State of California, authorized by Resolution No. 9126, adopted by the City Council on July 28, 1987, do certify that I have canvassed the returns of the Special Municipal Election held on October 20, 1987, and find that the number of votes given at each precinct and the number of votes given in the City for and against the measures were as follows:

SPECIAL MUNICIPAL ELECTION

OCTOBER 23, 1987  
Dated:

OCTOBER 20, 1987

PRECINCT RETURNS

*Warren K. Funk*  
City Clerk of the City of  
Monterey Park, California

TOTAL VOTES CAST: 3148

TOTAL REGISTERED VOTERS: 23,308

VOTER TURNOUT: 13.5%

PROPOSITION		1	6	10	12	14	15	16	20	22	24	26	30	32	35	38	39	42	44	52	90	*AV	TOTAL
A	YES	74	170	108	110	68	56	170	77	143	57	129	122	145	128	156	84	148	120	159	53	233	2510
	NO	22	47	26	13	31	7	28	30	23	20	31	19	28	24	46	26	23	29	22	25	86	606
B	YES	74	169	109	106	70	56	167	79	134	55	130	120	142	128	156	83	148	122	158	52	232	2490
	NO	23	48	25	16	29	7	29	28	32	20	31	22	29	23	46	28	22	27	22	25	86	618
C	YES	76	174	107	109	70	53	166	74	139	54	127	122	144	127	154	84	147	119	158	48	233	2485
	NO	22	44	26	13	29	10	31	33	27	22	32	20	29	24	48	27	23	30	23	30	84	627
D	YES	74	182	111	114	70	60	175	76	137	63	129	123	153	130	159	84	157	126	160	56	244	2583
	NO	22	38	23	9	29	3	23	31	26	12	29	20	19	21	43	26	14	23	20	22	75	528
TOTAL VOTES CAST		99	224	134	126	99	64	200	107	166	77	162	144	174	153	202	112	171	149	183	79	323	3148

\* FIGURE INCLUDES BOTH AV BATCH 1 & 2

ORDINANCE NO. 1731A

AN ORDINANCE OF THE CITY OF  
MONTEREY PARK APPROVING ZONING  
MAP AND ZONING TEXT AMENDMENTS  
FOR PROPERTY IN THE CENTRAL  
COMMERCIAL COMMUNITY DESIGN  
PLAN AREA

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. There is hereby established for identification purposes only the Central Commercial Community Design Plan Area (the "Plan Area"), as set forth on the map attached hereto as Exhibit "A" and incorporated herein by this reference. A full legal description of said Plan Area is on file in the office of the City Clerk of the City of Monterey Park.

Section 2. Pursuant to Monterey Park Ordinance No. 1687, certain property within the Plan Area was rezoned, as set forth on the map attached hereto as Exhibit "B" and incorporated herein by this reference, and as more specifically described in Ordinance No. 1687. Such zone changes are hereby approved.

Section 3. Pursuant to Monterey Park Ordinance Nos. 1699, 1701, 1702 and 1705, Sections 21.16.090, 21.24.090, 21.26.090 and 21.22.100 of the Monterey Park Municipal Code were amended to change height requirements for all property within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>HEIGHT (MAXIMUM) *</u>
Commercial/Professional	3 stories or 40'
Regional Specialty Center	4 stories or 50'; and 75' within 200' of Atlantic/Hellman inter- section
Commercial Services	3 stories or 40'
Central Business	3 stories or 40'
	* Lower near residential zone

Section 4. Pursuant to Monterey Park Ordinance No. 1690, Sections 21.24.070 and 21.26.070 of the Monterey Park Municipal Code were amended to change lot size requirements for property zoned Regional Specialty Center or Commercial Services within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>LOT SIZE (MINIMUM)</u>
Regional Specialty Center	30,000 square feet
Commercial Services	10,000 square feet

Section 5. This ordinance shall become effective October 28, 1987.

**APPROVED AND ADOPTED AT THE OCTOBER 20, 1987  
SPECIAL MUNICIPAL ELECTION IN THE CITY OF MONTEREY PARK**

EXHIBIT A

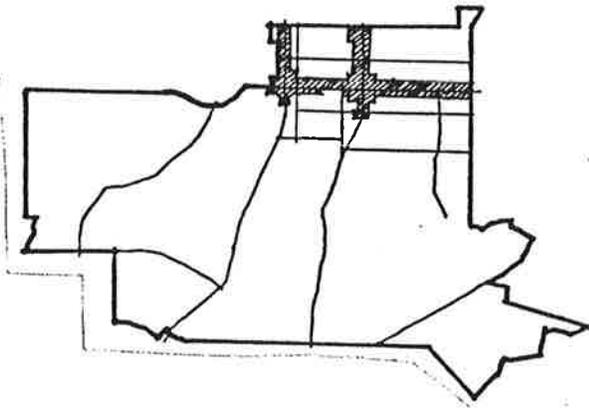
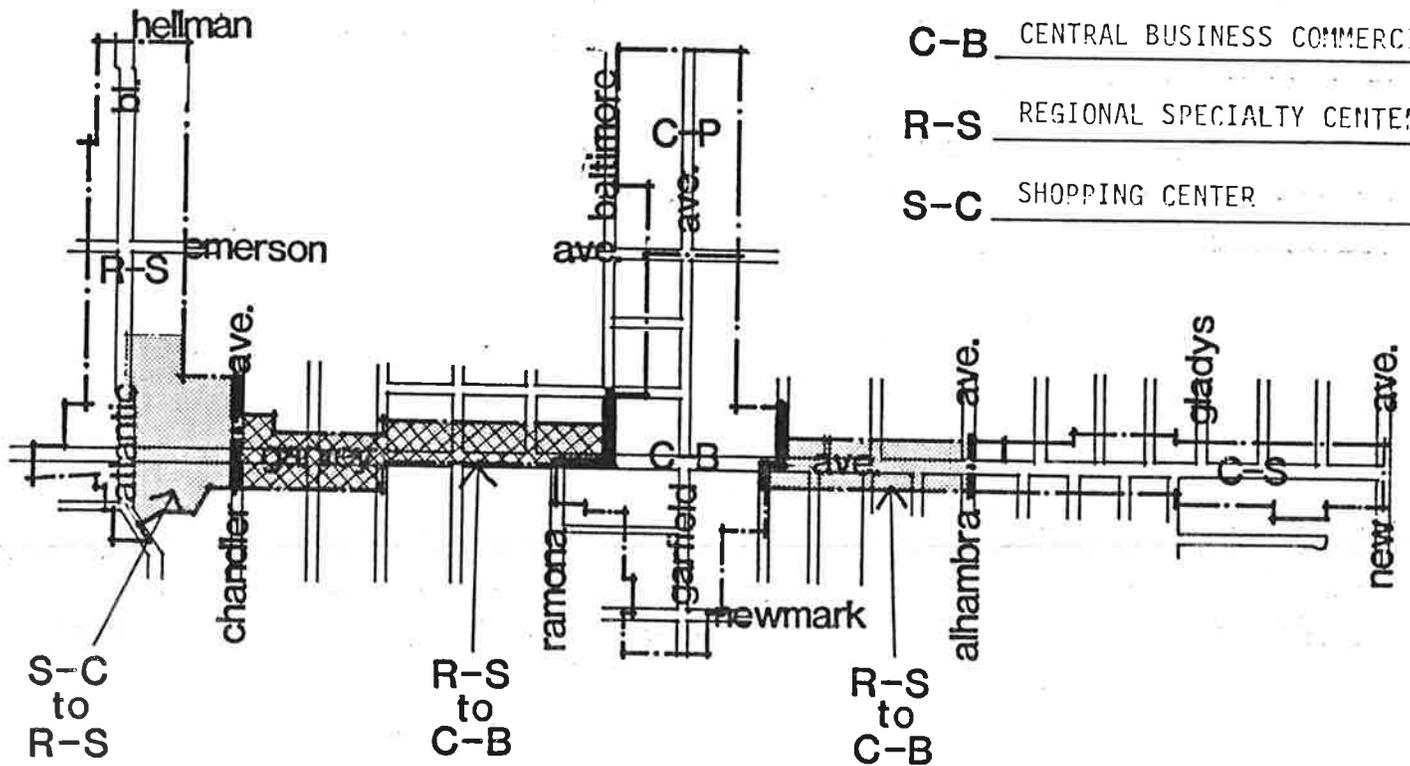


EXHIBIT B ZONING

- C-S COMMERCIAL SERVICES
- C-P COMMERCIAL / PROFESSIONAL
- C-B CENTRAL BUSINESS COMMERCIAL
- R-S REGIONAL SPECIALTY CENTER
- S-C SHOPPING CENTER



**ORDINANCE NO. 1731B**

**AN ORDINANCE OF THE CITY OF  
MONTEREY PARK APPROVING GENERAL  
PLAN, ZONING MAP AND ZONING  
TEXT AMENDMENTS FOR PROPERTY  
IN THE MID-ATLANTIC AND SOUTH  
GARFIELD COMMUNITY DESIGN PLAN  
AREA**

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. There is hereby established for identification purposes only the Mid-Atlantic and South Garfield Community Design Plan Area (the "Plan Area") as set forth on the map attached hereto as Exhibit "A" and incorporated herein by this reference. A full legal description of said Plan Area is on file in the office of the City Clerk of the City of Monterey Park.

Section 2. Pursuant to Monterey Park City Council Resolution No. 9082, the land use designation on the Land Use Map of the Monterey Park General Plan was amended for certain property within the Plan Area, as set forth on the map attached hereto as Exhibit "B" and incorporated herein by this reference. Such amendment is hereby approved.

Section 3. Pursuant to Monterey Park Ordinance No. 1685 and Monterey Park Ordinance No. 1686, certain property within the Plan Area was rezoned, as set forth on the map attached hereto as Exhibit "C" and incorporated herein by this reference and as more specifically described in Ordinance Nos. 1685 and 1686. Such zone changes are hereby approved.

Section 4. Pursuant to Monterey Park Ordinance Nos. 1699 and 1700, Sections 21.16.090 and 21.18.090 of the Monterey Park Municipal Code were amended to change height requirements for all property within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>HEIGHT (MAXIMUM) *</u>
Commercial/Professional	3 stories or 40'
Commercial/Professional -- Civic District	3 stories or 40'
Neighborhood Shopping	2 stories or 28'
	* Lower near residential zone

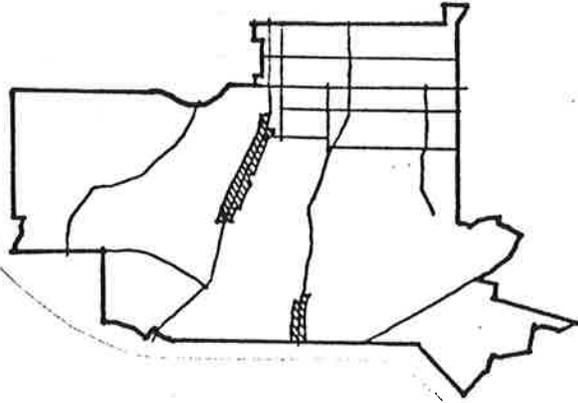
**APPROVED AND ADOPTED AT THE OCTOBER 20, 1987  
SPECIAL MUNICIPAL ELECTION IN THE CITY OF MONTEREY PARK**

Section 5. Pursuant to Monterey Park Ordinance No. 1690, Section 21.18.070 of the Monterey Park Municipal Code was amended to provide a minimum lot size of 5,000 square feet for property zoned Neighborhood Shopping within the Plan Area. Such amendment is hereby approved for the Plan Area.

Section 6. This ordinance shall become effective October 28, 1987.

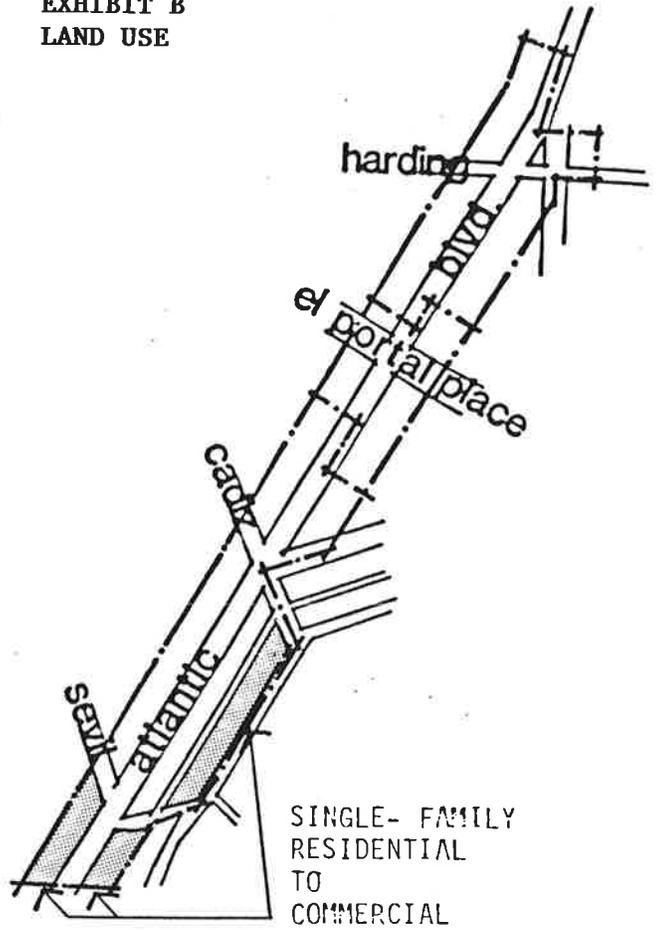
APPROVED AND ADOPTED AT THE OCTOBER 20, 1987  
SPECIAL MUNICIPAL ELECTION IN THE CITY OF MONTEREY PARK

EXHIBIT A



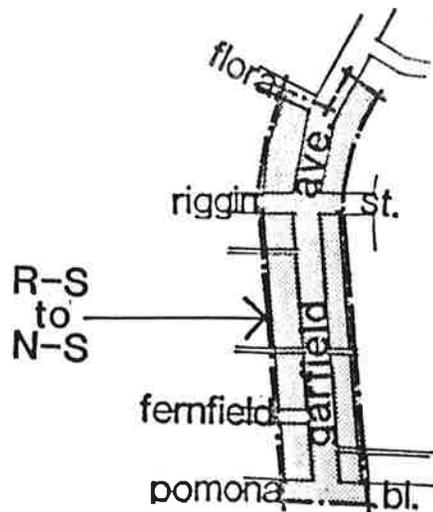
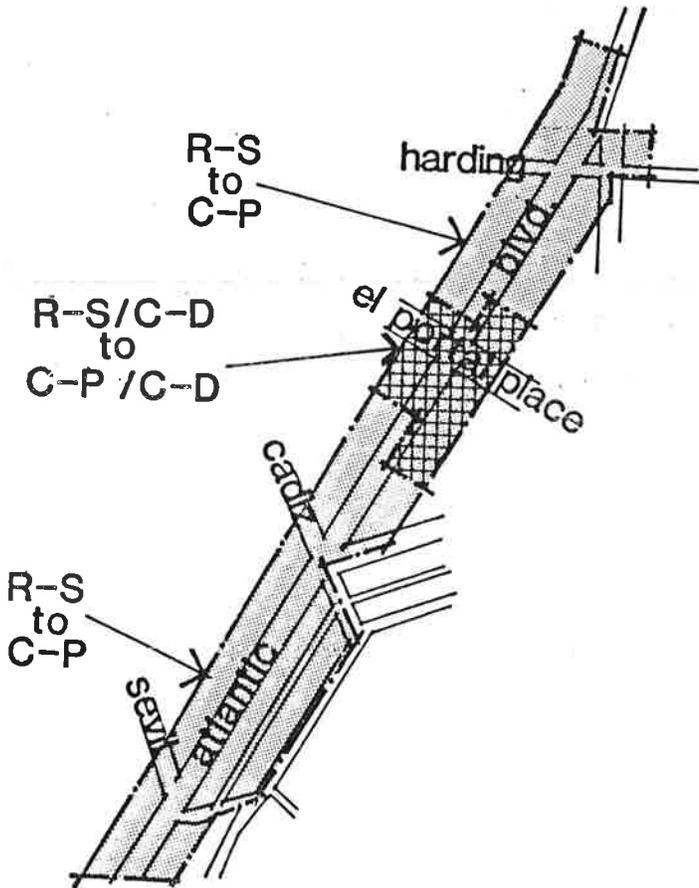
- R-S REGIONAL SPECIALTY CENTER
- C-P COMMERCIAL / PROFESSIONAL
- N-S NEIGHBORHOOD SHOPPING

EXHIBIT B  
LAND USE



SINGLE-FAMILY  
RESIDENTIAL  
TO  
COMMERCIAL

EXHIBIT C - ZONING



ORDINANCE NO. 1731C

AN ORDINANCE OF THE CITY OF  
MONTEREY PARK APPROVING GENERAL  
PLAN, ZONING MAP AND ZONING  
TEXT AMENDMENTS FOR PROPERTY  
IN THE SELECTED AREAS COMMUNITY  
DESIGN PLAN AREA

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. There is hereby established for identification purposes only the Selected Areas Community Design Plan Area (the "Plan Area") as set forth on the map attached hereto as Exhibit "A" and incorporated herein by this reference. A full legal description of said Plan Area is on file in the office of the City Clerk of the City of Monterey Park.

Section 2. Pursuant to Monterey Park City Council Resolution No. 9082, the land use designation on the Land Use Map of the Monterey Park General Plan was amended for certain property within the Plan Area, as set forth on the map attached hereto as Exhibit "B" and incorporated herein by this reference. Such amendment is hereby approved.

Section 3. Pursuant to Monterey Park Ordinance No. 1686 and Monterey Park Ordinance No. 1688, certain property within the Plan Area was rezoned, as set forth on the map attached hereto as Exhibit "C" and incorporated herein by this reference, and as more specifically described in Ordinance Nos. 1686 and 1688. Such zone changes are hereby approved.

Section 4. Pursuant to Monterey Park Ordinance Nos. 1699, 1700, 1702 and 1706, Sections 21.16.090, 21.18.090, 21.26.090 and 21.20.090 of the Monterey Park Municipal Code were amended to change height requirements for all property within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>HEIGHT (MAXIMUM) *</u>
Commercial/Professional	3 stories or 40'; and 75' or more with CUP for Corporate Center
Neighborhood Shopping	2 stories or 28'
Shopping Center	3 stories or 40'
Commercial Services	3 stories or 40'
	* Lower near residential zone

Section 5. Pursuant to Monterey Park Ordinance No. 1690, Sections 21.18.070, 21.20.070 and 21.26.070 of the Monterey Park Municipal Code were amended to change lot size requirements for property zoned Neighborhood Shopping, Shopping Center or Commercial Services within the Plan Area, as summarized below. Such amendments are hereby approved for the Plan Area.

<u>ZONE</u>	<u>LOT SIZE (MINIMUM)</u>
Neighborhood Shopping	5,000 square feet
Shopping Center	15,000 square feet
Commercial Services	10,000 square feet

Section 6. This ordinance shall become effective October 28, 1987.

APPROVED AND ADOPTED AT THE OCTOBER 20, 1987  
SPECIAL MUNICIPAL ELECTION IN THE CITY OF MONTEREY PARK

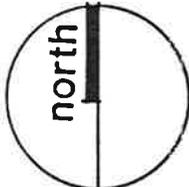
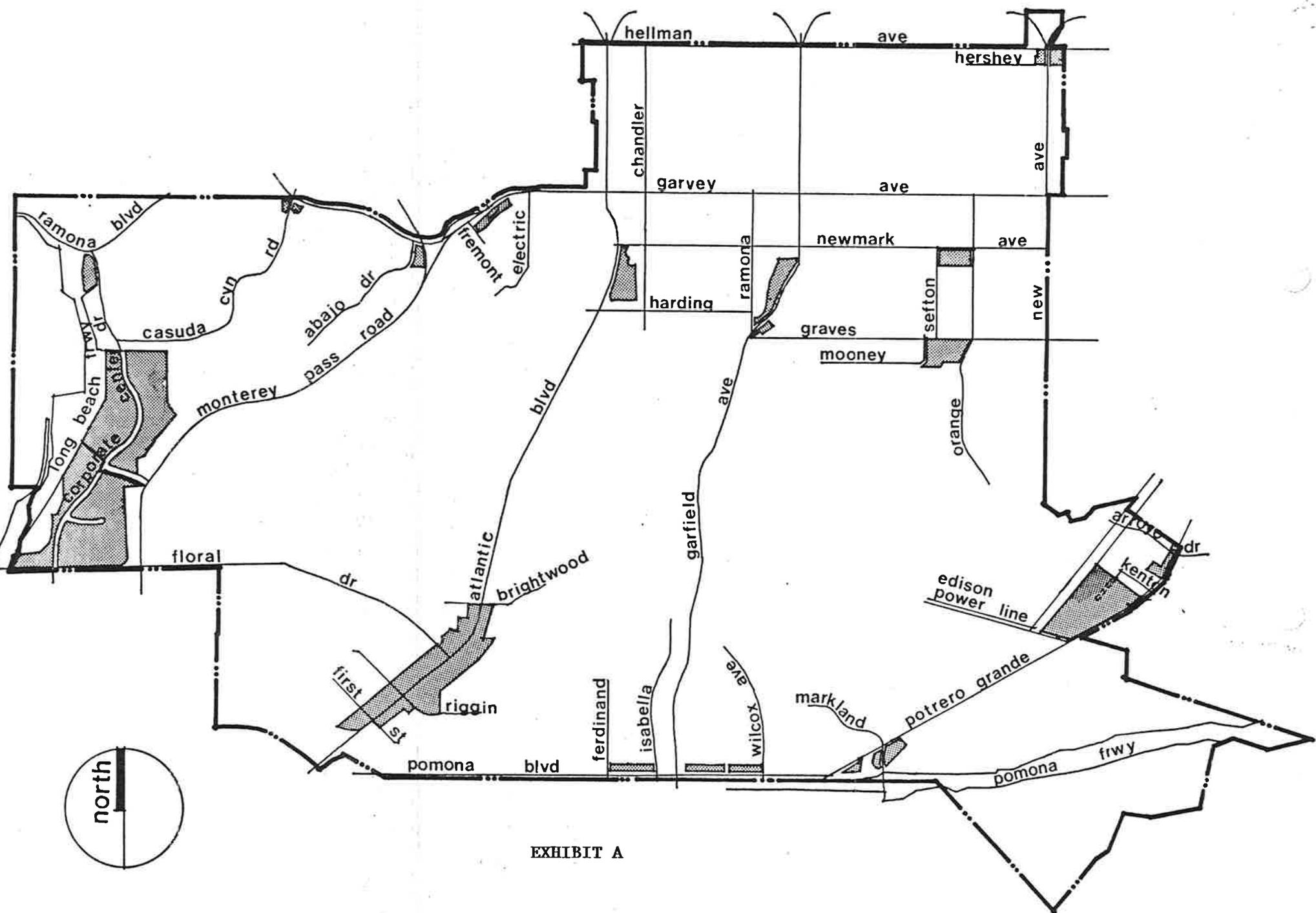


EXHIBIT A

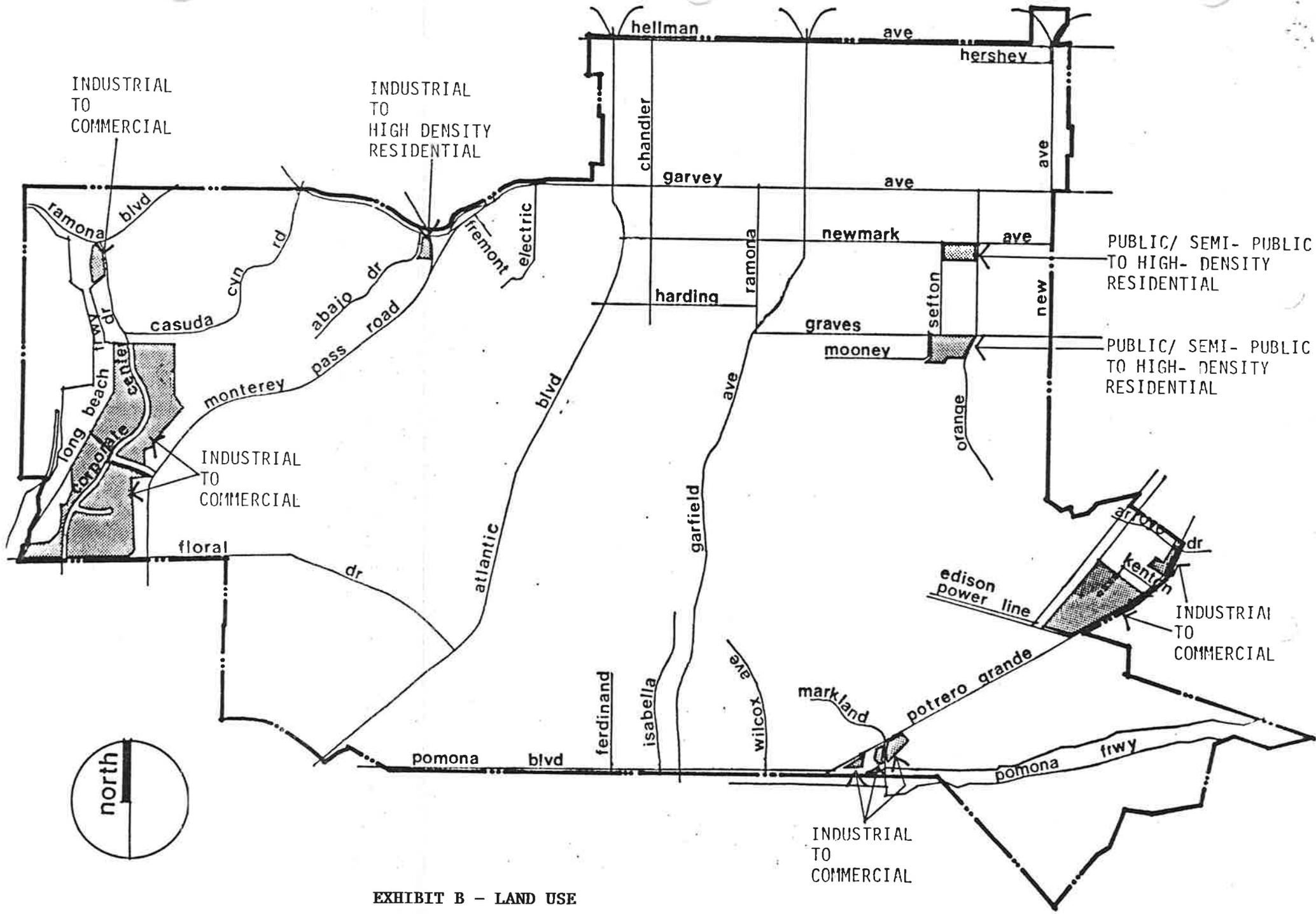


EXHIBIT B - LAND USE

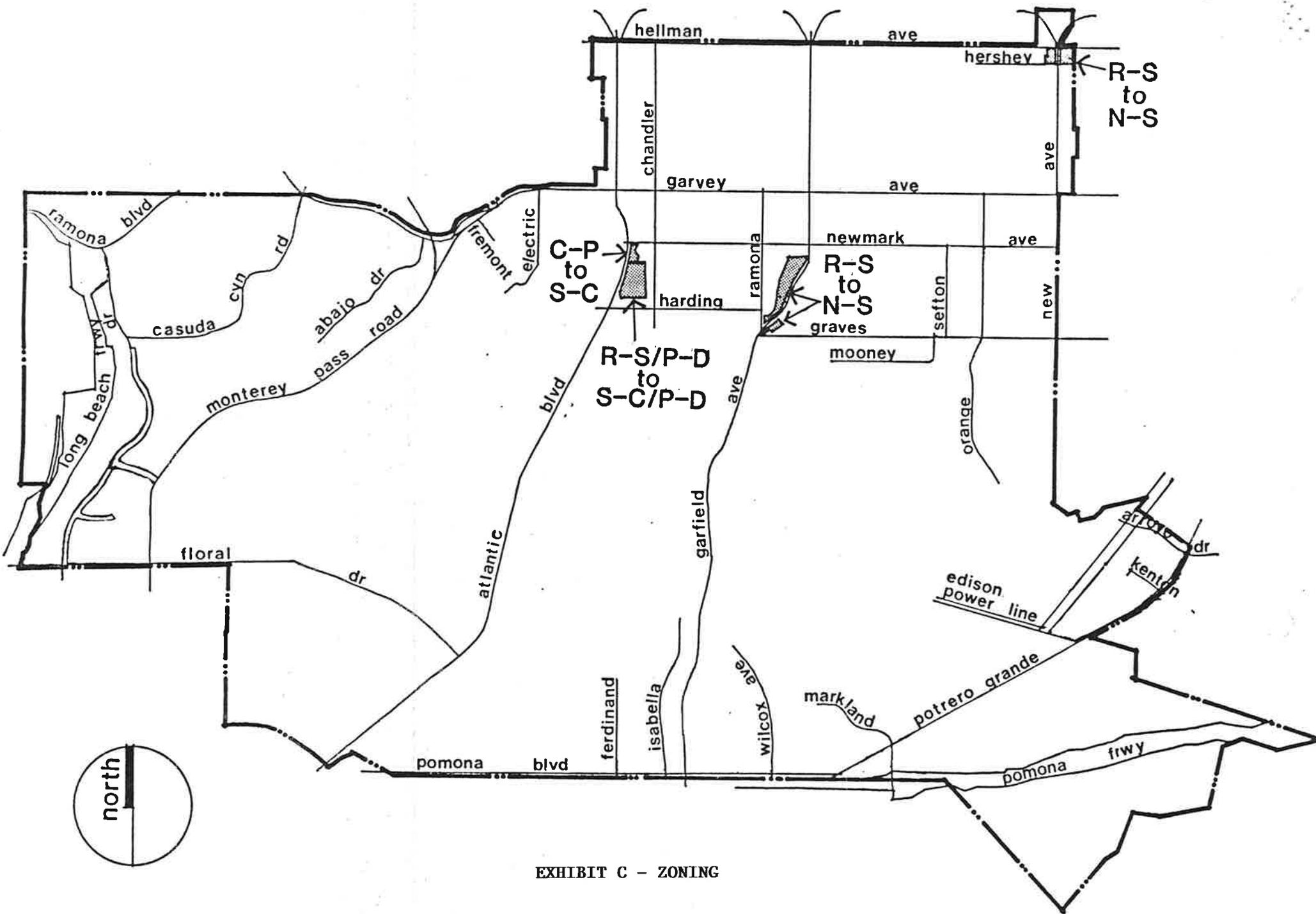


EXHIBIT C - ZONING

**ORDINANCE NO. 1731D**

**AN ORDINANCE OF THE CITY OF  
MONTEREY PARK RESTRICTING HEIGHT  
VARIANCES WITHIN THE CITY**

The people of the City of Monterey Park do hereby ordain as follows:

Section 1. No height variance shall be granted within the City of Monterey Park which would permit the construction of an additional story above the number of stories which is permitted by the Monterey Park Zoning Code or would allow construction to exceed the maximum heights permitted by the Monterey Park Zoning Code by more than six (6) feet.

Section 2. This ordinance shall become effective October 28, 1987.

**APPROVED AND ADOPTED AT THE OCTOBER 20, 1987  
SPECIAL MUNICIPAL ELECTION IN THE CITY OF MONTEREY PARK**