RESOLUTION NO. 2026-R64

A RESOLUTION ADOPTING LAND USE POLICY MAPS FOR THE HOME (HOUSING OVERLAY - MIXED ENVIRONMENTS) LAND USE DESIGNATION, TO BE RATIFIED BY VOTERS ON NOVEMBER 3, 2026

The City Council of the City of Monterey Park finds and determines as follows:

SECTION 1: *Findings*. The City Council finds as follows:

A. The Land Use and Urban Design Element includes a land use policy map, Figure LU-3 (the Land Use Policy Map), which shows the land use designations that apply throughout the City.

B. Through its Vacant to Vibrant campaign, the City Council identified areas of investment opportunity and areas of vacancy in its commercial and industrial corridors — Corporate Center, Garfield Village, the Garvey Avenue Corridor (Downtown), Mid-Atlantic Boulevard, Monterey Pass Road, North Atlantic Boulevard, North New Avenue, Saturn Park and South Atlantic Boulevard— as suitable for revitalization and housing reinvestment under the Commercial (C), Mixed Use (MU), Innovation/Technology (I/T), and Corporate Center (CC) land use designations.

C. The City Council placed the HOME Housing Overlay Measure (the HOME Measure) on the ballot for the General Municipal Election on Tuesday, November 3, 2026. If the voters approve it, the HOME Measure creates the HOME (Housing Overlay - Mixed Environments) land use designation and identifies, on the Land Use Policy Map, the commercial and industrial areas where the City may apply that designation. This designation does not itself adopt zoning regulations; it authorizes the City Council to adopt the zoning regulations needed to implement the HOME designation by ordinance.

D. The HOME Measure contemplates that the City Council will adopt, when it places the HOME Measure on the ballot, a resolution amending the Land Use Policy Map (Figure LU-3) to identify the commercial and industrial areas eligible for the HOME designation. That amendment takes effect only after the voters approve the HOME Measure.

E. The City Council intends to adopt the land use policy maps that show the City's areas of investment opportunity and to amend Figure LU-3 accordingly, subject to voter approval of the HOME Measure.

SECTION 2: *Adoption of Land Use Policy Maps*. The City Council adopts the land use policy maps for the HOME Designation as set forth in attached Exhibit "A," which is incorporated by reference. Collectively, these maps constitute the HOME Policy Map

("HOME Map"). The maps constituting the HOME Map may be accessed on the City's website at the following web site address: http://www.montereypark.ca.gov/MPKHOME.

SECTION 3: *Amendment of Figure LU-3*.Figure LU-3 (Land Use Policy Map) of the Land Use and Urban Design Element is amended to incorporate the land use policy maps adopted in Section 2 and to identify the commercial and industrial areas eligible for the HOME (Housing Overlay for Mixed-zoning Enhancement) designation. The City may apply the HOME designation only to the HOME Map.

SECTION 4: *Contingency; Voter Approval*. Adopting the HOME Map and Land Use Policy Map will take effect only after the voters approve the HOME Measure at the General Municipal Election on November 3, 2026. If the voters do not approve the HOME Measure, the amendment to Figure LU-3 has no force or effect, and Figure LU-3 remains as previously adopted.

SECTION 5: *Certification*. 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 6: *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 7: *Recordation*. The Mayor, or presiding officer, is authorized to sign this Resolution signifying its adoption by the City Council of the City of Monterey Park and the City Clerk, or her duly appointed deputy, may attest thereto.

SECTION 8: *Effective Date*. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded, except that the adoption of the HOME Map will take effect only upon voter approval of the HOME Measure.

PASSED AND ADOPTED 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 – HOME Policy Map

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-R64 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:

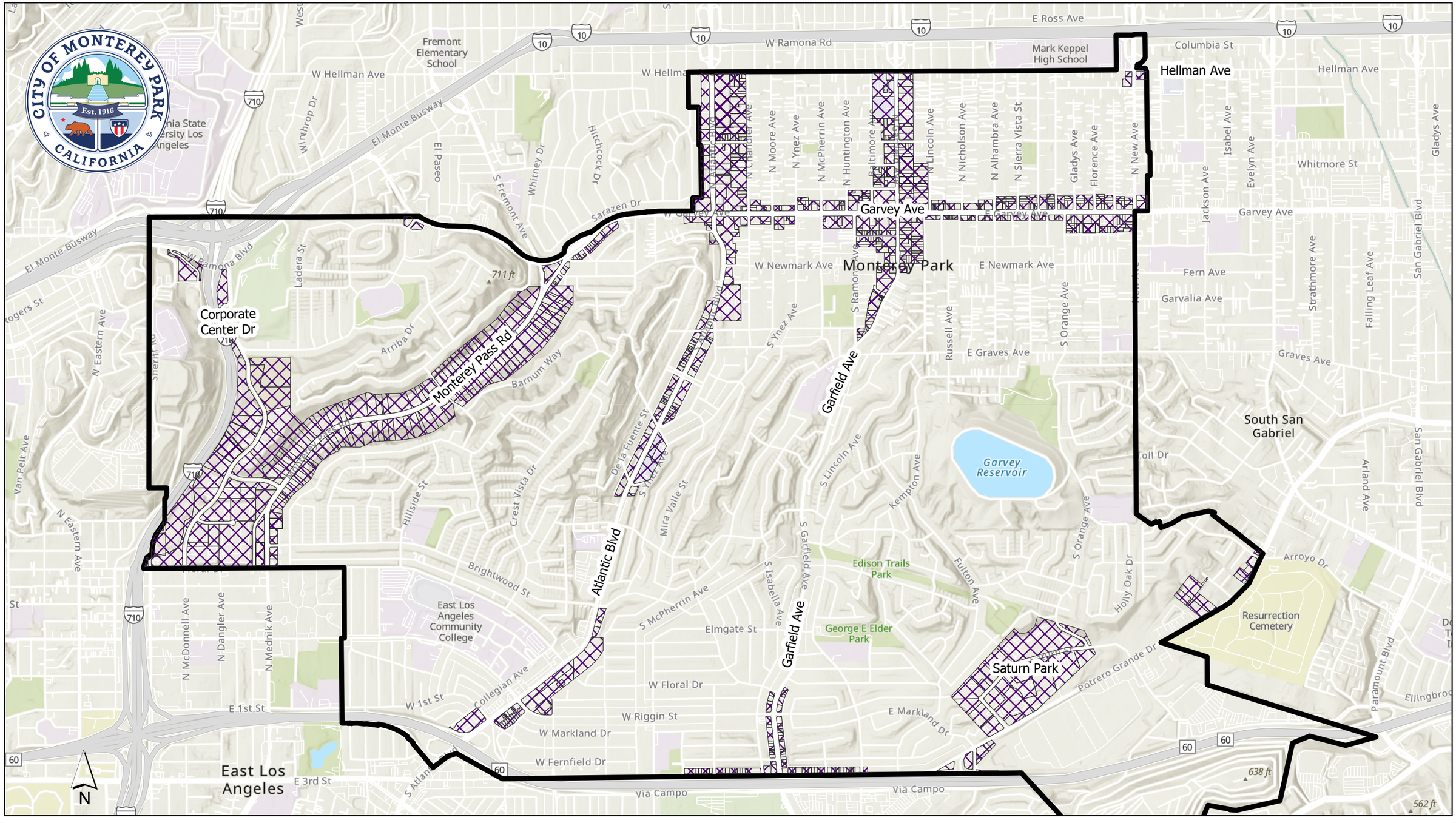
Ayes:	Council Members:	Yang, Ngo, Wong, Sanchez, Lo
Noes:	Council Members:	None
Absent:	Council Members:	None
Abstain:	Council Members:	None
Recusal:	Council Members:	None

Dated this 5th day of August, 2026.

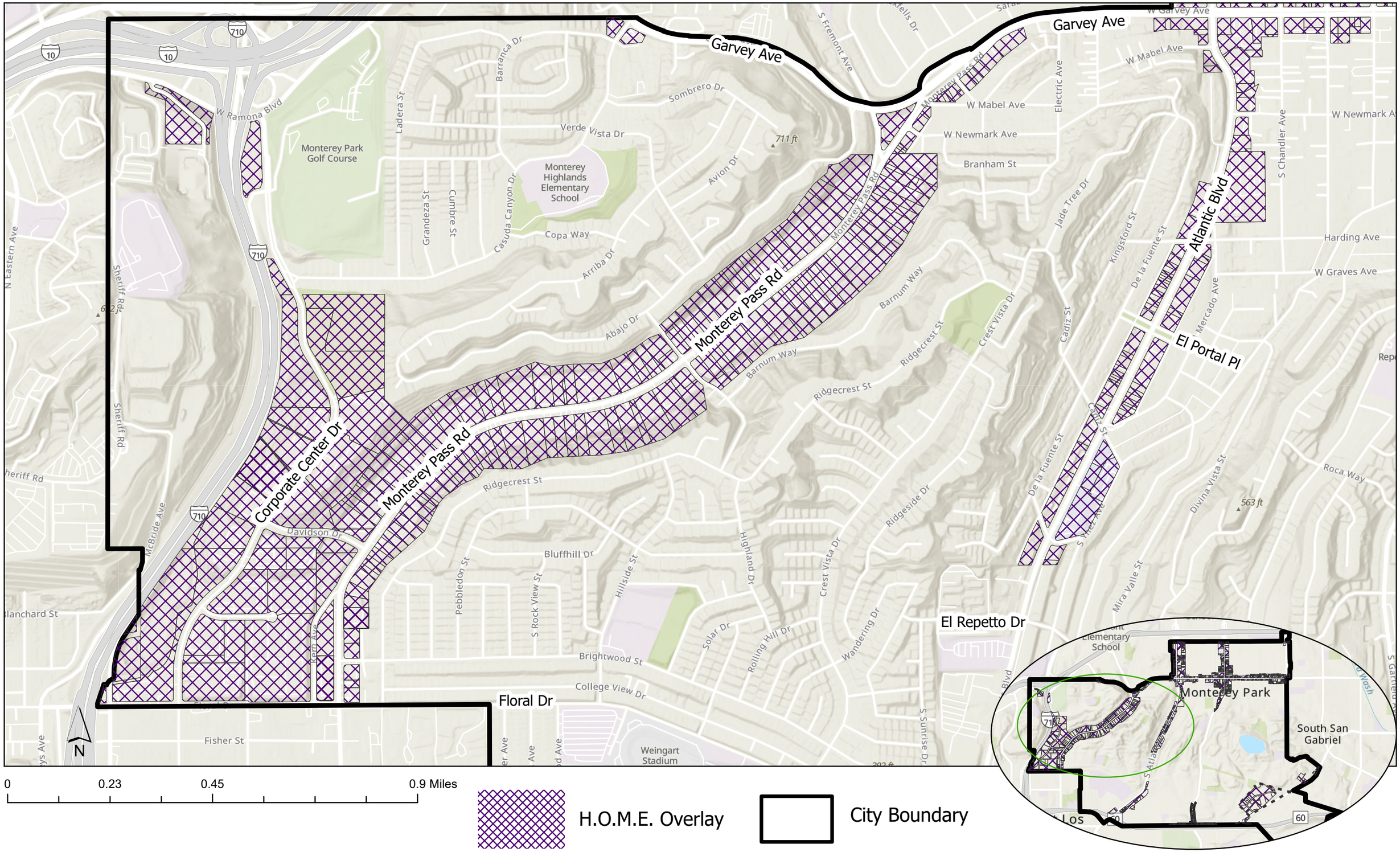
Maychelle Yee, City Clerk
Monterey Park, California

Exhibit A

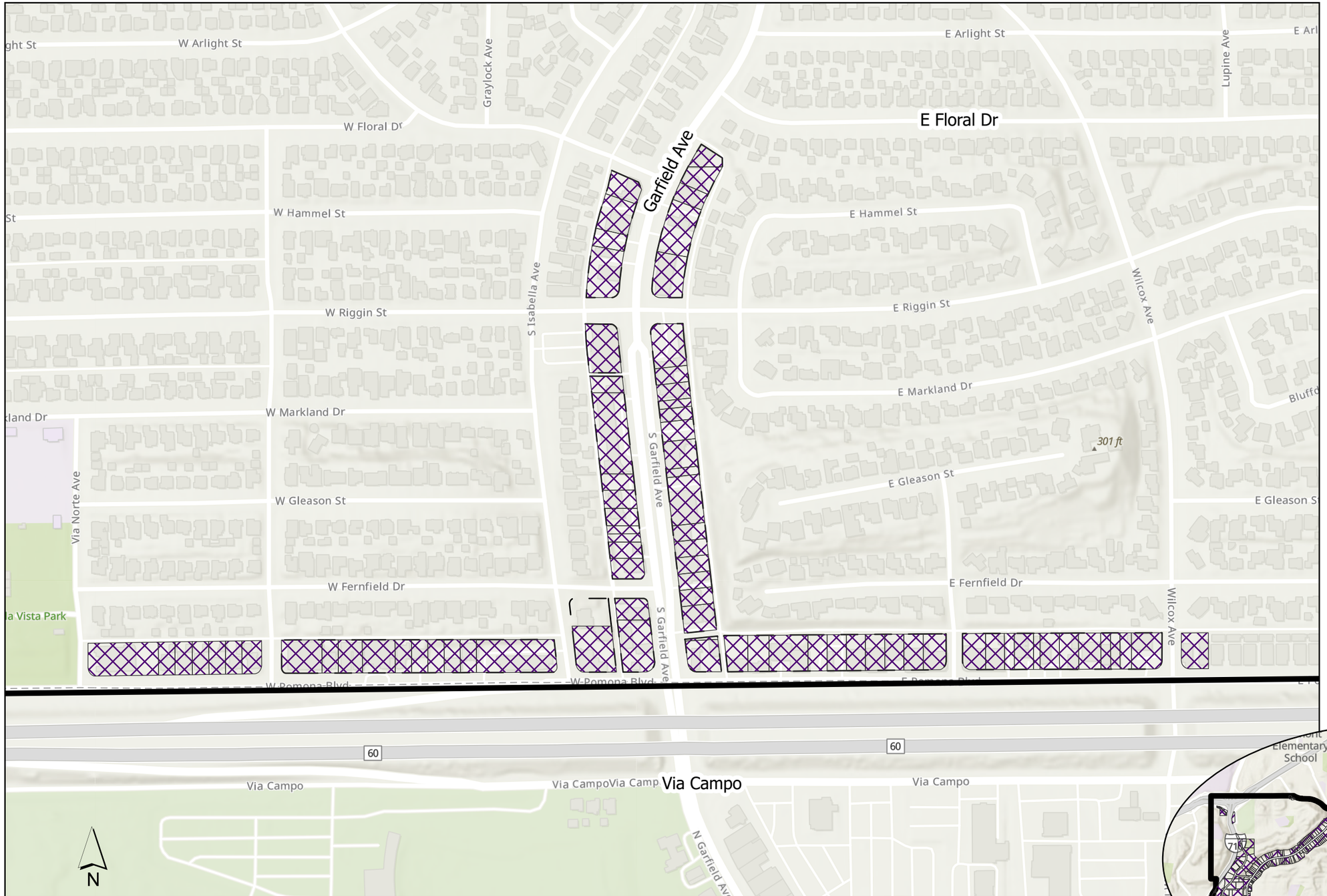
HOUSING OVERLAY - MIXED ENVIRONMENTS (HOME): OVERLAY AREAS



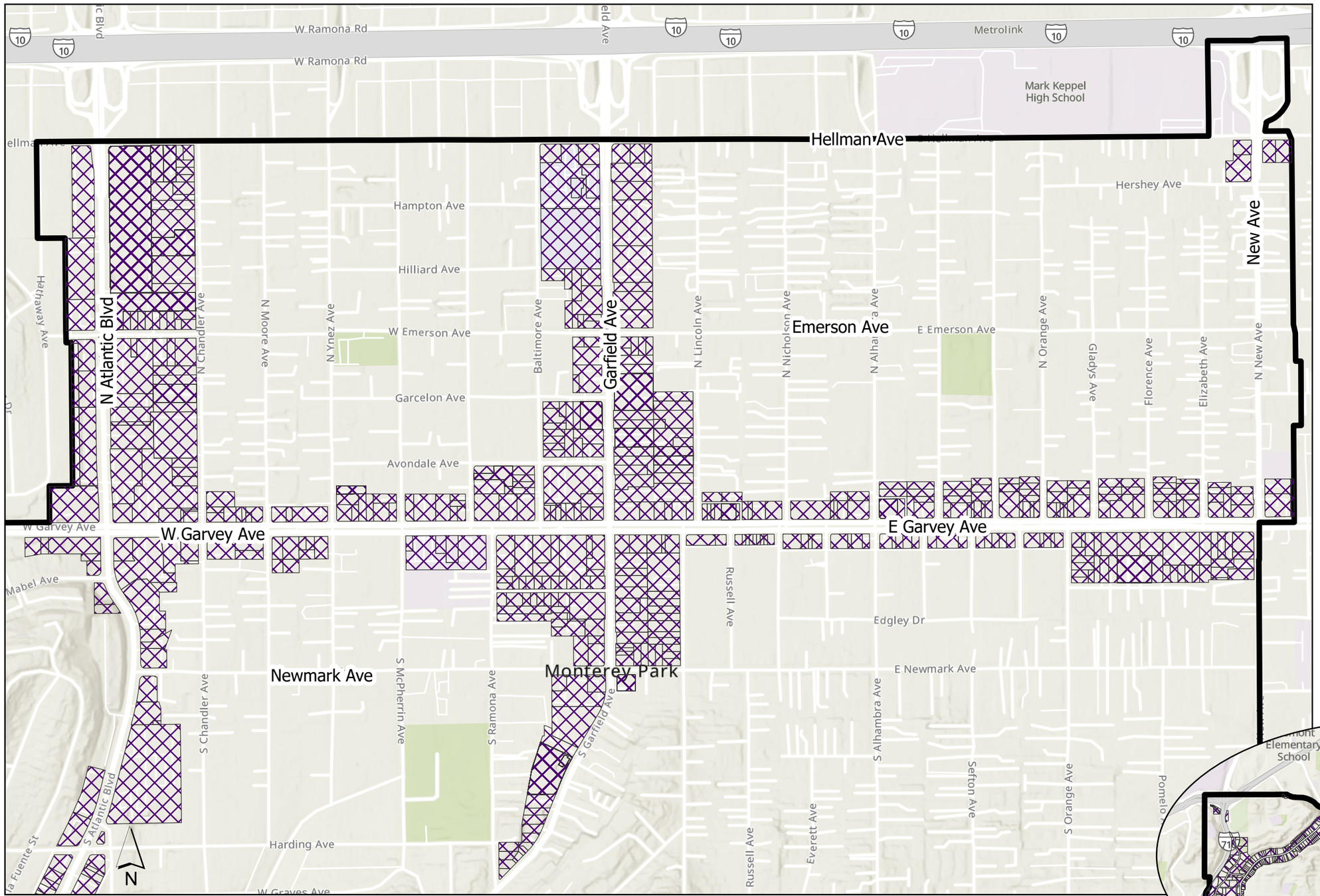
MONTEREY PASS, CORPORATE CENTER, AND MID ATLANTIC H.O.M.E. OVERLAY AREAS



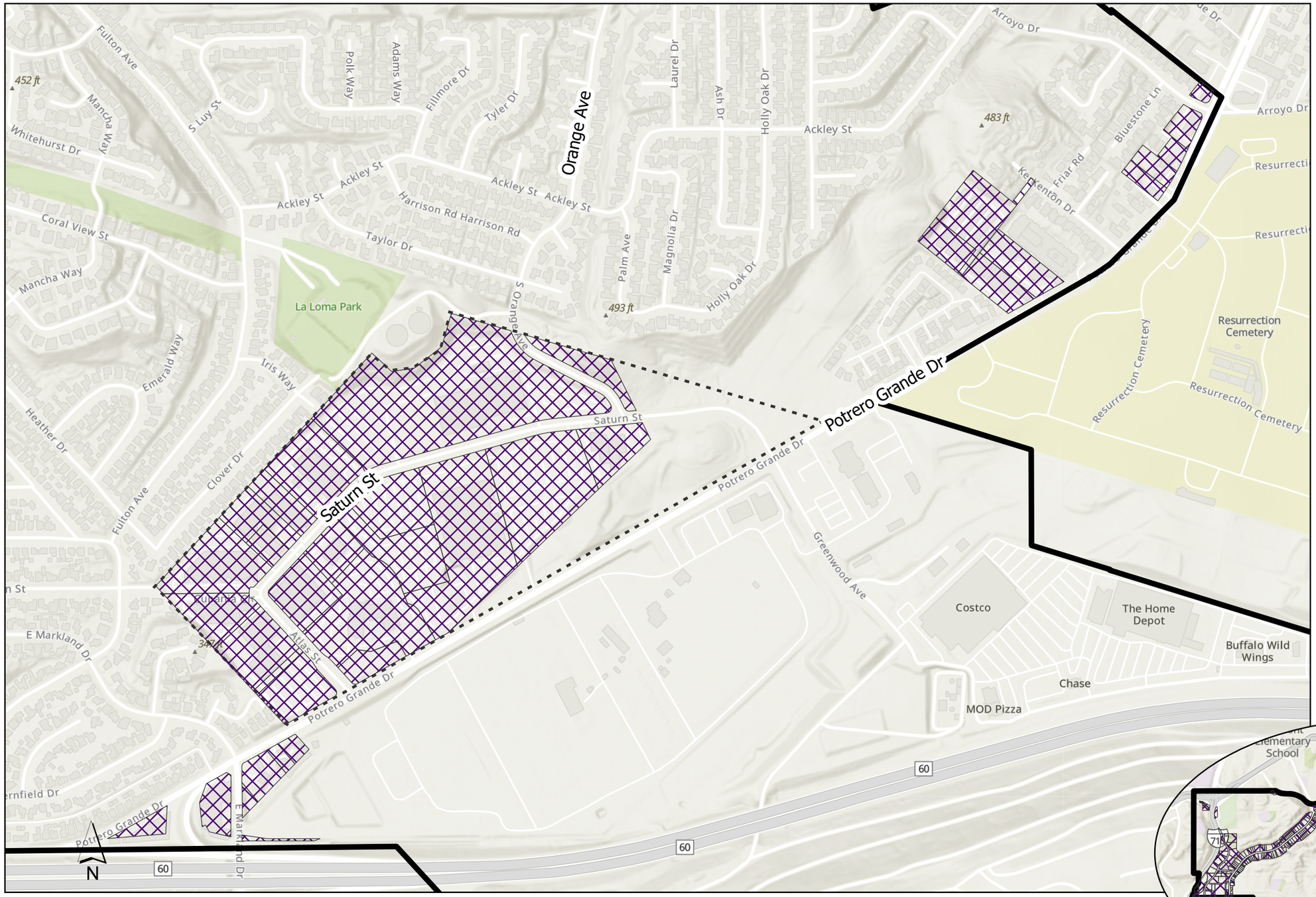
SOUTH GARFIELD H.O.M.E. OVERLAY AREA



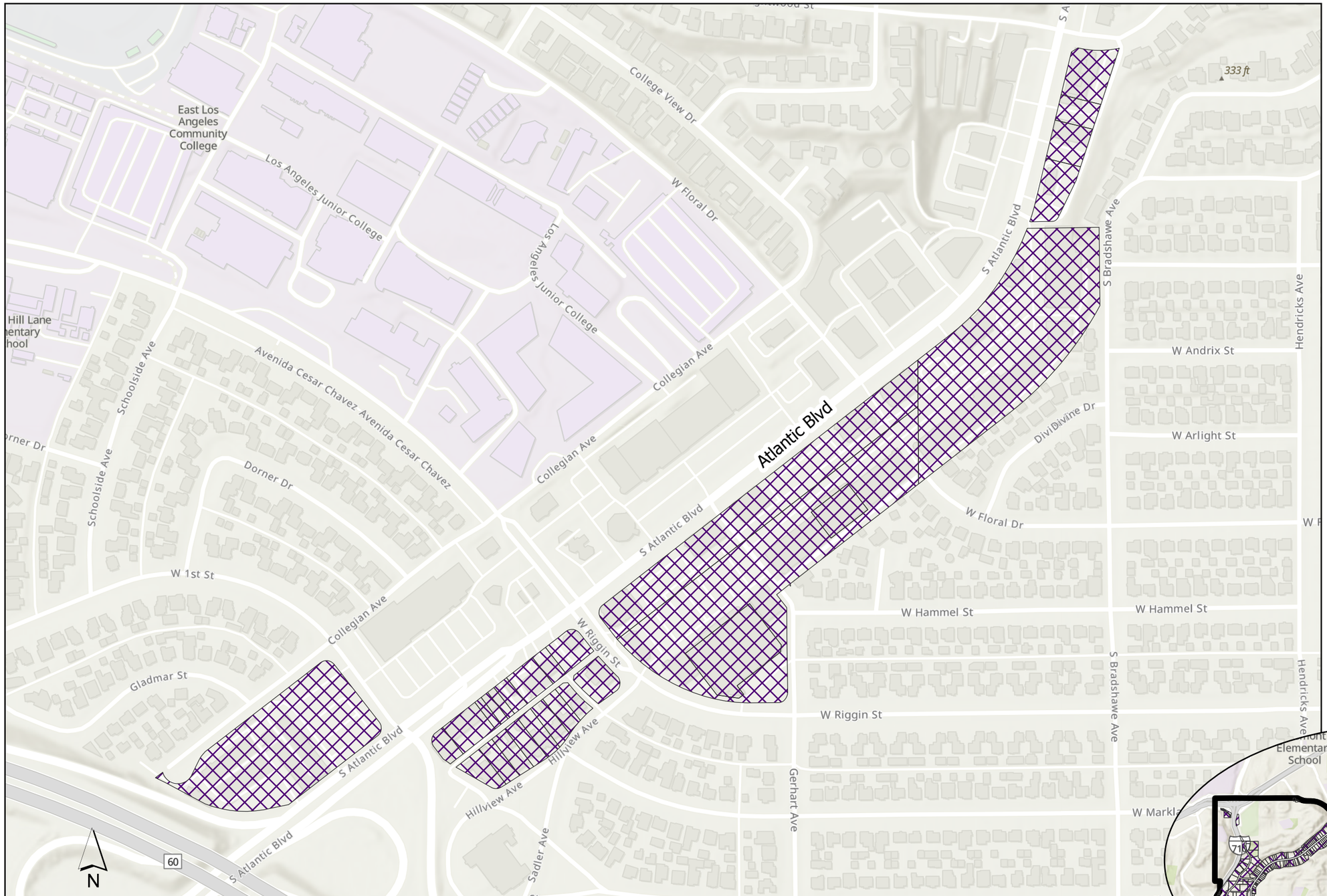
GARVEY CORRIDOR, NORTH ATLANTIC, AND NORTH NEW H.O.M.E. OVERLAY AREAS



SATURN PARK AND POTRERO GRANDE H.O.M.E. OVERLAY AREAS



SOUTH ATLANTIC H.O.M.E. OVERLAY AREA



0 0.07 0.15 0.3 Miles

H.O.M.E. Overlay

City Boundary

