

ORDINANCE NO. 121

AN ORDINANCE OF THE CITY OF MANTECA, STATE OF CALIFORNIA, TO REGULATE THE USE OF LANDS AND THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, PENDING THE ADOPTION BY THE CITY COUNCIL OF SAID CITY OF A COMPREHENSIVE ZONING PLAN WITH AN ORDINANCE AND DISTRICT MAP; TO DESCRIBE THE BOUNDARIES OF AN INTERIM LAND USE DISTRICT AND SET FORTH PROCEDURE FOR GRANTING BUILDING PERMITS IN SAID DISTRICT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREIN.

Adopted: August 3, 1953

Adopted as an interim ordinance prior to adoption of a comprehensive zoning ordinance.

Development Standards were not included.

AN ORDINANCE OF THE CITY OF MANTECA, STATE OF CALIFORNIA, TO REGULATE THE USE OF LANDS AND THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, PENDING THE ADOPTION BY THE CITY COUNCIL OF SAID CITY OF A COMPREHENSIVE ZONING PLAN WITH AN ORDINANCE AND DISTRICT MAP; TO DESCRIBE THE BOUNDARIES OF AN INTERIM LAND USE DISTRICT AND SET FORTH PROCEDURE FOR GRANTING BUILDING PERMITS IN SAID DISTRICT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREIN.

WHEREAS, the City Council of the City of Manteca deems it necessary, for the preservation of the public peace, safety, morals and welfare of the City of Manteca and its inhabitants, to adopt the regulations and restrictions set forth in this Ordinance as an interim measure pending the adoption of a comprehensive zoning plan for the City:

THEREFORE, the City Council of the City of Manteca does ordain as follows:

SECTION 1: Interim Land Use District Number One is hereby established, consisting of all of the lands situated within the corporate limits of the City of Manteca, except that the following described blocks or portions of blocks are specifically excluded from the said Interim Land Use District Number One, namely:

All those blocks or portions of blocks which are so designated on that certain map entitled: "MAP OF MANTECA SHOWING INTERIM LAND USE DISTRICT NUMBER ONE AND AREAS EXCLUDED THEREFROM", dated July 20, 1953, approved copies of which are on file in the office of the City Clerk of said City for reference, being adopted in supplement of this Ordinance. The said excluded areas consist of blocks or portions of blocks already typically occupied by commercial or industrial uses, while the above Interim Land Use District Number One consists of blocks or portions of blocks now typically occupied by uses other than commercial or industrial, all as determined by Land Use Surverys heretofore conducted preliminary to the subsequent adoption of comprehensive zoning maps and regulations now declared to be in course of preparation.

SECTION 2: No building or structure shall be hereafter constructed, located, altered, moved, other than a single-family dwelling or buildings accessory or incidental thereto, upon any land within the said Interim Land Use District Number One unless and until a permit for the construction of such building or buildings or for the location or moving of the same shall first have been secured from the City Council of the said City.

SECTION 3: All persons, firms, or corporations desiring a permit to construct, locate, alter, repair, or move any building, other than a single-family dwelling or buildings accessory or incidental thereto, upon any land in the said Interim Land Use District Number One shall make application to the City Council

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for such permit by filing an application therefor in writing with the City Clerk of the said City, which written application shall be accompanied by plans of the said building or buildings proposed to be constructed, located or moved upon said land, together with drawings showing the front, side and rear elevations thereof, and a statement setting forth the purpose for which the said building or buildings are to be used or proposed to be used, whether residential, commercial, industrial or other use.

The said application with the accompanying drawings and statements shall then be transmitted by the said City Clerk to the City Planning Commission, which body shall consider the same and shall report its recommendations thereon to the City Council within thirty (30) days after receipt of the same. The City Council shall consider such application and the said report of the City Planning Commission at the next meeting of the City Council held following the receipt of said report and such application, and may take one of the following actions on such application and report:

- (a) Issue the requested permit if, in its opinion, the proposed uses of the land or buildings as requested may be installed without detriment or injury to properties or inhabitants in the vicinity; or
- (b) Issue the requested permit subject to specified conditions designed to prevent injury to properties or inhabitants in the vicinity; or
- (c) Deny the requested permit if, in its opinion, the proposed uses of land or buildings as requested, would, if installed on the land be detrimental or injurious to other properties or to inhabitants in the vicinity of the proposed site.

SECTION 4: All officials, departments and employees of the said City which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this Ordinance, and shall issue no permits or licenses for uses, buildings or purposes which shall be in conflict with the provisions of this Ordinance.

SECTION 5: No building or structure now existing in the said Interim Land Use District Number One shall be altered or repaired such as to change the use of the same from the business or other use for which the same is now being used, without first having secured a permit for the change of said use and the alteration or repair from the City Council, as hereinabove provided.

SECTION 6: Every person, including firm or corporation, violating or contributing to the violation of any of the provisions of this Ordinance in any way, shall be deemed guilty of a misdemeanor, and shall upon conviction of said violation be punished by a fine not exceeding Five Hundred (\$500.00) Dollars, or by imprisonment in the City Jail or the County Jail of the County of San Joaquin for not exceeding six (6) months, or by both such fine and imprisonment. Every violator of this Ordinance shall be deemed guilty of a separate offense for each and every day such violation shall continue to exist and shall be subject to the penalties imposed by this section for each and every separate offense.

SECTION 7: This Ordinance shall be published once in the Manteca Bulletin and shall take effect and be in full force from and after thirty (30) days after its final adoption.

Dated: August 3, 1953.

Carl N. Hansen, Mayor

ATTEST:

Angelo Bressani, City Clerk

This is to certify that Ordinance No. 121 being entitled, AN ORDINANCE OF THE CITY OF MANTECA, STATE OF CALIFORNIA, TO REGULATE THE USE OF LANDS AND THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, PENDING THE ADOPTION BY THE CITY COUNCIL OF SAID CITY A COMPREHENSIVE ZONING PLAN WITH AN ORDINANCE AND DISTRICT MAP; TO DESCRIBE THE BOUNDARIES OF AN INTERIM LAND USE DISTRICT AND SET FORTH PROCEDURE FOR GRANTING BUILDING PERMITS IN SAID DISTRICT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREIN, was introduced at an adjourned regular meeting of the City Council of the City of Manteca on this 20th day of July, 1953, by the following vote:

Ayes: Councilmen Webb, Dumoulin, Luck, Johnson and Hansen
 Noes: None
 Absent: None
 Dated: Manteca, California, July 20, 1953

City Clerk of the City of Manteca

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Ayes: Councilmen Webb, Dumoulin, Luck, Johnson and Hansen
 Noes: None
 Absent: None
 Dated: Manteca, California, August 3, 1953

City Clerk of the City of Manteca

The undersigned, Mayor of the City of Manteca, State of California, does hereby sign and approve Ordinance No. 121 being entitled AN ORDINANCE OF THE CITY OF MANTECA, STATE OF CALIFORNIA, TO REGULATE THE USE OF LANDS AND THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENTS THEREON, PENDING THE ADOPTION BY THE CITY COUNCIL OF SAID CITY A COMPREHENSIVE ZONING PLAN WITH AN ORDINANCE AND DISTRICT MAP; TO DESCRIBE THE BOUNDARIES OF AN INTERIM LAND USE DISTRICT AND SET FORTH PROCEDURE FOR GRANTING BUILDING PERMITS IN SAID DISTRICT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREIN, this 3rd day of August, 1953.

Carl N. Hansen, Mayor

ATTEST:

City Clerk of the City of Manteca

This is to certify that Ordinance No. 121 being entitled AN ORDINANCE OF THE CITY OF MANTECA, STATE OF CALIFORNIA, TO REGULATE THE USE OF LANDS AND THE ERECTION, CONSTRUCTION AND ALTERATION OF BUILDINGS, STRUCTURES AND IMPROVEMENT THEREON, PENDING THE ADOPTION BY THE CITY COUNCIL OF SAID CITY A COMPREHENSIVE ZONING PLAN WITH AN ORDINANCE AND DISTRICT MAP; TO DESCRIBE THE BOUNDARIES OF AN INTERIM LAND USE DISTRICT AND SET FORTH PROCEDURE FOR GRANTING BUILDING PERMITS IN SAID DISTRICT; AND TO PRESCRIBE PENALTIES FOR THE VIOLATION OF THE PROVISIONS HEREIN, was

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