

Chapter 19.840**ANNEXATIONS****19.840.010 Purpose.****19.840.020 Procedures.****18.840.030 Temporary Classification.****19.840.010 Purpose.**

California Government Code Section 56000 et.seq. authorizes the expansion of the boundaries of local agencies (such as the City of Riverside) to promote orderly development. This Chapter establishes local procedures to implement the relevant sections of the Government Code. (Ord. 6966 §1, 2007)

19.840.020 Procedures.

A. Resolution of Intention/Consent

Prior to City Council adoption of a resolution of intention to annex uninhabited territory or a resolution of consent to commence inhabited proceedings, the City Council shall request a report from the Planning Commission.

B. Planning Commission Report

The Planning Commission shall consider the desirability of annexing the territory and the zoning to be placed thereon in the event of annexation to the City. Upon completion of such consideration, the Planning Commission shall, after holding a public hearing, make its report and recommendation to the City Council.

C. City Council Action

Upon receipt of the Planning Commission report, the City Council may accept in whole or in part or reject, modify or amend any recommendation as to zoning classification and the resolution of intention or resolution of consent may specify such proposed zoning classification for the territory as the City Council may determine. The City Council shall include any such zone consideration within any notice of hearing concerning the annexation of the property involved and a hearing on the matter of zoning shall be held in conjunction with any public hearing required by law to be held by the City Council in connection with the annexation proceeding.

Concurrently with final annexation of the territory, the City Council may, by ordinance, classify the property for zoning purposes in accordance with its determination.

D. Notice

The Planning Commission shall hold a public hearing on the proposed rezone or amendment to the zoning ordinance. Notice of the hearing shall be given pursuant to Section 19.670.040 C and if the proposed prezone or amendment to the zoning ordinance affects the permitted uses of real property, notice shall also be given pursuant to Section 19.670.040 C.

The City Council, upon receipt of the recommendation of the Planning Commission, shall hold a public hearing to consider the matter. However, if the matter under consideration is an amendment to change property from one zone to another, and the Planning Commission has recommended against the adoption of such amendment, the City Council is not required to hear the matter except on appeal or upon request of a Council member or the Mayor. Notice of the City Council hearing shall be given pursuant to Section 19.670.040 C. (Ord. 6966 §1, 2007)

19.840.030 Temporary Classification.

In the event the City Council does not determine or adopt a zoning classification for the territory to be annexed as provided in Section 19.840.020, the territory shall be classified in the RE Zone until a change is initiated and adopted in the manner provided for zone changes in Chapter 19.810. (Ord. 6966 §1, 2007)