



AGENDA REPORT

Department: Community Development
Prepared by: Martin Reeder, AICP – Acting Director of Community Development
Meeting Date: Tuesday, August 19, 2025
Approved by: Scott W. Huth, Interim City Manager

SUBJECT:

Public Hearing: Introduction and First Reading of an Ordinance Amending Title 15 (Buildings And Construction) of the National City Municipal Code Creating a New Section (15.83 – Lot Tie Agreements).

RECOMMENDATION:

Introduce the Ordinance Entitled: “An Ordinance of the City Council of the City of National City, California, Amending Title 15 (Buildings and Construction) of the National City Municipal Code Creating a New Section (15.83 – Lot Tie Agreements)”

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

Not Applicable.

EXPLANATION:

The Community Development Department has occasionally had to deal with developments occurring on multiple properties that are owned and developed as one. These occasions have become more frequent of late, which has led to discussion of the usefulness, in certain cases, of a Lot Tie Agreement. A Lot Tie Agreement allows two properties to be developed as one without the need for a lot merger and allows for flexibility with building separation, setbacks, and joint access. For example, a building may be built across a lot line or be located within the normally required setbacks of a property where both properties are held and operated as one (as though the lot line between the properties were never there). The Lot Tie Agreement would allow for this to happen without being considered as a relaxation of required codes. In the event the properties were ever to be sold separately, the City would first require that the buildings in question be demolished or moved in order to remedy any code requirement issues, then the agreement could be dissolved and the agreement terminated. However, in order to utilize this tool, it is required that the Municipal Code make reference to the use of said agreements through Ordinance. This Code Amendment would create such an Ordinance and allow for Lot Tie Agreements in the future.

FINANCIAL STATEMENT:

There is no budget impact as a result of this action.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Housing and Community Development

ENVIRONMENTAL REVIEW:

This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:

First Reading

EXHIBITS:

Exhibit A – Draft NCMC Chapter 15.83 – Lot Tie Agreements

Exhibit B – Draft Ordinance