

ORDINANCE NO. 2025 –

**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)**

WHEREAS, the City of National City (the “City”), pursuant to the police powers delegated to it by the California Constitution, has the authority to enact or amend laws which promote the public health, safety, and general welfare of its residents; and

WHEREAS, pursuant to the terms and provisions of the Government Code of the State of California, proceedings were duly initiated for the amendment of the National City Municipal Code; and

WHEREAS, pursuant to a published 10-day notice of the adoption of said ordinance, a public hearing was held by the City Council on August 19, 2025, and at said public hearing, all persons interested were given the opportunity to appear and be heard before the City Council; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES ORDAIN AS FOLLOWS:

Section 1. All protests, if any, against said amendment to the Municipal Code and each of them be and hereby are denied and overruled.

Section 2. Section 15.83 is hereby added to read as follows:

**Chapter 15.83
Lot Tie Agreements**

- A. If a lot consisting of two or more parcels held by the same record owner is proposed to be developed as one, construction permits shall not be issued unless and until a Lot Tie Agreement is entered into to the satisfaction of the Building Official, City Engineer, and Director of Community Development. The Lot Tie Agreement shall be recorded against the applicable properties in the Office of the San Diego County Recorder. The Lot Tie Agreement shall require the record owner to hold the applicable parcels as one and to maintain common ownership and control. The Lot Tie Agreement shall be binding upon, and the benefits of the Lot Tie Agreement shall inure to the parties and all successors in interest to the parties to the Lot Tie Agreement.
- B. Cancellation of a recorded Lot Tie Agreement shall be reviewed and approved by the Building Official, City Engineer, and Director of Community Development under the Site Plan Review process if the need to hold the property as one parcel no longer exists. Under no circumstances shall the cancellation of an agreement cause a violation of this Title or Title 18 of the NCMC. If approved, the City shall forward a written declaration of the cancellation of the Lot Tie Agreement to the County Recorder.

Section 3. Severability. If any section, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and

adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

Section 4. This Ordinance shall take effect and be in force thirty (30) days from the date of its passage, and before the expiration of fifteen (15) days after its passage, it or a summary of it, shall be published once, with the names of the members of the City Council voting for and against the same in the Star News, a newspaper of general circulation published in the County of San Diego, California.

INTRODUCED this 19th day of August, 2025.

PASSED and ADOPTED this _____ day of _____, 2025.

Ron Morrison, Mayor

ATTEST:

Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

Barry J. Schultz
City Attorney