



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
20th City Council

PR20CC-318

18th Regular Session

RESOLUTION NO. SP- **7032** , S-2016

A RESOLUTION AMENDING RESOLUTION NO. SP-6882, S-2016 ENTITLED: "A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO NEW BEGINNINGS, INC., FOR THE CONSTRUCTION OF A RESIDENTIAL AND COMMERCIAL BUILDING LOCATED AT LOTS 33 AND 34, BLOCK 8 OF LOT 692, TANDANG SORA AVENUE, PIEDAD ESTATE, CULIAT, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS OF THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. SP-918, S-2000, AS AMENDED", WHICH WAS APPROVED ON OCTOBER 10, 2016, BY WAY OF DELETING THE PHRASE IN THE SECOND TO THE LAST PARAGRAPH OF THE WHEREAS CLAUSE, "FOR WAREHOUSE PURPOSES ONLY", AND REPLACING IT WITH THE WORDS "FOR RESIDENTIAL AND COMMERCIAL PURPOSES ONLY".

Introduced by Councilor RAQUEL S. MALAÑGEN.

WHEREAS, the New Beginnings, Inc. is applying for an exemption for the Construction Ten (10)-Storey Mixed Residential and Commercial Building with Roofdeck and 2 Basement Floor Parking located at Lots 33 And 34, Block 8 of Lot 692, Tandang Sora Avenue, Piedad Estate, Culiata, Quezon City;

WHEREAS, the construction of the said proposed project is permissible in the zone considering that the area is classified as Minor Commercial Zone (C-1);

WHEREAS, documentary requirements set forth by the City Planning and Development Office were completed relative to its application for a locational clearance as per project evaluation made by the said office; ✓

18th Regular Session

Res. No. SP- **7032**, S-2016
Page -2- PR20CC-318

WHEREAS, the proposed project is required to provide 159 parking slots, however the said project provides 50 parking slots only, this project also exceeds the allowable floor area ration (FAR-4 in C-1 zone) and setback of 2.00m;

WHEREAS, in accordance with the provision of Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, and its Implementing Rules and Regulations, an Exception is required for project to which the proposed project falls under;

WHEREAS, based on the Comprehensive Land Use Plan 2011-2030, the site is included in the Redevelopment Area of Culiat-New Era District, as per Revised Quezon City Comprehensive Zoning Ordinance of 2013, the property is rezoned to Major Commercial Zone (C-2);




WHEREAS, the Sangguniang Barangay of Barangay Culiat and the residents therein has interposed no objection to the construction of the said project on the condition that the project is for Residential and Commercial Building purposes only;

WHEREAS, the proposed project will not adversely affect the public health, safety and welfare and the appropriate use of the adjoining property, it also provides and promote livelihood.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to amend, as it does hereby amend, Resolution No. SP-6882, S-2016 entitled: "A Resolution Authorizing The Issuance of Certificate of Exception to New Beginnings, Inc., For The Construction of a Residential and Commercial Building Located at Lots 33 and 34, Block 8 of Lot 692, Tandang Sora Avenue,

x




18th Regular Session


Res. No. SP- **7032**, S-2016
Page -3- PR20CC-318

Piedad Estate, Culiati, Quezon City, Allowing Deviation from the Restrictions of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, As Amended" by way of deleting the phrase in the second to the last paragraph of the Whereas clause, "for warehouse purposes only", and replacing it with the words "for residential and commercial purposes only".

ADOPTED: December 13, 2016.



MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading under Suspended Rules on December 13, 2016 and was CONFIRMED on the same date.


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

