

Republic of the Philippines  
**QUEZON CITY COUNCIL**

Quezon City  
21<sup>st</sup> City Council

PR21CC-264

51<sup>st</sup> Regular Session

RESOLUTION NO. SP- **8417** , S-2020

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO CERRITOS HOLDINGS AND DEVELOPMENT CORPORATION, REPRESENTED BY MR. EMMANUEL L. ENRIQUEZ, FOR THE CONSTRUCTION OF ADDITIONAL THREE (3) FLOORS WITH PENTHOUSE TO EXISTING FIVE (5)-STOREY RESIDENTIAL/COMMERCIAL BUILDING WITH TWO (2) BASEMENT FLOOR PARKINGS AT BARANGAY BAGONG PAG-ASA, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

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*Introduced by Councilors ALLAN BUTCH T. FRANCISCO and HERO M. BAUTISTA.*

*Co-Introduced by Councilors Bernard R. Herrera, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Victor V. Ferrer, Jr., Winston "Winnie" T. Castelo, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Franz S. Pumaren, Matias John T. Defensor, Wencerom Benedict C. Lagumbay, Jorge L. Banal, Sr., Peachy V. De Leon, Imee A. Rillo, Marra C. Suntay, Irene R. Belmonte, Resty B. Malañgen, Ivy L. Lagman, Jose A. Visaya, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Marivic Co Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias, Eric Z. Medina, Freddy S. Roxas and Noe Dela Fuente.*

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WHEREAS, Section 16 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, expressly states that "Every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare";

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WHEREAS, Cerritos Holdings and Development Corporation, through Mr. Emmanuel L. Enriquez, authorized representative, in its letter submitted to the City Council is requesting for the grant of a Certificate of Exception for the construction of additional three (3) floors with Penthouse to existing five (5)-storey residential/commercial building with two (2) basement floor parkings at Barangay Bagong Pag-asa, District I, Quezon City allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

WHEREAS, the City Planning and Development Department, Zoning Administration Unit issued notice/advice of action regarding the project activity of additional three (3) floors with Penthouse to existing five (5)-storey residential/commercial building with two (2) basement floor parking stating among other its findings that the project does not comply with the floor area ratio (FAR6) requirements of the QCZO, that only 7,014 sq.m. gross floor area is allowed but exceeds by 913.5 sq.m floor area and also the project does not comply with the parking requirements of the Zoning Ordinance where eighteen (18) slots required but only 63 slots provided;

WHEREAS, the Sangguniang Barangay of Barangay Bagong Pag-asa, District I, Quezon City, adopted a Resolution interposing no objection to the request of Cerritos Holdings and Development Corporation to construct additional three (3) floors with Penthouse to existing five (5)-storey residential/commercial building with two (2) basement floor parking, subject however to existing city ordinances and national laws;

WHEREAS, Cerritos Holdings and Development Corporation was able to submit the necessary and mandatory requirements prescribed for the issuance of a Certificate of Exception.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to Cerritos Holdings and Development Corporation, represented by Mr. Emmanuel L. Enriquez, for the construction of additional three (3) floors with Penthouse to existing five (5)-storey residential/commercial building with two (2) basement floor parkings at Barangay Bagong Pag-Asa, District I, Quezon City, allowing deviation from the restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

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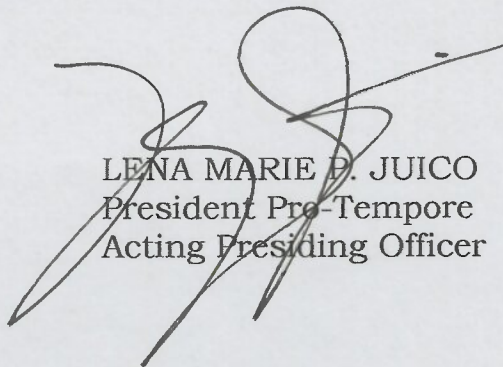
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RESOLVED FURTHER, that a copy of this Resolution shall be forwarded to the City Planning and Development Department, Zoning Administration Unit for information and appropriate action.

ADOPTED: December 14, 2020.



LENA MARIE P. JUICO  
President Pro-Tempore  
Acting Presiding Officer


ATTESTED:



Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on December 14, 2020 and was CONFIRMED under Suspended Rules on the same date.



Atty. JOHN THOMAS S. ALFEROS III  
City Government Dept. Head III

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