



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
21<sup>st</sup> City Council

PR21CC-1173

81<sup>st</sup> Regular Session

RESOLUTION NO. SP-**8734**, S-2021

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO IGLESIA NI CRISTO (AS TO LAND USE, FAR, PARKING AND DENSITY) FOR THE CONSTRUCTION AND OPERATION OF TWO (2) TWENTY (20)-STOREY MINISTER'S CONDOMINIUM BUILDING WITH TWO (2) BASEMENT PARKING LEVEL (BUILDINGS 1 AND 2) LOCATED AT LOTS 684-G-1-B-2, 683-B-2-B, 683-B-3-A AND 683-B-3-C, NO. 1 MORNING STAR DRIVE, BARANGAY CULIAT, DISTRICT VI, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016.

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*Introduced by Councilors WINSTON "Winnie" T. CASTELO, VICTOR V. FERRER, JR., KARL CASTELO and MELENCIO "Bobby" T. CASTELO, JR.*

*Co-Introduced by Councilors Bernard R. Herrera, Lena Marie P. Juico, Dorothy A. Delarmente, M.D., Tany Joe "TJ" L. Calalay, Nicole Ella V. Crisologo, Atty. Bong Liban, Eden Delilah "Candy" A. Medina, Ramon P. Medalla, Mikey F. Belmonte, Estrella C. Valmocina, Franz S. Pumaren, 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, Hero M. Bautista, Jose A. Visaya, Patrick Michael Vargas, Shaira L. Liban, Ram V. Medalla, Allan Butch T. Francisco, Marivic Co Pilar, Rogelio "Roger" P. Juan, Diorella Maria G. Sotto-Antonio, Donato "Donny" C. Matias and Eric Z. Medina.*

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WHEREAS, the Iglesia Ni Cristo is applying for a Certificate of Exception (as to land use, far, parking and density) for the construction and operation of Two (2) Twenty (20)-Storey Minister's Condominium Building with Two (2) Basement Parking Level (Buildings 1 and 2) located at Lots 684-G-1-B-2, 683-B-2-B, 683-B-3-A and 683-B-3-C, No. 1 Morning Star Drive, Barangay Culiat, District VI, Quezon City;

WHEREAS, the location of the proposed project is classified as Medium Density Residential Zone (C-2) where the said project is not permissible with respect to land use, far, parking and density, thus, the issuance of a Certificate of Exception is being requested by the Iglesia Ni Cristo before the City Council to be exempt from zoning restrictions;

WHEREAS, in accordance with the provisions of Section 55, Article VIII, in relation to Sections 71 and 73, Article IX of Ordinance No. SP-2502, S-2016, an exception or deviations from the provisions of Zoning Ordinance may be allowed only upon authorization from the City Council;

WHEREAS, the proposed project will not adversely affect public health, safety, and welfare and is in keeping with the general pattern of development in the community;

WHEREAS, the Sangguniang Barangay and the homeowners concerned have interposed no objection to the said project;

WHEREAS, the applicant has complied with the necessary requirements prescribed by law, ordinance or administrative issuances.

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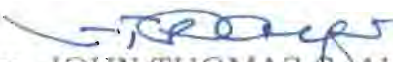
NOW, THEREFORE,

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 Iglesia Ni Cristo (as to land use, far, parking and density) for the construction and operation of Two (2) Twenty (20)-Storey Minister's Condominium Building with Two (2) Basement Parking Level (Buildings 1 and 2) located at Lots 684-G-1-B-2, 683-B-2-B, 683-B-3-A and 683-B-3-C, No. 1 Morning Star Drive, Barangay Culiat, District VI, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: November 15, 2021.


  
GIAN G. SOTTO  
City Vice Mayor  
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 November 15, 2021 and was CONFIRMED on November 22, 2021.

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