



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
20th City Council

PR20CC-161

12th Regular Session

RESOLUTION NO. SP- **6882** ¹¹¹¹, S-2016

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.

Introduced by Councilor RAQUEL S. MALAÑGEN.

Co-Introduced by Councilors Anthony Peter D. Crisologo, Lena Marie P. Juico, Elizabeth A. Delarmente, Oliviere T. Belmonte, Alexis R. Herrera, Voltaire Godofredo L. Liban III, Ramon P. Medalla, Ranulfo Z. Ludovica, Estrella C. Valmocina, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Kate Abigael G. Coseteng, Franz S. Pumaren, Eufemio C. Lagumbay, Irene R. Belmonte, Marra C. Suntay, Jose A. Visaya, Karl Edgar C. Castelo, Julienne Alyson Rae V. Medalla, Godofredo T. Liban II, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matias, Eric Z. Medina and Ricardo B. Corpuz.

WHEREAS, New Beginnings, Inc. is applying for an Exception for the Construction of 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);

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WHEREAS, documentary requirement 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;

WHEREAS, the proposed project is required to provide 159 parking slot, 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 a setback of 2.00m;

WHEREAS, in accordance with the provisions of Quezon City Revise 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 Barangay Council of Barangay Culiat and the residents therein have interposed no objection to the construction of the said project to the condition that the project is for warehouse 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 provide and promote livelihood.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby

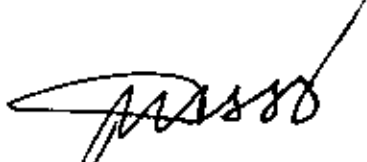
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authorize the issuance of a Certificate of a Exception to New Beginnings, Inc., for the construction of a "residential and commercial building" located at Lots 33 and 34, Block 8 of Lot 692, Tandang Sora Avenue, Piedad estate, Culiat, Quezon City, allowing deviation from the restrictions of the Quezon City Comprehensive Zoning Ordinance No. SP-918, S-2000, as amended.

ADOPTED: October 10, 2016.



RODERICK M. PAULATE
President Pro-Tempore
Acting 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 on October 10, 2016 and was CONFIRMED under Suspended Rules on the same date.


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

