



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
22nd City Council

PR22CC-514

40th Regular Session

RESOLUTION NO. SP- 9428, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO ERIC G. YAP FOR A TWO (2)-STOREY COMMERCIAL BUILDING AND THREE (3)-STOREY COMMERCIAL BUILDING (RESTAURANT) WITH MEZZANINE AND BASEMENT (AS BUILT) LOCATED AT LOT 14, BLOCK S-159, SGT. ESGUERRA AVENUE, BARANGAY SOUTH TRIANGLE, DISTRICT IV, QUEZON CITY, PARTICULARLY GIVING EXCEPTION TO THE PARKING SLOTS REQUIREMENTS, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor IRENE R. BELMONTE

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, Kate Galang-Coseteng, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Don S. De Leon, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Imee A. Rillo, Raquel S. Malañgen, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo and Julian Marcus D. Trono

WHEREAS, Eric G. Yap is applying for the issuance of a Certificate of Exception for a Two (2)-Storey Commercial Building and Renovation of existing Three (3)-Storey Commercial Building (Restaurant) with Mezzanine and Basement (As Built) located at Lot 14, Block S-159, Sgt. Esguerra Avenue, Barangay South Triangle, District IV, Quezon City;

WHEREAS, pursuant to Section 33, Article VI of Ordinance No. SP-2502, S-2016, requires the project to provide one (1) car parking slot for every fifteen (15) square meters of the customer/dining area and one (1) car parking slot for every fifty (50) square meters of the office/rentable area. The total required parking slots is at least thirty-one (31) car parking slots, while the Project's provision for parking is only fourteen (14) car slots, resulting in a deficiency of seventeen (17) car slots;

WHEREAS, under the National Building Code (PD 1096), the Project is only required to provide at least eighteen (18) car parking slots. However, the Project currently has a deficiency of four (4) car slots based on the aforementioned Code, rendering it non-compliant, and thus not permissible;

WHEREAS, pursuant to Paragraph 2, Section 55, Article VIII of Ordinance No. SP-2502, S-2016, an Exception is required for the aforesaid Project 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 applicant has complied with all the necessary requirements prescribed by law, ordinance or administrative issuances;

WHEREAS, the applicant has submitted all the necessary and mandatory requirements in support of the Proposed Project and undertakes to comply with the provisions of existing laws, ordinances, and rules and regulations pertaining to public safety, environmental protection, and vehicular traffic.

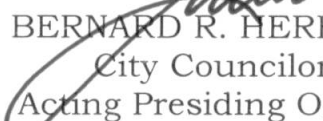
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NOW, THEREFORE,

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 Eric G. Yap for a Two (2)-Storey Commercial Building and Three (3)-Storey Commercial Building (Restaurant) with Mezzanine and Basement (As Built) located at Lot 14, Block S-159, Sgt. Esguerra Avenue, Barangay South Triangle, District IV, Quezon City, particularly giving exception to the parking slots requirements, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Quezon City Comprehensive Zoning Ordinance of 2016.

ADOPTED: August 29, 2023.



BERNARD R. HERRERA
City Councilor
Acting Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

CERTIFICATION

This is to certify that this Resolution was APPROVED by the City Council on Second Reading on August 29, 2023 and was CONFIRMED on September 4, 2023.


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(City Council Secretary)

