



Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
22<sup>nd</sup> City Council

PR22CC-1181

109<sup>th</sup> Regular Session

RESOLUTION NO. SP- 10047, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO JACKSTONES PROPERTIES INC., AS REPRESENTED BY STEWART C. LIM, FOR THE PROPOSED TWO (2)-STOREY COMMERCIAL BUILDING (31 LEASABLE UNITS), TWO (2) ONE (1)-STOREY COMMERCIAL BUILDING (7 RETAIL UNITS), ONE (1)-STOREY COMMERCIAL BUILDING (3 RETAIL UNITS), TWO (2) TWO (2)-STOREY COMMERCIAL BUILDING (CAFÉ AND FASTFOOD), FOUR (4) ALFRESCO DINING GAZEBO AND ONE (1)-STOREY PAY PARKING BUILDING LOCATED AT LOTS 1-A AND 1-B, BLOCK 200, SANTOL STREET CORNER T. PINPIN STREET, BARANGAY STO. NIÑO, DISTRICT IV, 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 Councilor IRENE R. BELMONTE*

*Co-Introduced by Councilors Bernard R. Herrera, Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, 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, Edgar "Egay" G. Yap, Imee A. Rillo, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Shaira "Shay" L. Liban, Aiko S. Melendez, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, RN, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Jose Maria M. Rodriguez and Jhon Angelli "Sami" C. Neri*

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WHEREAS, pursuant to Section 55(2), Article VIII of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of 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 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;

WHEREAS, Jackstones Properties Inc., as represented by Stewart C. Lim, is applying for a Certificate of Exception for 95 car parking slots, and land use requirements;

WHEREAS, the Project's current allocation of 69 car parking spaces fall short of the established minimum parking requirements for the Proposed Two (2)-Storey Commercial Building (31 Leasable Units), Two (2) One (1)-Storey Commercial Building (7 Retail Units), One (1)-Storey Commercial Building (3 Retail Units), Two (2) Two (2)-Storey Commercial Building (Café and Fastfood), Four (4) Alfresco Dining Gazebo and One (1)-Storey Pay Parking Building located at Lots 1-A and 1-B, Block 200, Santol Street corner T. Pinpin Street, Barangay Sto. Niño, District IV, Quezon City;

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109<sup>th</sup> Regular Session


Res. No. SP- 10047, S-2025  
Page -3- PR22CC-1181

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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 Jackstones Properties Inc., as represented by Stewart C. Lim, for the Proposed Two (2)-Storey Commercial Building (31 Leasable Units), Two (2) One (1)-Storey Commercial Building (7 Retail Units), One (1)-Storey Commercial Building (3 Retail Units), Two (2) Two (2)-Storey Commercial Building (Café and Fastfood), Four (4) Alfresco Dining Gazebo and One (1)-Storey Pay Parking Building located at Lots 1-A and 1-B, Block 200, Santol Street corner T. Pinpin Street, Barangay Sto. Niño, District IV, 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.

ADOPTED: February 24, 2025.


  
GIAN G. SOTTO  
City Vice Mayor  
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 February 24, 2025 and was CONFIRMED on March 3, 2025.

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