Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
22nd City Council

PR22CC-1339

111th Regular Session

RESOLUTION NO. SP-10073, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO CREATIVE REALTY DEVELOPMENT, INC., AS REPRESENTED BY VICENTE A. PADILLA, JR., FOR THE PROPOSED CONSTRUCTION AND OPERATION OF A PROPOSED TWO (2)-STOREY COMMERCIAL BUILDING (OFFICE, STORAGE AND COMMISSARY KITCHEN) LOCATED AT LOT 1-D, BLOCK 2-A, C. BENITEZ STREET, BARANGAY BAGONG LIPUNAN NG CRAME, 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

Introduced by Councilor TANY JOE "TJ" L. CALALAY

Co-Introduced by Councilors Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Godofredo T. Liban II, Geleen "Dok G" G. Lumbad, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Atty. Anton L. Reyes, Edgar "Egay" G. Yap, Raquel S. Malañgen, Irene R. Belmonte, 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., 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, Creative Realty Development, Inc., as represented by Vicente A. Padilla, Jr., is applying for a Certificate of Exception for the proposed construction and operation of a Proposed Two (2)-Storey Commercial Building (Office, Storage, and Commissary Kitchen) located at Lot 1-D, Block 2-A, C. Benitez Street, Barangay Bagong Lipunan ng Crame, 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;

WHEREAS, the Sangguniang Barangay concerned and the residents nearby the place of business therein interpose no objection to the operation of the said business establishment;

WHEREAS, the proposed construction and operation will not adversely affect public health, safety and welfare, is in keeping with the general pattern of development in the community, and will provide employment and promote economic development in the City;

WHEREAS, pursuant to Section 55(2), Article VIII of Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, a Certificate of Exception (COE) shall be required for the aforementioned Project subject to the authorization of the City Council through a Resolution;

WHEREAS, the Proposed Project has complied with all the necessary requirements for the issuance of a Certificate of Exception as mandated by the Comprehensive Zoning Ordinance of 2016.

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 Creative Realty Development, Inc., as represented by Vicente A. Padilla, Jr., for the proposed construction and operation of a Proposed Two (2)-Storey Commercial Building (Office, Storage and Commissary Kitchen) located at Lot 1-D, Block 2-A, C. Benitez Street, Barangay Bagong Lipunan Ng Crame, 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: March 10, 2025.

KRISTINE ALEXIA R. MATIAS, RN
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 March 10, 2025 and was CONFIRMED on March 17, 2025.

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