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

PR22CC-1350

113th Regular Session

RESOLUTION NO. SP-10088, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO FIRST JACY SUPREME REALTY AND DEVELOPMENT CORP., AS REPRESENTED BY RICARTE E. BAUTISTA, FOR THE CONSTRUCTION AND OPERATION OF THE PROPOSED SIXTEEN (16)-STOREY COMMERCIAL BUILDING WITH ROOF DECK AND BASEMENT, COVERING A TOTAL FLOOR AREA OF TWELVE THOUSAND EIGHT HUNDRED NINETY AND 63/100 SQUARE METERS (12,890.63 SQM.) AND LOCATED AT LOTS 3 AND 4, BLOCK 1, BONI SERRANO AVENUE, BARANGAY SAN ROQUE, DISTRICT III, 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 Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Candy A. Medina, Aly Medalla, Dave C. Valmocina, 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, Irene R. Belmonte, Nanette Castelo-Daza, Marra C. Suntay, Joseph Joe Visaya, Alfred Vargas, MPA, Ram V. Medalla, Aiko S. Melendez, Maria Eleanor "Doc Ellie" R. Juan, O.D., Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso and Victor "Vic" Bernardo

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WHEREAS, First Jacy Supreme Realty and Development Corp. is applying for a Certificate of Exception for the construction and operation of the Proposed Sixteen (16)-Storey Commercial Building with Roof Deck and Basement, covering a total floor area of twelve thousand eight hundred ninety and 63/100 square meters (12,890.63 sqm.) and located at Lots 3 and 4, Block 1, Boni Serrano Avenue, Barangay San Roque, District III, 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 interposed 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 and is in keeping with the general pattern of development in the community; it will also provide employment and promote economic development in the City;

WHEREAS, pursuant to Section 55(2), Article VIII of 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 First Jacy Supreme Realty and Development Corp., as represented by Ricarte E. Bautista, for the construction and operation of the Proposed Sixteen (16)-Storey Commercial Building with Roof Deck and Basement, covering a total floor area of twelve thousand eight hundred ninety and 63/100 square meters (12,890.63 sqm.) and located at Lots 3 and 4, Block 1, Boni Serrano Avenue, Barangay San Roque, District III, 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 25, 2025.

RAQUEL S. MALANGEN
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 25, 2025 and was CONFIRMED under Suspended Rules on the same date.

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