Republic of the Philippines
QUEZON CITY COUNCIL
Quezon City
23rd City Council

PR23CC-288

54th Regular Session

RESOLUTION NO. SP-10570, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF VARIANCE TO SABINA MARKET INC., AS REPRESENTED BY JOSEPH D. DEL MUNDO, FOR THE CONSTRUCTION AND OPERATION OF AS-BUILT: ONE (1)-STOREY PUBLIC MARKET WITH MEZZANINE LOCATED AT LOT 10, BLOCK 2, QUIRINO HIGHWAY CORNER J.P. RAMOY STREET, BARANGAY TALIPAPA, DISTRICT VI, 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 Councilors KRISTINE ALEXIA MATIAS, RN and ATTY. VOLTAIRE GODOFREDO "Bong" LIBAN III

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Atty. Christoffer Allan "Tope" Liquigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

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WHEREAS, Sabina Market Inc., as represented by Joseph D. Del Mundo, is applying for a Certificate of Variance for the construction and operation of As-Built: One (1)-Storey Public Market with Mezzanine located at Lot 10, Block 2 Quirino Highway corner J.P. Ramoy Street, Barangay Talipapa, District VI, Quezon City;

WHEREAS, pursuant to the provisions of Section 22, Article V; Section 33, Article VI; Section 52, Article VII; Section 55.1, Article VIII; and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, the proposed project/ activity is required to secure a Certificate of Variance (COV), which shall be issued only upon authorization by the Quezon City Council through an approved Resolution;

WHEREAS, pursuant to Rule VIII, Table VIII.3 of the Revised Implementing Rules and Regulations (IRR) of the National Building Code (P.D. No. 1096), a minimum front setback of five (5) meters and side and rear setbacks of two (2) meters are required, subject to allowable firewalls or abutments. The As-Built: One (1)-Storey Public Market with Mezzanine exceeds the allowed setback, subject to the approval of 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.

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 Variance to Sabina Market Inc., as represented by Joseph D. Del Mundo, for the construction and operation of As-Built: One (1)-Storey Public Market with Mezzanine located at Lot 10, Block 2, Quirino Highway corner J.P. Ramoy Street, Barangay Talipapa, District VI, 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: July 13, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on July 13, 2026 and was CONFIRMED on July 23, 2026.

MIKEY F. BELMONTE
President Pro-Tempore
Acting Presiding Officer

ATTESTED:

ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)