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

PR22CC-1373

113th Regular Session

RESOLUTION NO. SP-10098, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION, INCLUDING EXEMPTIONS FROM PARKING AND LAND USE REQUIREMENTS, TO JOHN CARLO SERAFIN FOR AS-BUILT: 12 UNITS/FOUR (4)-STOREY RESIDENTIAL BUILDING WITH COMMERCIAL SPACE (COFFEE SHOP-60.33 SQ.M.) LOCATED AT LOT 33, BLOCK LCH-203, (NO. 50) BIGNAY STREET, BARANGAY QUIRINO 2-A, 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 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, 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, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso and Victor "Vic" Bernardo

---

WHEREAS, John Carlo Serafin is applying for a Certificate of Exception, including Exemptions from Parking and Land Use Requirements for As-Built: 12 Units/Four (4)-Storey Residential Building with Commercial Space (Coffee Shop-60.33 sq.m.) located at Lot 33, Block LCH-203, (No. 50) Bignay Street, Barangay Quirino 2-A, District III, Quezon City;

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 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 Exception, including Exemptions from Parking and Land Use Requirements, to John Carlo Serafin for As-Built: 12 Units/Four (4)-Storey Residential Building with Commercial Space (Coffee Shop-60.33 sq.m.) located at Lot 33, Block LCH-203, (No. 50) Bignay Street, Barangay Quirino 2-A, 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.

MARIA ELEANOR "Doc Ellie" R. JUAN, O.D.
City Councilor
Acting Presiding Officer

ATTESTED:

MARILYN JANET B. BUL-LALAYAO
Legislative Staff Officer VI
OIC, 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.

MARILYN JANET B. BUL-LALAYAO
Legislative Staff Officer VI
OIC, City Council Secretary