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

PR23CC-186

29th Regular Session

RESOLUTION NO. SP-10330, S-2025

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO JULIUS JEFFREY C. ANG FOR THE CONSTRUCTION AND OPERATION OF A PROPOSED TWO (2)-STOREY COMMERCIAL BUILDING (CARWASH AND CAFÉ) LOCATED AT LOT 7, BLOCK 17, ROAD 3, PROJECT 6, DISTRICT I, 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 DOROTHY A. DELARMENTE, M.D.

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Bernard R. Herrera, Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Ranulfo "Tatay Rannie" Z. Ludovica, Geleen "Dok G" Lumbad, Atty. Christoffer Allan "Tope" Liquigan, Albert Alvin "Chuckie" L. Antonio III, Wencerom Benedict C. Lagumbay, Don S. De Leon, 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, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Maria Eleanor "Doc Ellie" R. Juan, O.D., Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Erwin Rey "Cocoy" A. Medina and Jose Maria "Mari" M. Rodriguez

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WHEREAS, Julius Jeffrey C. Ang is applying for a Certificate of Exception for the construction and operation of a proposed Two (2)-Storey Commercial Building (Carwash and Café) located at Lot 7, Block 17, Road 3, Project 6, District I, Quezon City, which is classified under a High Density Residential Zone (R-3) under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016;

CARRIEDO FOUNTAIN (MWWS OFFICE)

WHEREAS, the proposed project involves the ground floor accommodating a carwash facility with six (6) car slots and additional eight (8) car slots for customer parking for the coffee shop located on the second floor, including staff quarters and a small office space, occupying a 400-square meter parcel of land;

WHEREAS, the said commercial activity is not among the allowable uses within the R-3 Zone and is only permitted in Minor Commercial (C-1) or higher commercial or industrial zones, but the applicant seeks exemption based on the presence of commercial uses within 500-meter radius, the promotion of economic activity, and the creation of local employment;

WHEREAS, in accordance with the provision of Section 17, Article V, Section 55, Article VIII, and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid project which will be issued only upon authorization by the City Council through a Resolution;

WHEREAS, in accordance with the provision of Rule VIII, Table VIII.3, a minimum front setback of 5-meters is required along the road and additional, Figure VIII.G.12 under the National Building Code of the Philippines (Presidential Decree No. 1096), a Certificate of Exception is required for the aforesaid project which will be issued only upon authorization by the City Council through a Resolution;

WHEREAS, the Barangay Council Resolution and comments from the Homeowners' Association or Neighborhood have been submitted indicating no objection to the project and the proponents have agreed to comply with conditions set by the Zoning Administration Unit and national government requirements including the submission of a Certificate of Non-Coverage (CNC) from the Department of Environment and Natural Resources (DENR);

WHEREAS, the project, as conditioned, will not adversely affect public health, safety, and welfare and is in keeping with the general pattern of development in the community and will support economic-based activities and provide livelihood, community services, and facilities.

CARRIEDO FOUNTAIN (MWWS OFFICE)

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 Julius Jeffrey C. Ang for the construction and operation of a Proposed Two (2)-Storey Commercial Building (Carwash and Café) located at Lot 7, Block 17, Road 3, Project 6, District I, 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: December 10, 2025.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on December 10, 2025 and was CONFIRMED on January 19, 2026.

GIAN G. SOTTO
City Vice Mayor
Presiding Officer

ATTESTED:

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

CARRIEDO FOUNTAIN (MWWS OFFICE)