



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

PR22CC-675

51st Regular Session

RESOLUTION NO. SP- **9533**, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO URBANSTAR COMMERCIAL CORP./MARY JOY ASTILLA FOR THE CONVERSION OF GROUND FLOOR INTO A COMMERCIAL SPACE (150 SQM) OF A 2-STOREY RESIDENCE (AS BUILT) LOCATED AT LOT 4, BLOCK 1, (NO. 5) CAPITOL HILLS DRIVE, BARANGAY MATANDANG BALARA, DISTRICT III, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER 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 Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charm M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, 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, Edgar "Egay" G. Yap, 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, Mutya Castelo, Maria Eleanor "Doc Ellie" R. Juan, O.D., Kristine Alexia R. Matias, Eric Z. Medina, Emmanuel Banjo A. Pilar, Vito Sotto Generoso, Victor "Vic" Bernardo, Alfredo "Freddy" Roxas and Jhon Angelli "Sami" C. Neri

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51st Regular Session

Res. No. SP- **9533**, S-2023
Page -2- PR22CC-675

WHEREAS, Urbanstar Commercial Corp./Mary Joy Astilla is applying for the issuance of a Certificate of Exception for the conversion of Ground Floor into a Commercial Space (150 sqm) of a 2-Storey Residence (As Built) located at Lot 4, Block 1, (No. 5) Capitol Hills Drive, Barangay Matandang Balara, District III, Quezon City;

WHEREAS, pursuant to Section 55, Article VIII of Ordinance No. SP-2502, S-2016, an Exception is required for the aforesaid Project upon authorization from the City Council;

WHEREAS, pursuant to Paragraph 2, Section 55, Article VIII of Ordinance No. SP-2502, S-2016, 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 Proposed Project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time, poses no adverse effect on the zone or community;

WHEREAS, the Exception of the Proposed Project will not adversely affect the appropriate use of the adjoining property in the same district;

WHEREAS, the Exception of the Proposed Project will not alter the essential character and general purpose of the district where the Exception sought is located;

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 environmental protection, and vehicular traffic.

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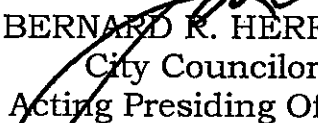
51st Regular Session

Res. No. SP- **9533**, S-2023
Page -3- PR22CC-675


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 Urbanstar Commercial Corp./ Mary Joy Astilla for the conversion of Ground Floor into a Commercial Space (150 sqm) of a 2-Storey Residence (As Built) located at Lot 4, Block 1, (No. 5) Capitol Hills Drive, Barangay Matandang Balara, District III, Quezon City, allowing deviation from the restrictions provided under Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.

ADOPTED: December 11, 2023.

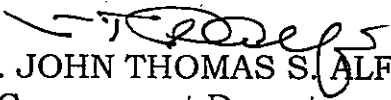

BERNARD R. HERRERA
City Councilor
Acting Presiding Officer

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 December 11, 2023 and was CONFIRMED under Suspended Rules on the same date.


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