



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

PR22CC-705

51st Regular Session

RESOLUTION NO. SP- **9538**, S-2023

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO RICCCARTON, INC. FOR THE CONSTRUCTION AND OPERATION OF A TEN (10)-STOREY WAREHOUSE BUILDING WITH MEZZANINE AND UTILITY DECK FROM THE RENOVATION, EXTENSION AND ADDITIONAL TWO (2) FLOORS (9TH AND 10TH FLOORS) OF A SIX (6)-STOREY WAREHOUSE BUILDING WITH THREE (3)-LEVEL MEZZANINE (AS BUILT) LOCATED AT LOTS 3 AND (LRA) PCN-E2017000082, BLOCK 185, (NOS. 134-136) SPEAKER PEREZ STREET, BARANGAY MAHARLIKA, DISTRICT I, QUEZON CITY, AS PROVIDED UNDER THE ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilors KATE GALANG-COSETENG and IRENE R. BELMONTE

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Nikki V. Crisologo, Charmi M. Ferrer, Fernando Miguel "Mikey" F. Belmonte, Candy A. Medina, Aly Medalla, Dave C. Valmocina, Tatay Rannie Z. Ludovica, Godofredo T. Liban II, 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

WHEREAS, Riccarton Inc. applied for a Certificate of Exception which was approved last June 17, 2019 under Resolution No. SP-7887, S-2019. It was later amended to be exempted from the required building height restriction on July 22, 2020 through Resolution No. SP-8261, S-2020;

WHEREAS, Riccarton Inc., which converted the approved 3 mezzanines into floors, is applying for a Certificate of Exception for the said conversion;

WHEREAS, Riccarton Inc. is in full compliance with all the necessary, mandatory and documentary requirements prescribed by law, ordinances and/or administrative issuances in its application for the aforementioned Project;

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 approval of this Resolution shall include all the Exceptions previously applied and approved, such as the utilization of the property as mixed residential and commercial warehouse, height restrictions adjustment from 21 meters to 40 meters, Floor Area Ratio, parking requirements and the conversion of the 3 mezzanines into floors;

WHEREAS, this Resolution hereby repeals previously approved Resolution Nos. SP-7887, S-2019 and SP-8261, S-2020 but adopts all the Exceptions indicated therein as stated in the abovementioned paragraph;

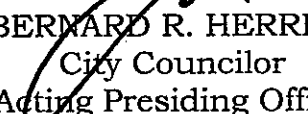
WHEREAS, this Resolution shall be the sole basis of the Exception applied for pursuant to Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, pertaining to properties described as Lot No. 134 covered by TCT No. 004-2017010452 and Lot No. 136 covered by TCT No. 004-2019004832.




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 Riccarton, Inc. for the construction and operation of a Ten (10)-Storey Warehouse Building with Mezzanine and Utility Deck from the Renovation, Extension and Additional Two (2) Floors (9th and 10th Floors) of a Six (6)-Storey Warehouse Building with Three (3)-Level Mezzanine (As Built) located at Lots 3 and (LRA) PCN-E2017000082, Block 185, (Nos. 134-136) Speaker Perez Street, Barangay Maharlika, District I, Quezon City, as 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)

