



**Republic of the Philippines  
CITY COUNCIL  
City of Manila**

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REGULAR SESSION NO. 149

12<sup>TH</sup> CITY COUNCIL

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**RESOLUTION NO. 498  
Series of 2024**

**RESOLUTION** ADOPTING THE ZONING BOARD RESOLUTION NO. 15, SERIES OF 2024, APPROVED BY THE MANILA BOARD FOR ZONING APPEALS, DATED 17<sup>TH</sup> DAY OF JUNE 2024

**SPONSORED BY:**

**HON. ERNESTO C. ISIP, JR.**  
Majority Floor Leader



WHEREAS, RAINBOW SKY CONSTRUCTION & DEVELOPMENT, INC., wrote a letter request to the City Planning and Development Office (CPDO), seeking for variance from Ordinance No. 8119, which was subsequently referred to the Manila Board for Zoning Appeals (MBZA), for appropriate action;

WHEREAS, the project is located in the **HIGH INTENSITY COMMERCIAL/MIXED-USE ZONE (C-3/MXD)**. The proposed project exceeds the prescribed maximum **Percentage of Land Occupancy (PLO)** and the prescribed **Floor Area Ratio (FAR)** as stipulated in Article V, Section 14 of City Ordinance No. 8119 as amended by City Ordinance No. 8654;

WHEREAS, the owner requested for favorable endorsement to the City Council and submitted the following documents, subject for validation, to wit:

1. Letter of Intent
2. Barangay Resolution
3. Visible Project Sign

WHEREAS, the owner has committed to submit the following requirements enumerated below not later than six (6) months upon the release of the Zoning Permit. Failure to comply on the above-mentioned period shall mean automatic revocation of the permit granted by this Board and the same shall be final and **UNAPPEALABLE**;

1. Company Profiles highlighting Track Records in Design, Construction and Operations of Mixed-Use High-Rise Building
2. Traffic Impact Assessment/Traffic Impact Study and Traffic Management Plan
3. Certification from Utility Companies
4. Affidavit of No Objection executed by the owners and residents of the adjacent surrounding properties
5. Disaster Risk Reduction & Management Plan (DRRMP) with Contingency Plan
6. Commitment of Support to Barangay DRMM Projects
7. Affidavit of Safety
8. Commitment of Support to Local Economy
9. Community Master Plan
10. Commitment of Bearing the Negative Impact
11. Archeological Impact Assessment and Management (AIAM)
12. Letter/Certification from Appropriate Historical and Cultural Agencies

WHEREAS, Resolution No. 15, Series of 2024, was passed by the Manila Board for Zoning Appeals (MBZA), with the following recommendations:

**"NOW, THEREFORE, the MBZA, by virtue of powers vested in us by law hereby RECOMMENDS APPROVAL FOR VARIANCE to the City Council of Manila, the Project Case No. ZA-397, with the Project Title PROPOSED SEVENTEEN – STOREY MIXED-USE BLDG. located at 431 ESCOLTA ST., BINONDO owned by RAINBOW SKY CONSTRUCTION & DEVELOPMENT, INC. subject to the conditions hereinafter set forth:**

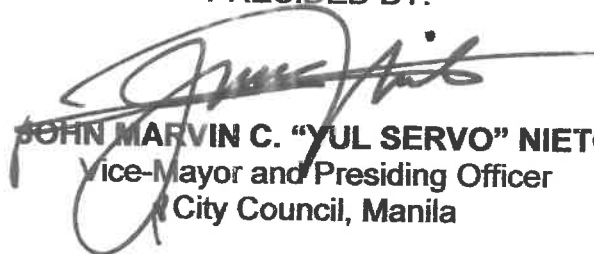
- a.) The Proponent/Project Owner/Developer shall assure the implementation of disaster preparedness and risk reduction measures, during and after disasters;
- b.) The Proponent/Project Owner/Developer shall ensure that the Project's existence and operations will not adversely affect traffic condition of its vicinity;
- c.) The Project shall serve as the catalyst of its community's Urban Regeneration by implementing public benefit features in the community where the project is located;
- d.) The Project shall create and/or protect a beneficial local economic trend by providing livelihood and/or employment to its Barangay and/or District residents;
- e.) The Project shall continuously be socially acceptable to the nearby residents by assuring that its existence and operation shall not adversely affect community heritage, public health, safety and welfare;

- f.) The Proponent/Project Owner/Developer shall ensure adoption of Green Building practices thereby minimizing the Project's adverse impact to its built and natural resources;
- g.) The Project shall undergo tenant mix adjustments maximizing live-work integration with the end view of reduction of trip generation. The Project shall be charged impact fees and direct cost of damages in case the project becomes detrimental to public welfare and city public services; and
- h.) All pertinent documents that would manifest the compliance of the above-mentioned conditions shall be submitted to the CPDO prior to the release of the Zoning Permit with Certificate of Non-Compliance."

WHEREAS, the members of the City Council of Manila find no cogent reason to disapprove and/or reverse the aforesaid recommendation of the Manila Board for Zoning Appeals (MBZA): NOW, THEREFORE, be it

RESOLVED, by the City Council of Manila to adopt, as it hereby adopts the Zoning Board Resolution No. 15, Series of 2024, approved by the Manila Board for Zoning Appeals, dated 17<sup>th</sup> day of June 2024.

PRESIDED BY:

  
**JOHN MARVIN C. "YUL SERVO" NIETO**  
Vice-Mayor and Presiding Officer  
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on August 1, 2024.

ATTESTED:

  
**LUCH R. GEMPIS, JR.**  
City Government Department Head III  
Secretary to the City Council

JMG/RRB: acl/jok/cpf/hpr/eyes