



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 165

12TH CITY COUNCIL

RESOLUTION NO. 608
Series of 2024

RESOLUTION ADOPTING THE ZONING BOARD RESOLUTION NO. 23, SERIES OF 2024, APPROVED BY THE MANILA BOARD FOR ZONING APPEALS (MBZA) ON 11TH DAY OF SEPTEMBER 2024

PRINCIPAL AUTHORS:

HON. MACARIO M. LACSON
President Pro-Tempore

and

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



WHEREAS, Samson Keh, et. al., wrote a letter-request to the City Planning and Development Office (CPDO), seeking for exemption 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 DENSITY RESIDENTIAL/MIXED-USE ZONE (R-3/MXD)**. The intended business activity does not conform with the prescribed allowable Land Uses and are allowed in **HIGH** and **MEDIUM INTENSITY COMMERCIAL/MIXED-USE ZONE (C-3 & C-2/MXD)** as stipulated in Article V, Section 13 and 14 of City Ordinance No. 8119, as amended by City Ordinance No. 8654;

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

1. Letter of Intent
2. Barangay Resolution Interposing No Objection and rendering Official Statement which allows the construction of the Proposed Project
3. Visible Project Sign

WHEREAS, the owners undertook to submit the following requirements enumerated below not later than six (6) months upon the release of the Zoning Permit. Failure to comply within the prescribed period shall mean automatic revocation of the permit granted by MBZA and the same shall be final and unappealable;

1. Company Profiles highlighting Track Records in Design, Construction & Operations of Mixed-Use High-Rise Building
2. Traffic Impact Assessment/Traffic Impact Study & Traffic Management Plan
3. Certification from the 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 DRRM Projects
7. BERDE Certification
8. Affidavit of Safety
9. Commitment of Support to Local Economy
10. Community Master Plan
11. Commitment of Bearing the Negative Impact

WHEREAS, Resolution No. 23, 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 EXCEPTION** to the City Council of Manila, the Project Case No. **ZA-405**, with the Project Title **PROPOSED FIVE-STOREY COMM'L. AND OFFICE BLDG. W/ ROOF DECK** located at **3585 PADRE SANCHEZ ST., STA. MESA** owned by **SAMSON KEH, ET. AL.** 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.) 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. 23, Series of 2024, approved by the Manila Board for Zoning Appeals (MBZA) on 11th day of September 2024.

PRESIDED BY:


MACARIO M. LACSON
President Pro-Tempore and
Acting Presiding Officer
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on October 3, 2024.

ATTESTED:


ROMEO N. FRANCIA, MPMG
Local Legislative Staff Officer VI
OIC – Office of the Assistant Secretary
City Council

JMG/RRB:acl/jhb/cpf/jmt/avsr