



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 178

12TH CITY COUNCIL

RESOLUTION NO. 704
Series of 2024

RESOLUTION ADOPTING THE ZONING BOARD RESOLUTION NO. 26, SERIES OF 2024, APPROVED BY THE MANILA BOARD FOR ZONING APPEALS (MBZA) ON 11TH DAY OF DECEMBER 2024

SPONSORED BY:

HON. RODOLFO N. LACSAMANA
Acting Majority Floor Leader



WHEREAS, a letter-request from the management of Meridian Shipping & Container Carrier, Inc. has reached the City Planning and Development Office (CPDO), seeking for exemption for a project from Ordinance No. 8119, of a particular project, which was subsequently referred to the Manila Board for Zoning Appeals (MBZA) for appropriate action;

WHEREAS, the proposed project, a **FOUR-STOREY OFFICE/RES'L BLDG. W/ ROOF DECK** is located at the **MEDIUM INTENSITY COMMERCIAL/MIXED-USE ZONE (C-2/MXD)**. The intended business activity does not conform with the prescribed allowable Land Uses and is allowed only in **LIGHT INDUSTRIAL ZONE (I-1)** as stipulated in Article V, Section 15 of City Ordinance No. 8119 as amended by City Ordinance No. 8654;

WHEREAS, the said corporation 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 corporation undertook 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 & Operations of Mixed-Use High-Rise Building
2. Traffic Impact Assessment/Traffic Impact Study & Traffic Management Plan
3. Disaster Risk Reduction & Management Plan (DRRMP) with Contingency Plan
4. Commitment of Support to Barangay DRRM Projects
5. Affidavit of Safety
6. Commitment of Support to Local Economy
7. Community Master Plan
8. Commitment of Bearing the Negative Impact

WHEREAS, Resolution No. 26, Series of 2024, was passed by the Manila Board for Zoning Appeals (MBZA), with the following recommendations:

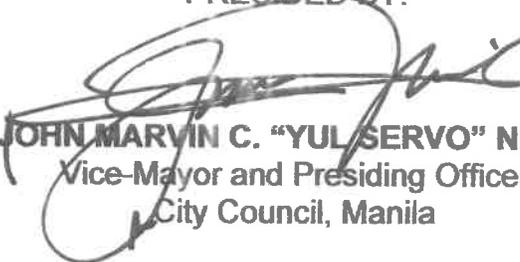
"NOW, THEREFORE, the MBZA, by virtue of powers vested in us by law hereby **RECOMMENDS APPROVAL FOR EXCEPTION** to the City Council of Manila, the Project Case No. **ZA-408**, with the Project Title **PROPOSED FOUR-STOREY OFFICE/RES'L BLDG. W/ ROOF DECK** located at **1445 JUAN LUNA COR. PILAPIL STS., TONDO** owned by **MERIDIAN SHIPPING & CONTAINER CARRIER, 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 create and/or protect a beneficial local economic trend by providing livelihood and/or employment to its Barangay and/or District residents;
- d.) 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;
- e.) 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. 26, Series of 2024, approved by the Manila Board for Zoning Appeals (MBZA) on 11th day of December 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 December 12, 2024.

ATTESTED:



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

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