



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

REGULAR SESSION NO. 190

12TH CITY COUNCIL

**RESOLUTION NO. 111
Series of 2025**

RESOLUTION ADOPTING THE ZONING BOARD RESOLUTION NO. 07, SERIES OF 2025, APPROVED BY THE MANILA BOARD FOR ZONING APPEALS (MBZA) ON THE 17TH DAY OF MARCH 2025

SPONSORED BY:

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



WHEREAS, a letter-request from the owner MARIO BUELA has reached the City Planning and Development Office (CPDO); seeking for exception 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, an **ICE PLANT** is located at the **UNIVERSITY CLUSTER ZONE (INS-U)** and the proposed business activity does not conform to the permitted land uses within this zone but is classified as allowable within the **MEDIUM INTENSITY COMMERCIAL/MIXED-USE ZONE (C-2/MXD)**, **HIGH INTENSITY COMMERCIAL/MIXED-USE ZONE (C-3/MXD)** and the **LIGHT INDUSTRIAL ZONE (I-1)**, as specified in Article V, Section 14, 15 and 17 of the same ordinance;

WHEREAS, the said owner 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 owner 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. Certification from the Utility Companies
3. Commitment of Support to Barangay DRRM Projects
4. Affidavit of Safety
5. Commitment of Support to Local Economy
6. Community Master Plan
7. Traffic Impact Assessment/Traffic Impact Study & Traffic Management Plan
8. Disaster Risk Reduction & Management Plan (DRRMP) with Contingency Plan
9. Commitment of Bearing the Negative Impact

WHEREAS, Resolution No. 07, Series of 2025, was passed by the Manila Board for Zoning Appeals (MBZA), with the recommendation:

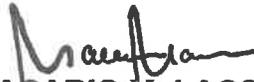
"NOW, THEREFORE, the MBZA, by virtue of the powers vested in it by law hereby **RECOMMENDS APPROVAL FOR THE REQUESTED EXCEPTION**, to the City Council of Manila for the Project Case No. **ZA-415**, with the Project Title **PROPOSED ICE PLANT** located at **2026 SINGALONG ST., MALATE** owned by **MARIO BUELA** subject to the following conditions:

- 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.) 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 Exception."

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. 07, Series of 2025, approved by the Manila Board for Zoning Appeals (MBZA) on the 17th day of March 2025.

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 March 18, 2025.

ATTESTED:



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

JMG: jhb/rmd/egv/jrp