



Republic of the Philippines
CITY COUNCIL
City of Manila

REGULAR SESSION NO. 38

13TH CITY COUNCIL

RESOLUTION NO. 575
Series of 2025

RESOLUTION ADOPTING THE ZONING BOARD RESOLUTION NO. 2025-16, SERIES OF 2025, APPROVED BY THE MANILA ZONING BOARD OF ADJUSTMENTS AND APPEALS (MZBAA) ON THE 27TH DAY OF NOVEMBER 2025

SPONSORED BY:

HON. RAYMUNDO "Mon" R. YUPANGCO
Majority Floor Leader



WHEREAS, a letter-request from the owner, **MANILA ELECTRIC COMPANY** has reached the City Planning and Development Office (CPDO), seeking for exception and special use permit from City Ordinance No. 8119, relative to a particular project, which was subsequently referred to the Manila Zoning Board of Adjustments and Appeals (MZBAA) for appropriate action;

WHEREAS, the proposed project, a **PROPOSED MATERIALS RECOVERY FACILITY** is located at the **MEDIUM INTENSITY COMMERCIAL/MIXED USE ZONE (C-2/MXD)**. The proposed Materials Recovery Facility is only allowed in Industrial or Utility Zone;

WHEREAS, the said owner requested for favorable endorsement from the City Council and submitted the following documents to the Manila Zoning Board of Adjustments and Appeals (MZBAA), subject for validation, to wit:

1. Letter of Intent
2. Company Profile
3. Barangay Resolution
4. Visible Project Design
5. Certification from Utility Providers

WHEREAS, the owner undertook to submit the following requirements enumerated below not later than four (4) 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 the Board and the same shall be final and unappealable;

1. Clearances (DPS, BFP, City Health, DENR)
2. Submit Engineering Mitigating Measures
3. Hazard and Risk Assessment Plan

WHEREAS, Resolution No. 2025-16, Series of 2025, was passed by the MZBAA, with the recommendation:


"NOW, THEREFORE, the MZBAA, by virtue of the powers vested in it by law hereby **RECOMMENDS APPROVAL FOR EXCEPTION AND SPECIAL USE PERMIT**, to the City Council of Manila for the Project Case No. **ZB-2025-16**, with the project title, **PROPOSED MATERIALS RECOVERY FACILITY** located at **LUBIRAN STREET, BACOOD, STA MESA MANILA, DISTRICT VI** owned by **MANILA ELECTRIC COMPANY**, subject to the conditions hereinafter set forth:

- a.) The Proponent/Project Owner/Developer shall ensure that the Project's existence and operations will not adversely affect traffic condition of its vicinity;
- b.) The Proponent/Project Owner/Developer shall assure the implementation of Hazard and Risk Assessment Plan, before, during and after disasters;
- c.) 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 Zoning Board of Adjustments and Appeals (MZBAA): **NOW, THEREFORE, be it**

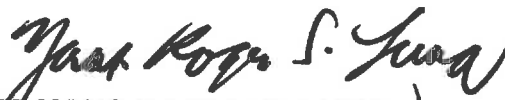
RESOLVED, by the City Council of Manila to adopt, as it hereby adopts the Zoning Board Resolution No. 2025-16, Series of 2025, approved by the Manila Zoning Board of Adjustments and Appeals (MZBAA) on the 27th day of November 2025.

PRESIDED BY:


ANGELA LEI "Chi" I. ATIENZA
Vice-Mayor and Presiding Officer
City Council, Manila

This Resolution was adopted by the City Council of Manila at its regular session on November 27, 2025.

ATTESTED:


ATTY. HANS ROGER S. LUNA
City Government Department Head III
(Secretary to the City Council)

CLN: acl/jok/cpf/jmt/hpr/eyes