

**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

**EXCERPT FROM THE MINUTES OF THE REGULAR SESSION HELD BY THE
MEMBERS OF THE SANGGUNIANG PANLUNGSOD OF BATANGAS CITY
ON JUNE 26, 2018 AT THE SANGGUNIANG SESSION HALL**

PRESENT:

Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer
Hon. Glenn M. Aldover,	Councilor
Hon. Sergie Rex M. Atienza,	“
Hon. Alyssa Renee A. Cruz,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Julian B. Villena,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Nelson J. Chavez,	“

ABSENT:

Hon. Aileen Grace A. Montalbo, (O.B.)	Councilor
Hon. Hamilton G. Blanco,	“
Hon. Nestor E. Dimacuha,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.

“On motion of Councilor Dela Roca seconded by Councilor Villena, the following Resolution was Adopted:

RESOLUTION NO. 201 S. 2018

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF COMMUNITIES BATANGAS, INC.
FOR CAMELLA SOLAMENTE PRIMA IN BARANGAY SOROSORO KARSADA,
BATANGAS CITY**

WHEREAS, Communities Batangas, Inc. is applying for Preliminary approval/Locational Clearance and Development Permit for the proposed Camella Solamente Prima to be located in Barangay Sorosoro Karsada, Batangas City;

WHEREAS, the Sangguniang Panlungsod finds the application to have complied with the requirements of law and ordinance;

NOW THEREFORE, be it resolved as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the application of Communities Batangas, Inc. for Camella Solamente Prima to be located in Barangay Sorosoro Karsada, Batangas City subject to strict compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office, hereto attached as Annex “A” and made integral part of this Resolution.


UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 201 S. 2018

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF COMMUNITIES BATANGAS, INC. FOR CAMELLA SOLAMENTE PRIMA IN BARANGAY SOROSORO KARSADA, BATANGAS CITY

SPONSOR : COUN. GERARDO A. DELA ROCA
COMMITTEE ON ENVIRONMENT URBAN
DEVELOPMENT LAND USE AND ZONING

I hereby certify that the foregoing Resolution No. 201 S. 2018 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on June 26, 2018.


ATTY. OLIVA D. TELEGATOS
Secretary
Sangguniang Panlungsod

ATTESTED:


EMILIO FRANCISCO A. BERBERABE, JR.
Presiding Officer

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**REPUBLIC OF THE PHILIPPINES
BATANGAS CITY**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

TO : The Honorable
Presiding Officer and Members
Sangguniang Panlungsod

FROM : The Committee on Environment, Urban Development,
Land Use and Zoning

SUBJECT : APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF COMMUNITIES
BATANGAS, INC. FOR CAMELLA SOLAMENTE PRIMA IN BRGY.
SOROSORO KARSADA, BATANGAS CITY.

The Committee held a Hearing on the subject application on March 15, 2018. Present are the following: Committee members: Councilors Dela Roca, Cruz, Atienza, Lazarte, Villena and other members of the Sangguniang Panlungsod: Councilors Aldover, Buted, and Nestor Dimacuha, City Government Officers: Delia Licarte, from CPDO; City ENRO Oliver Gonzales and Charmaine Landicho; and representatives of the applicant Camella: Rogelio Escala, Jr.

FINDINGS:

This application is for the proposed expansion of the housing component of the Camella Solamente in Brgy. Sorosoro Karsada. The project site is a 4,731 square meters to be divided into 25 saleable lots which is the designated reserved area of the approved subdivision plan.

The Sangguniang Barangay of Sorosoro Karsada, Batangas City, recommended the approval to develop Camella Solamente thru Resolution No. 13, Series of 2018. The DENR-EMB granted an Environmental Compliance Certificate for the project. The proposed drainage outfall is the Patay River. As per submitted plan, the developer shall provide deep well and elevated water tank within the project site as a source of water supply for the proposed subdivision, as well as slope protection/retaining wall where necessary.

RECOMMENDATIONS:

Considering the foregoing, the Committee recommends the following:

1. To adopt this Committee Report;

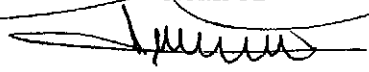
2. To approve the attached Resolution approving the application subject to strict compliance with the conditions stated in the Evaluation Report of the City Planning and Development Office which is hereby made integral part of the Resolution.

Respectfully submitted: June 26, 2018.

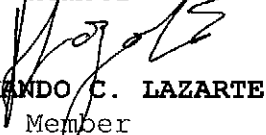

COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment Urban Development
Land Use and Zoning


COUN. SERGIE REX M. ATIENZA
Member


COUN. JULIAN B. VILLENA
Member


COUN. ALYSSA RENEE A. CRUZ
Member


COUN. ARMANDO C. LAZARTE
Member



Republic of the Philippines
Batangas City

City Planning and Development Office

City Hall Complex, P. Burgos Street, Batangas City 4200
Tel. Nos.: (043) 723-1832 (telefax) / 773-6100 loc. 2090 & 2092 (CPDC) /
2093 (ACPDC) / 2091 (Admin. Division) / 2094 (Zoning Division)
email add: cpdobatangacity@yahoo.com

EVALUATION REPORT

NAME OF SUBDIVISION : **CAMELLA SOLAMENTE PRIMA**

NAME OF APPLICANT : **Arch. Neil Angelo P. Honorica
General Manager
Communities Batangas, Inc. (CBI)**

ADDRESS / TEL. NO. : **Brgy. Alangilan, Batangas City
(043) 706 – 1491
Fax: (043) 702 - 4030**

NAME OF DEVELOPER : **COMMUNITIES BATANGAS, INC.
(CBI)**

ADDRESS/TEL.NO. : **Mezzanine Floor, Starmall Complex EDSA
Corner Shaw Blvd., Mandaluyong City,
Metro Manila / 531-3739 loc. 107**

AUTHORIZED REPRESENTATIVE : **Engr. Rogelio Escala, Jr.**

ADDRESS/TEL/NO. : **Brgy. Alangilan, Batangas City
(043) 702-4030 loc. 1877/095-548-5801**

TYPE OF PROJET : **RESIDENTIAL SUBDIVISION
With HOUSING COMPONENT under
under PD 957 (expansion)**

LOCATION OF PROJECT : **Brgy. Sorosoro Karsada, Batangas City**

PROJECT AREA : **4,731.00 square meters**

NUMBER OF SALEABLE LOTS : **25 Lots**

RIGHT OVERLAND : **Owner**

TCT No. 052-2016001617
TCT No. 052-2016001618

PROJECT DEVELOPMENT COST : **Php 7,096,500.00**

PROJECT CLASSIFICATION : **Residential Subdivision**

SITE ZONING CLASSIFICATON : **LIGHT INDUSTRIAL ZONE (LIZ)**

SUBJECT : Application for Preliminary Approval/Locational Clearance and Development Permit of Communities Batangas, Inc. for a residential subdivision with housing component expansion project named Camella Solamente Prima to be located in barangay Sorosoro Karsada, Batangas City.

A. DESCRIPTION OF THE PROJECT SITE

The project site is the designated reserved area of the approved subdivision plan of Camella Solamente, which is situated at its northeastern portion, adjacent to the major road and entrance of the Camella Solamente.

The site has a flat terrain and covered with grasses. At present , no activity is being undertaken at the project site.

The project site is bounded by the following:

- North : major road and proposed commercial area of the subdivision
- East : vacant lot/agricultural land
- South : residential lots
- West : designated barangay road

The dominant land uses within the one (1) kilometer radius from the project site are residential, commercial, institutional, recreational, light industrial and agricultural uses.

B. EVALUATION OF SUBDIVISION PLAN

I. Design Parameters	PD 957 (Medium Cost Housing)	Camella Solamente Prima	%
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A. LAND ALLOCATION

Project Gross Area		4,731.00 sq.m.	
Reserved Area		324.00 sq.m.	
Net Area for Development		4,407.00 sq.m.	100 %
a. Saleable Area		2,623.00 sq.m.	59.52 %
b. Non Saleable Area			
Road Area		1,784.00 sq.m.	40.48 %
Parks & Playground	7% of gross area	will use the the provided parks/ playground of Camella Solamente	
Community Facility	Mandatory provisions for community facility	will use the provided club house and MRF of Camella Solamente	

2. Minimum Lot Area

2.1 Single Detached	100 sq.m.	108 sq.m.
2.2 Duplex/ Single Attached	80 sq.m.	88 sq.m.
2.3 Row House	50 sq.m.	-
3. Minimum Lot Frontage		
3.1 Single Detached		
a. corner lot	12.m.	12.00 m
b. regular lot	10.m.	10.00 m.
c. irregular lot	6.m.	-
d. interior lot	3.m.	-
3.2 Single Attached/ Duplex	8.0 m	8.0 m.
3.3 Row House	4.0 m.	
4. Length of Block	400.0 m.	75.0 m.
5. Road Right - of- Way (ROW)		
a Major Road	12.0 m.	12.0 m.
b Minor Road	8.0 m.	8.0 m
6. Planting Strip (PS)		
a. 12 m. row	0.8 m .	0.80 m.
b. 10 m row	0.8 m	
c. 8 m. road	0.4 m.	0.40 m.
7. Sidewalk (each side)		
a.12 m. row	1.2 m.	1.20 m.
b10 m. row	1.2 m .	
c. 8 m. row	0.6 m.	0.60
8. Road Pavement		
a. major road	concrete/ asphalt	150 mm thick PCCP (3000 PSI) with 100 mm thick base course
b. minor road	concrete/ asphalt	150 mm thick PCCP (3000 PSI) with 100 mm thick base course
c. sidewalk	concrete/ asphalt	100 mm thick PCCP with 100 mm sub - base course

9. Drainage System	underground	underground using a minimum drainage pipe size of 375 mm diameter and maximum drainage pipe size of 600 mm diameter
10. Drainage Outfall (storm water)	Existing nearest creek or river; existing drainage canal provided by the government	Patay River at the western boundary of the project site and the existing drainage canal along the national highway.
11. Water Supply	Centralized water system or connect to public water system	connect to the provided water system of Camella Solamente
12. Fire Hydrant	250 meters (max spacing)	existing one (1) unit firehydrant which is 100 meters away from the farthest residential unit
13. Power Supply	connect to the power service in the locality	connect to Meralco
14. Sewage Disposal System	Individual septic tank shall conform to the standards and design of the PD 856 and its Implementing Rules and Regulations	Individual septic tank that will be siphoned off and treated by accredited septage collecting company
15. Garbage Disposal	Provide sanitary and efficient collection and disposal system whether independently or in conjunction with local government garbage collection and disposal system	Per the submitted Solid Waste Management Plan, the developer will provide disposal site for solid wastes and material recovery facility within the project site and will assist and teach the homeowners the proper disposal of solid wastes based on the rules and regulations of the city government.

C. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision with housing component under PD 957 is located within the designated Light Industrial Zone (LIZ) per the Batangas City Zoning Ordinance wherein the abovesaid project is an allowed use.
2. The Sangguniang Barangay of Sorosoro Karsada, adopted Resolution No. 13 Series of 2017 dated October 29, 2017, recommending the approval to develop Camella Solamente - Prima with housing component in the abovesaid location.
3. The EMB/DENR CALABARZON issued an Environmental Compliance Certificate (ECC) for the proposed project on October 7, 2014.
4. The proposed drainage outfall for the project is the Patay River situated in the western boundary of the project site and the existing drainage canal along the national highway.
5. Based on the geohazard assessment reports, the recommendation for the development of the site and housing construction are as follows:
 - a. The structures to be constructed within the project site should be constructed to withstand the intensity IV or higher intensity earthquake.
 - b. Proper preventive measures should be undertaken to contain possible ash fall in the event of major volcanic eruption might reach the project site either from Taal Volcano or other nearby active volcanoes.
 - c. Proper drainage system and flood mitigation/prevention measures shall be provided within the project site to prevent the flooding of the area.
 - d. The structural design for the proposed housing project should follow the recommendations of the conducted geohazard investigation and assesment, conforming to the existing rules and regulations of the National Structural Code and the National Building Code of the Philippines.

6. The housing component of the abovesaid project has the following model houses.

MODEL	Floor Area (SQ.M.)	Lot Area (SQ.M.)	AMOUNT
BELLA	53	88	Php 547,116.35
ELLA	100	110	Php 959,079.36
DANA	85	99	Php 815,115.62
CARA	66	88	Php 739,092.33

7. Based on Section 18 of RA No. 7279, the 20% compliance for socialized housing project of Camella Solamente Prima is 946.0 square meters.

D. RECOMMENDATIONS

The applications for Preliminary Approval/Locational Clearance (PALC) and Development Permit (DP) for a residential subdivision project with housing component under PD 957, named Camella Solamente Prima to be located in barangay Sorosoro Karsada, Batangas City is being recommended for appropriate action by the Sangguniang Panlungsod subject to the following conditions:

1. The applicable requirements of all concerned government agencies and applicable provisions of the existing laws and city ordinances shall be complied with;
2. No expansion, alteration and /or improvement shall be introduced in the project site without prior clearance from the city government;
3. Any misrepresentation, false statements or allegations material to the issuance of the decision for the application shall be sufficient ground or basis for its revocation;
4. The proponent/developer shall submit the approved subdivision plans to the Land Management Bureau (LMB) and the Land Registration Authority (LRA) for verification and approval of the field survey returns. Said plans together with the verification/approval document shall be submitted to the Housing and Land Use Regulatory Board (HLURB) as requirements in the application for Certificate of Registration of the subdivision and issuance of License to Sell;
5. The proponent / developer shall secure License to Sell and Certificate of Registration from the Housing and Land Use Regulatory Board prior to the actual selling of housing units. Certified photocopies of which must be furnished to the City Government of Batangas through the City Planning and Development Office;
6. Areas allocated for open spaces and amenities are non – saleable and the use of said areas shall be indicated in the plan and be annotated in the title;
7. The proponent shall comply with the provisions of City Ordinance No. 8 Series of 1994, otherwise known as “Providing Priority in Employment or Work to Qualified Barangay Residents”;
8. The proponent/developer including lot buyers/homeowners shall comply with the applicable provisions of the Environment Code of Batangas City;
9. The proponent/developer shall plant trees and ornamental plants in the provided parks, open spaces and planting strips and easements;
10. The proponent/developer shall pay all the required taxes and fees to be imposed by the city government;
11. The proponent /developer shall secure building permits from the City Engineering Office (CEO) and the zoning/location clearance from the City Planning & Development Office (CPDO) for all buildings and structures to be constructed within the project site prior to construction;
12. The proponent / developer shall submit to this office the brochures and other forms of advertisements, notices and circulars relative to the sale of the subdivision lots and houses;
13. The proponent/developer shall provide at least 20% of project gross area for socialized housing in compliance with Section 18 of RA 7279;
14. The proponent / developer shall provide the required community facility within the project site as mandated by PD 957.
15. The proponent/developer shall strictly comply with all the conditions that will be stipulated in the Preliminary Approval / Locational Clearance and the approved subdivision plan.

16. Planting strips shall be planted with fast growing/shade trees and ornamental plants in compliance with the required landscaping/greening areas as provided for under PD 957 and the City Environment Code (E- Code);

17. The proponent/developer shall submit to this office a progress report relative to its compliance to the conditions and requirements for the approval of the said project;

18. The proponent/developer shall allow at any time even without prior notice, authorized city government officials/employees to conduct an on - the - spot inspection and monitoring of all on-going activities being undertaken within the project site;

19. A Development Permit shall be valid only for a period of three (3) years from the date of its issuance and can be revoked if no actual physical development is introduced within the same period; and

20. The transfer of ownership of the project carries with it the responsibility of complying with the abovementioned conditions, the transfer of which shall be made known to this office through a written notification by herein grantee within fifteen (15) days from such transfer.

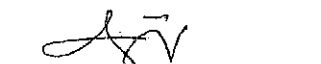
November 27, 2017

Prepared by :

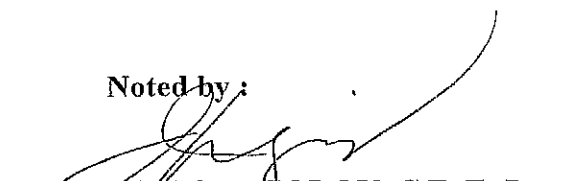

ALEX M. GONDA
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer III


MICHELLE A. FESTIJO
Zoning Officer II


DELIA M. LICARTE
Zoning Officer IV

Noted by :


JANUARIO B. GODOY, C.E. EnP
City Planning & Development Coordinator