

**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 OCTOBER 12, 2015 AT THE SANGGUNIANG SESSION HALL**

PRESENT:

| | |
|-----------------------------------------|-------------------|
| Hon. Emilio Francisco A. Berberabe Jr., | Presiding Officer |
| Hon. Glenn M. Aldover, | Councilor |
| Hon. Claudette U. Ambida-Alday, | “ |
| Hon. Hamilton G. Blanco, | “ |
| Hon. Aileen Grace A. Montalbo, | “ |
| Hon. Sergie Rex M. Atienza, | “ |
| Hon. Armando C. Lazarte, | “ |
| Hon. Alyssa Renee A. Cruz-Atienza, | “ |
| Hon. Gerardo A. dela Roca, | “ |
| Hon. Ma. Kristine Josefina G. Balmes, | “ |
| Hon. Julian B. Villena, | “ |
| Hon. Angelito “Dondon” A. Dimacuja, | (ABC-Rep.) |

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

RESOLUTION NO. 347 S. 2015

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF STA. LUCIA LAND, INC. FOR THE PROPOSED RESIDENTIAL SUBDIVISION PROJECT NAMED COSTA VERDE SUBDIVISION TO BE LOCATED IN BARANGAYS BOLBOK AND ALANGILAN, BATANGAS CITY

WHEREAS, the Honorable City Mayor indorsed to the Sangguniang Panlungsod the application of Sta. Lucia Land Inc. for preliminary approval and locational clearance and development permits of its residential subdivision named Costa Verde Subdivision.

WHEREAS, attached to the endorsement are the subdivision plans, vicinity map, application, Barangay Alangilan Resolution No. 6 S. 2015 and Barangay Bolbok Resolution No. 02-A, 2015, the Environmental Compliance Certificate and most important is the Evaluation Report of the City Planning and Development Office, Zoning Division recommending favorable approval and the application for Preliminary Approval/Locational Clearance and Development Permit of the project.

WHEREAS, the Sangguniang Barangay of Alangilan, through Barangay Resolution No. 6 S. 2015 and the Sangguniang Barangay of Bolbok through Barangay Resolution No. 02-A, 2015 unanimously issued a barangay clearance for the development of Costa Verde Subdivision which property is located within its jurisdiction.

WHEREAS, a review of all documents attached to the application and inquiries with the Office of the City Planning and Development Office shows indeed the following facts.

1. The project site for the proposed residential subdivision project under PD 957 is located within the Secondary Urban Core Zone – 2 (SUCZ-2) per the Batangas City Comprehensive Land Use and Zoning Ordinance, wherein a residential subdivision is an allowed use.
2. The Sangguniang Barangay of Bolbok passed Barangay Resolution No. 02-A, Series of 2015 on February 17, 2015, approving the development of a parcel of land covered by Tax Declaration No. 033-06203 with an area of thirty two thousand three hundred thirty six (32,336) square meters into a residential subdivision.

Continuation of Resolution No. 347 S. 2015

APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF STA. LUCIA LAND, INC. FOR THE PROPOSED RESIDENTIAL SUBDIVISION PROJECT NAMED COSTA VERDE SUBDIVISION TO BE LOCATED IN BARANGAYS BOLBOK AND ALANGILAN, BATANGAS CITY

3. The Sangguniang Barangay of Alangilan passed Barangay Resolution No. 6 S. 2015 on February 20, 2015, allowing and approving the development into a subdivision of a lot covered by TD No. 025-07800 (TCT No. T-21344) with a land area of twenty nine thousand six hundred one (29,601) square meters.
4. Based on Section 18 of Republic Act No. 7279, the 20% compliance for socialized housing project of the proposed project is six thousand and five hundred eleven (6,511.00) square meters.
5. The proposed drainage outfall for the project are the existing creeks at the western and eastern boundaries of the project site.
6. The proposed right-of-way from the Batangas Port Diversion Road is a lot with 11.53 meters width and 26.02 meters length leading to the project site.
7. The proposed project has been granted Environmental Compliance Certificate (ECC) with ECC – R4A-1505-0321 by the Department of Environment and Natural Resources (DENR), through the Environmental Management Bureau (EMB) CALABARZON Region on May 7, 2015.
8. The proponent will provide Material Recovery Facility (MRF) within the project site.

NOW THEREFORE, be it resolved as it hereby resolves to approve the Application for Preliminary Approval/Locational Clearance and Development Permit of Sta. Lucia Land Inc. project named Costa Verde Subdivision located in Barangays Bolbok and Alangilan, Batangas City subject to the following conditions:

1. Strict compliance with the recommendations stated in the evaluation report of the Zoning Division, City Planning and Development Office.
2. That the project proponent shall ensure the drainage system in the area.
3. That the project proponent shall submit the Barangay Resolution for social acceptability coming from the host barangay (Barangays Bolbok and Alangilan.)

RESOLVED FURTHER, that the Evaluation Report of the City Planning and Development Office, Zoning Division and all documents thereto be made integral part of this Resolution.

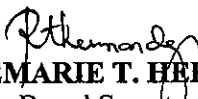
UNANIMOUSLY APPROVED.”

Continuation of Resolution No. 347 S. 2015


APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF STA. LUCIA LAND, INC. FOR THE PROPOSED RESIDENTIAL SUBDIVISION PROJECT NAMED COSTA VERDE SUBDIVISION TO BE LOCATED IN BARANGAYS BOLBOK AND ALANGILAN, BATANGAS CITY

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|-------------|---|-------------------------------|
| SPONSOR | : | COUN. GERARDO A. DELA ROCA |
| CO-SPONSORS | : | COUN. SERGIE REX M. ATIENZA |
| | | COUN. GLENN M. ALDOVER |
| | | COUN. ARMANDO C. LAZARTE |
| | | COUN. MA. CLAUDETTE U. AMBIDA |

I hereby certify that the foregoing Resolution No. 347 S. 2015 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on October 12, 2015.


ROSEMARIE T. HERNANDEZ
Board Secretary IV
Sangguniang Panlungsod

NOTED:


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

Tel. No. 723-2175

COMMITTEE REPORT

TO : The Honorable City Vice Mayor & Presiding Officer
and the Honorable City Councilor

FROM : Committee on Environment and Urban Development Land Use
And Zoning

SUBJECT : Application for Preliminary Approval/Locational Clearance
and Development Permit of the Sta. Lucia Land, Inc. for
their proposed residential subdivision project named
Costa Verde Subdivision to be located in Barangays Bolbok
and Alangilan, Batangas City

Referred to the Committee on Environment Urban Development, Land Use and Zoning is the above-titled application of Sta. Lucia Land Inc. on August 24, 2015. The Committee called a hearing on September 9, 2015. Presents were the following:

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|--------------------------------------------|-------------------|
| 1. Hon. Emilio Francisco A. Berberabe, Jr. | Vice Mayor |
| 2. Hon. Gerardo A. Dela Roca | Chairman |
| 3. Hon. Sergie Rex M. Atienza | Member |
| 4. Hon. Ma. Claudette U. Ambida | Member |
| 5. Hon. Glenn M. Aldover | Member |
| 6. Hon. Armando C. Lazarte | Member |
| 7. Hon. Hamilton G. Blanco | Sanggunian Member |
| 8. Hon. Aileen Grace A. Montalbo | Sanggunian Member |
| 9. Hon. Alyssa Renee A. Cruz | Sanggunian Member |
| 10. Hon. Ma. Kristine Josefina G. Balmes | Sanggunian Member |
| 11. Hon. Julian B. Villena | Sanggunian Member |
| 12. Hon. Angelito A. Dimacuha | Sanggunian Member |
| 13. Jimmy Lomibao | Sta. Lucia |
| 14. Wilfredo Ocampo | Bolbok |
| 15. Gary D. Gainza | Bolbok |
| 16. Arturo F. Fajilan | City Assessor |
| 17. Delia M. Licarte | CPDO |
| 18. Michelle A. Festijo | CPDO |
| 19. Marlyn F. Velasco | ENRO |

The following are the observation manifested during the hearing.

- 1) Garbage disposal system in the subdivision should be given prime importance. The proponent manifested that the homeowners will take care of the implementation of garbage segregation and other provisions of the ordinance concerning waste management.

RECOMMENDATION:

The Committee finds that the proponent has complied with the requirements of various government agencies for their subdivision project. The City Zoning Office which has evaluated the project actually recommends the approval of the application subject to compliance with the condition stated in their evaluation report.



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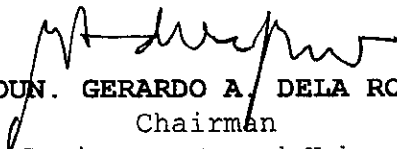
Tel. No. 723-2175

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In view of the foregoing the committee recommends:


1. Adoption of this Committee Report.
2. Approval of the application for Preliminary Approval/Locational Clearance and Development Permit of the Sta. Lucia Land, Inc. for their proposed residential subdivision project named Costa Verde subdivision to be located in Barangays Bolbok and Alangilan, Batangas City, subject to the following conditions:
 1. Strict compliance with the recommendation stated in the Evaluation Report of the Zoning Division, CPDO.
 2. That the project proponent shall ensure the drainage system in the area.
 3. That the project proponent shall submit the Barangay Resolution on social acceptability coming from the host barangay (Barangay Bolbok and Alangilan).
3. Approval of the resolution hereto attached.

Respectfully submitted, October 12, 2015.


COUN. GERARDO A. DELA ROCA
Chairman

Committee on Environment and Urban Development,
Land Use and Zoning


COUN. SERGIO REX M. ATIENZA
Member


COUN. GLENN M. ALDOVER
Member


COUN. MA. CLAUDETTE U. AMBIDA
Member


COUN. ARMANDO C. LAZARTE
Member