

**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 MARCH 22, 2022 VIA ZOOM APPLICATION**

PRESENT:

Hon. Alyssa Renee A. Cruz,	Acting Presiding Officer
Hon. Aileen Grace A. Montalbo,	Councilor
Hon. Nestor E. Dimacuha,	“
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Gerardo A. Dela Roca,	“
Hon. Oliver Z. Macatangay,	“
Hon. Nelson J. Chavez,	“
Hon. Julian B. Villena,	“
Hon. Michael Thomas T. Pastor,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Maria Aleth A. Lazarte,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Angelito “Dondon” A. Dimacuha,	ABC-Rep.
Hon. Marjorie A. Manalo,	SK-Fed. Pres.
Hon. Emilio Francisco A. Berberabe Jr.,	Presiding Officer

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

RESOLUTION NO. 67 S. 2022

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF MARINERS ANCHOR INN
DEVELOPMENT CORPORATION FOR ITS PROPOSED RESIDENTIAL
SUBDIVISION NAMED MARINERS RESIDENCES III TO BE LOCATED IN
BARANGAY KUMINTANG ILAYA, BATANGAS CITY**

WHEREAS, submitted to the Sangguniang Panlungsod is the Application for Preliminary Approval/Locational Clearance and Development Permit of Mariners Anchor Inn Development Corporation for its proposed residential subdivision named Mariners Residences III;

WHEREAS, the Sangguniang Panlungsod finds the applicant has complied with all the requirements for the Preliminary Approval/Locational Clearance and Development Permit for Residential Subdivision project;

WHEREAS, there is no legal impediment for the approval of the application;

NOW THEREFORE, be it resolved, as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve as it hereby approves the aforesaid application subject to strict compliance with the conditions provided in the Evaluation Report of the City Planning and Development Office (CPDO), which is hereby annexed (Annex “A”) and made integral part of this Resolution.

APPROVED.”

Continuation of Resolution No. 67 S. 2022

**APPROVING THE APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL
CLEARANCE AND DEVELOPMENT PERMIT OF MARINERS ANCHOR INN
DEVELOPMENT CORPORATION FOR ITS PROPOSED RESIDENTIAL
SUBDIVISION NAMED MARINERS RESIDENCES III TO BE LOCATED IN
BARANGAY KUMINTANG ILAYA, BATANGAS CITY**

I hereby certify that the foregoing Resolution No. 67 S. 2022 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on March 22, 2022.


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
Acting Presiding Officer

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**Republic of the Philippines
Batangas City**

OFFICE OF THE SANGGUNIANG PANLUNGSOD

COMMITTEE REPORT

**TO: The Presiding Officer and Members
Sangguniang Panlungsod
Batangas City**

**FROM: Joint Committee on Environment, Urban Development, Land Use and
Zoning and the Committee on Engineering and Public Works**

**SUBJECT: Application for Zoning/Locational Clearance of Mariners Anchor Inn
Development Corporation for its Proposed Residential Subdivision to be
located in Brgy. Kumintang Ilaya, Batangas City**

The Committees held a committee hearing on the subject Application on March 14, 2022.

The project is the proposed residential subdivision "Mariners Residences III" under Batas Pambansa 220 to be located in Brgy. Kumintang Ilaya, Batangas City. The proposed project shall occupy a total land area of 46,092.00 sq. m. with 307 saleable lots. The project site is between the existing Mariners Residences I and Mariners Residences II which are also owned by Mariners Anchor Inn and Development Corporation. The site zoning classification is Commercial -2 Mixed Use A Zone (C2MXA-Z).

The only issue brought up during the hearing concerns the road right-of-way from the national road leading to the residential subdivision project. The City Legal Officer, Atty. Teodulfo A. Deguito stated that the subject road right-of-way is already government property, it having been donated already to Brgy. Kumintang Ilaya, Batangas City long before. The project proponent made a commitment that during the development phase of the residential subdivision, no heavy equipment and ten-wheeler vehicle or equipment shall be allowed to use the said right-of-way to prevent damage to the barangay road and disturbance of the peace of the communities in the area.

The recommendations stated in the Evaluation Report of the CPDO are hereby made integral part of this Committee Report.

RECOMMENDATION:

1. Approval of the Application for Zoning/Locational Clearance of Mariners Anchor Inn Development Corporation for its Proposed Residential Subdivision to be located in Brgy. Kumintang Ilaya, Batangas City, subject to compliance with the recommendations stated in the Evaluation Report of the CPDO, attached as Annex "A";
2. The adoption of this Committee Report.

**COMMITTEE ON ENVIRONMENT URBAN DEVELOPMENT
LAND USE AND ZONING**


HON. GERARDO A. DELA ROCA
Chairman


HON. ALYSSA RENEE A. CRUZ
Member


HON. MARJORIE A. MANALO
Member

HON. JULIAN B. VILLENA
Member


HON. OLIVER Z. MACATANGAY
Member



HON. NELSON J. CHAVEZ
Member


HON. NESTOR E. DIMACUHA
Member

COMMITTEE ON ENGINEERING AND PUBLIC WORKS


HON. GERARDO A. DELA ROCA
Chairman


HON. LORENZO A. GAMBOA JR.
Member


HON. NESTOR E. DIMACUHA
Member

HON. MARIA ALETH A. LAZARTE
Member


HON. ISIDRA M. AVIENZA
Member



Republic of the Philippines
Batangas City
City Planning and Development Office
City Hall Complex, P. Burgos Street, Batangas City 4200
Tel. Nos.: (043) 723-4146
email add: cpdobatangascity@yahoo.com

EVALUATION REPORT
February 28, 2022

APPLICATION FOR PRELIMINARY APPROVAL/LOCATIONAL CLEARANCE AND DEVELOPMENT PERMIT OF MARINERS ANCHOR INN DEVELOPMENT CORPORATION FOR THE PROPOSED RESIDENTIAL SUBDIVISION NAMED MARINERS RESIDENCES III UNDER BP 220 TO BE LOCATED IN BRGY. KUMINTANG ILAYA, BATANGAS CITY

I. PROJECT BRIEF

NAME OF APPLICANT	:	Mariners Anchor Inn and Development Corporation
ADDRESS OF APPLICANT	:	Jasmin Rd., Brgy. Kumintang Ilaya, Batangas City
NAME OF DEVELOPER	:	Mariners Anchor Inn and Development Corporation
ADDRESS OF DEVELOPER	:	Jasmin Rd., Brgy. Kumintang Ilaya, Batangas City
NAME OF AUTHORIZED REPRESENTATIVE	:	Mrs. Wennie B. Bico - Treasurer
ADDRESS/Tel. No.	:	Jasmin Rd., Brgy. Kumintang Ilaya, Batangas City/09178158741
TYPE OF PROJECT	:	Residential Subdivision under BP 220 (Lot Only)
LOCATION OF PROJECT	:	Brgy. Kumintang Ilaya, Batangas City
RIGHT OVER LAND	:	Owner TCT No. T-052-2021002571 TCT No. T-052-2021002576
PROJECT AREA	:	46,092.00 square meters more or less/ 4.6 has.
NUMBER OF SALEABLE LOTS	:	307 Lots
PROJECT COST	:	Php 41,482,800.00
SITE ZONING CLASSIFICATION	:	Commercial-2 Mixed Use A Zone (C2MXA-Z)
PROJECT CLASSIFICATION	:	Residential Subdivision

II. A. SITE DESCRIPTION

1. The project site is located in Barangay Kumintang Ilaya, Batangas City with a total project area of approximately 46,092.00 sq.m. or 4.6 has.
2. The project site is between the existing Mariners Residences I and Mariners II also owned by Mariners Anchor Inn and Development Corporation.
3. The project site is bounded by the following:

North	=	El Puerto Real Subdivision
East	=	Mariners Residences I
South	=	Residential Lots
West	=	Mariners Residences II
4. The dominant land uses within the fifty (50) meters radius from the project site are residential and commercial uses.
5. The site has relatively flat terrain.

B. EVALUATION OF SUBDIVISION PLAN

Parameters	BP 220	Mariners Residences	Percentage (%)
1. Land Allocation			
Project Area			
a. Saleable area	variable	29,111 sq.m.	63.53 %
b. Non saleable area		16,714 sq.m.	36.47 %
b.1 parks and playground	3.5 %	1,604 sq.m.	3.5 %
b.2 community facilities	1.0%	458.00 sq.m.	1 %
b.3 roads	variable	14,652 sq.m.	31.99 %
2. Road-Right-of Way (RROW)			
a. major road	8.0 meters	10.0 meters	
b. minor road	6.50 meters	8.0 meters	
3. Road Specification			
a. Planting strips (PS)			
a.1 10.0 meters (along major road)	0.80 meters	0.50 meters	
a.2 8.0 meters (along minor road)	0.40 meters	0.30 meters	
b. Sidewalk (SW)			
b.1 10.0 meter (along major road)	1.0 meters	1.50 meters	
b.2 8.0 meter (along minor road)	0.60 meters	0.70 meters	
c. Road pavement	concrete/asphalt	Concrete (150 mm.thr.)	
4. Water Supply	Connect to the public water supply system/elevated water tank	Elevated water storage tank will be constructed. Will provide its own source for the project.	
5. Fire hydrant	Maximum spacing 250 meters	Five (5) units maximum spacing 130 meters for (5 hectares)	
6. Electrical Power Supply	Connect to power service available in the area	MERALCO	

Parameters	BP 220	Mariners Residences	Percentage (%)
7. Drainage System	Concrete lined canal or underground drainage system	Underground drainage system using Reinforced Concrete Pipes (RCP) with minimum diameter of 300 mm and maximum of 900 mm individual septic tank	
8. Sewage disposal system	Community septic tank	Individual septic tank/unit	
9. Garbage disposal system	Local Government Unit (LGU) Services	Local Government Unit (LGU) Services	
10. Drainage Outfall (Storm water)	Existing drainage system provided by the government	Existing creek	

II. EVALUATION OF FACTS

1. The project site for the proposed residential subdivision project under BP 220 (lot only) is located within the designated Commercial-2 Mixed-Use A Zone (C2MX-A Z) per the Batangas City Integrated Zoning Ordinance wherein the abovesaid project is an allowed use.
2. The Sangguniang Barangay of Kumintang Ilaya, Batangas City passed Resolution No. 136 Series of 2022 dated February 14, 2022 allowing the developer, Mariners Anchor Inn Development Corporation to develop the proposed residential subdivision project.
3. Ocular inspection of the project site was conducted by the CPDC, Mrs. Gilda L. Godoy, Engr. Roselyn G. Berberabe and Archt. Cardelan Hernandez of the City Planning and Development Office on February 11, 2022.

This evaluation report with reference to the standard requirements submitted to the Zoning Division of the City Planning and Development Office regarding the application for preliminary approval/locational clearance and development permit of Mariners Anchor Inn and Development Corporation for the proposed residential subdivision under BP 220 (lot only) to be located in Brgy. Kumintang Ilaya, this city, is being submitted together with the endorsement of the Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations:

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. Areas allocated for open spaces and amenities are non-saleable and the use of the said areas shall be indicated in the plan and be annotated in the title;
4. The owner/developer 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";
5. The owner/developer shall comply with the applicable provisions of the Environment Code of Batangas City;

6. The owner/developer shall plant fast growing trees in the provided open spaces/buffer areas and ornamental plants in the planting strips in compliance with the required landscaping/greening areas;
7. The owner/developer shall pay all the required taxes and fees to be imposed by the city government;
8. The owner/developer shall secure building permits from the City Engineering Office (CEO) for all buildings and structures to be constructed within the project site prior to its development;
9. The owner/developer shall submit the following prior to the development of the project:
 1. Landscape and greening layout plan within the project site.
 2. City Environmental Certificate (CEC) from the City ENRO
10. The owner/developer shall construct and maintain all the facilities, features and amenities provided in the subdivision plan to be approved by the city government;
11. The owner/developer shall provide its own water supply system within the entire subdivision project for the use of future occupants/homeowners/lot buyers;
12. The owner/developer shall allow at any time even without prior notice, government officials/employees to conduct an on-the-spot inspection and monitoring of the on-going activities being undertaken within the project site;
13. The owner/developer shall secure Certificate of Registration and License to Sell from the Department of Human Settlements and Urban Development (DHSUD) prior to actual selling of subdivision lots;
14. The transfer of ownership of the project carries with it the responsibility of complying with all 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;
15. The owner/developer shall strictly observed all the standard health and safety protocols set by the National Inter-Agency Task Force on the Management and Prevention of Emerging Infectious Diseases particularly the prevention and mitigation of the spread of COVID 19 at the work place which include establishment and maintenance of onsite accommodation barracks and temporary isolation/quarantine facilities for its affected staff/workers;
16. The owner/developer shall strictly comply with all the conditions stipulated in the Preliminary Approval/Locational Clearance and Development Permit and the approved subdivision plan;
17. Any misrepresentation, false statement or allegation material to the issuance of this decision shall be sufficient ground or basis for its revocation.

Prepared by:


ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:


GILDA L. GODOY EnP