

**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 JANUARY 10, 2023 AT THE SANGGUNIANG SESSION HALL**

PRESENT:

Hon. Alyssa Renee A. Cruz,	Presiding Officer
Hon. Hamilton G. Blanco,	Councilor
Hon. Karlos Emmanjuel A. Buted,	“
Hon. Andrea Loise F. Macaraig,	“
Hon. Nestor E. Dimacuha,	“
Hon. Oliver Z. Macatangay,	“
Hon. Armando C. Lazarte,	“
Hon. Nelson J. Chavez,	“
Hon. Jose Jonash Luis F. Tolentino,	“
Hon. Zester Carlo M. Hernandez,	“
Hon. Isidra “Ched” M. Atienza,	“
Hon. Lorenzo A. Gamboa, Jr.,	“
Hon. Michael C. Villena,	“
Hon. Angelito Dondon A. Dimacuha,	(ABC-Rep.)
Hon. Marjorie A. Manalo,	(SK-Rep.)

“On motion of Councilor Lazarte seconded by Councilor Hernandez, the following Resolution was Adopted:

RESOLUTION NO. 22-12 S. 2023

**RESOLUTION ADOPTING AND APPROVING THE REQUEST FOR LAND USE
RECLASSIFICATION OF PROPERTY LOCATED IN BARANGAY BUCAL,
BATANGAS CITY**

WHEREAS, R.A. 7160 or Local Government Code of 1991 (LGC), provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdictions, subject to the limitations and other conditions prescribed under Section 20 of the LGC;

WHEREAS, Mrs. Evelyn Tan, represented by Mrs. Rosa Andal applies for the land use reclassification through a resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential Use and its zoning reclassification through an Ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-zone (PDA-SZ) to General Residential Zone (GRZ) which will be the site for a proposed residential subdivision;

WHEREAS, the said land have long ceased to be agricultural and shall considerable greater economic value for residential purposes;

WHEREAS, the project will give opportunity to citizens to help build medium-cost homes and will contribute in the development and growth of Barangay Bucal, Batangas City;

Continuation of Resolution No. 22-12 S. 2023

RESOLUTION ADOPTING AND APPROVING THE REQUEST FOR LAND USE RECLASSIFICATION OF PROPERTY LOCATED IN BARANGAY BUCAL, BATANGAS CITY


NOW THEREFORE, be it resolved, as it is hereby resolved by the Sangguniang Panlungsod in session assembled to adopt and approve the Land Use Reclassification of the property located in Barangay Bucal, Batangas City.

UNANIMOUSLY APPROVED."

I hereby certify that the foregoing Resolution No. 22-12 S. 2023 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on January 10, 2023.


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
Presiding Officer

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Republic of the Philippines
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

COMMITTEE REPORT

DATE : January 9, 2023

TO : THE HONORABLE SANGGUNIANG PANLUNGSOD

FROM : COMMITTEE ON ENVIRONMENT AND URBAN
DEVELOPMENT, LAND USE AND ZONING

SUBJECT : Request for Land Use Reclassification through a
Resolution of a Parcel of Land with an Area of Forty-one
Thousand Three Hundred Ninety-One (41,391.00) square meters
more or less Located in Brgy. Bucal, Batangas City from
Agricultural production use to Residential use and its zoning
reclassification through an Ordinance from Agricultural Zone
(AGZ), Production Agricultural Sub-zone (PDA-SZ) to general
residential zone (GRZ) which will be the site for a proposed
residential subdivision

BACKGROUND / SUBJECT

The meeting was regarding the application request for land use reclassification through a Resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from agricultural production use to residential use and its zoning reclassification through an Ordinance from agricultural zone (AGZ), production agricultural sub-zone (PDA-SZ) to general residential zone (GRZ) which will be the site for a proposed residential subdivision.

The applicant is Mrs. Evelyn Tan, represented by Mrs. Rosa Andal.

The subject was referred to the Committee on Environment and Urban Development, Land Use and Zoning for its consideration during the Regular Session on November 22, 2022. The Committee held a hearing on December 7, 2022 and in attendance were the following:

Committee Chairman of the Committee on Environment and Urban Development, Land Use and Zoning Hon. Armando c. Lazarte; Members of the Committee on Environment and Urban Development namely, Hon. Nestor E. Dimacuha, Hon. Karlos Emmanjuel A. Buted, Hon. Nelson J. Chavez, Hon. Oliver Z. Macatangay, Hon. Lorenzo A. Gamboa Jr., Hon. Angelito A. Dimacuha, Hon. Isidra M. Atienza and Hon. Marjorie A. Manalo. Also present were other Sangguniang Panlungsod members namely, Vice Mayor Alyssa Renee A. Cruz, Hon. Jose Jonash Luis F. Tolentino, Hon. Zester Carlo M. Hernandez, Hon. Michael C. Villena and Hon. Andrea Loise F. Macaraig.

Also present were Ms. Rosalia Bautista, Municipal Agrarian Reform Program Officer; Ms. Juana Victoria E. Nanlabi, Agrarian Reform Technologist; Engr. Roselyn G. Berberabe, CPDO Zoning Officer IV; Ms. Maria Cristina Sunguad, Supvg. EMS/City ENRO; EnP Gilda L. Godoy, CPDO Dept. Head; Ms. Gloria P. Batronel, Brgy. Bucal Kagawad; Ms. Celeste A. Blay and Ms. Rosie E. Hernandez.



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DISCUSSIONS AND OBSERVATIONS

During the committee hearing, the following observations resulted:
The following documents are needed in order to push through with their request:

- Endorsement from the City Mayor
- Letter of Intent or Letter of Application
- CPDO checklist of requirements

A Public Hearing should have been conducted. Indicate what transpired during the public hearing and attach the pictures and minutes of the meeting.

A Resolution from the Barangay specifying the concerns of its residents.

The Barangay officials of Barangay Bucal certified that no one has been interested in cultivating the land for a very long period of time. The proponents were advised to provide the committee a copy of all needed documents.

On January 6, 2023, the proponents submitted all pertinent documents and showed compliance with the requirements raised during the committee hearing.

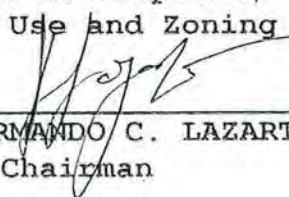
RECOMMENDATIONS

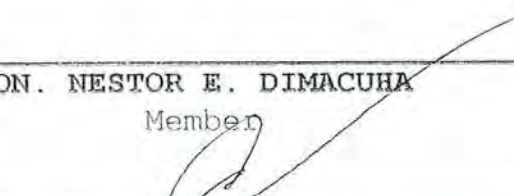
In view of the foregoing, the Committee hereby recommends:

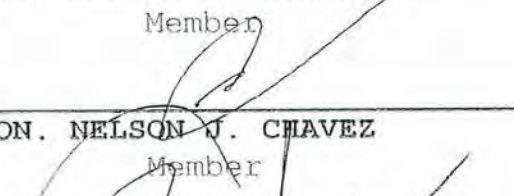
1. The adoption of this Committee Report and;
2. The approval of the subject application for land use reclassification.

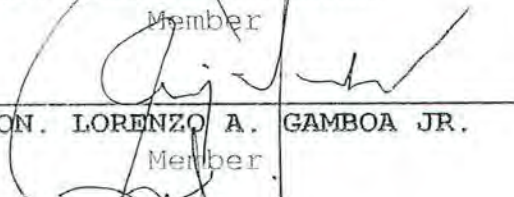
Respectfully submitted, 09 January, 2023.

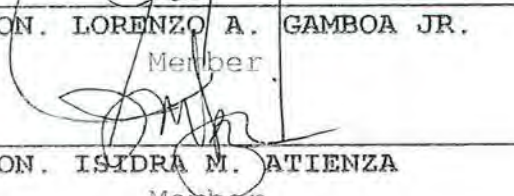
Committee on Environment,
Urban Development,
Land Use and Zoning

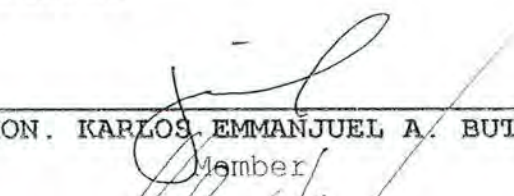

HON. ARMANDO C. LAZARTE
Chairman

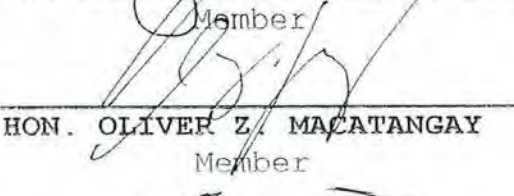

HON. NESTOR E. DIMACUHA
Member



HON. NELSON J. CHAVEZ
Member

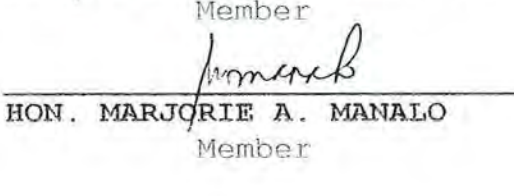

HON. LORENZO A. GAMBOA JR.
Member


HON. ISIDRA M. ATIENZA
Member


HON. KARLOS EMMANJUEL A. BUTED
Member


HON. OLIVER Z. MACATANGAY
Member


HON. ANGELITO A. DIMACUHA
Member


HON. MARJORIE A. MANALO
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: cpdobatangacity@yahoo.com

EVALUATION REPORT

November 7, 2022

REQUEST FOR LAND USE RECLASSIFICATION THROUGH A RESOLUTION OF A PARCEL OF LAND WITH AN AREA OF FORTY-ONE THOUSAND THREE HUNDRED NINETY ONE (41,391.00) SQUARE METERS MORE OR LESS LOCATED IN BRGY. BUCAL, BATANGAS CITY FROM AGRICULTURAL PRODUCTION USE TO RESIDENTIAL USE AND ITS ZONING RECLASSIFICATION THROUGH AN ORDINANCE FROM AGRICULTURAL ZONE (AGZ), PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GRZ) WHICH WILL BE THE SITE FOR A PROPOSED RESIDENTIAL SUBDIVISION.

I. PROJECT BRIEF

NAME OF APPLICANT	:	Ms. Evelyn B. Tan
ADDRESS OF APPLICANT	:	Ilang-Ilang St., Brgy. Cuta, Batangas City
NAME OF AUTHORIZED REPRESENTATIVE	:	Ms. Emma Villena Ms. Rosa Andal
ADDRESS/CELLPHONE NO.	:	#19 Narra St., Nueva Villa Subd., Brgy. Alangilan, Batangas City/09189428943 Brgy. Cuta, Batangas City/09995591474
NAME OF PROJECT	:	Residential Subdivision
LOCATION OF PROJECT	:	Brgy. Bucal, Batangas City
RIGHT OVER LAND	:	Atty-in-Fact of the Registered Owners
PROJECT AREA	:	41,391.00 square meters more or less/ 4.139 hectares.
PRESENT LAND USE CLASSIFICATION (CLUP 2019-2028)	:	Agricultural Production Use
PROPOSED LAND USE CLASSIFICATION	:	Residential Use
PRESENT ZONING CLASSIFICATION (IZO 2019)	:	Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ)
PROPOSED ZONING CLASSIFICATION	:	General Residential Zone (GR-Z)

II. SITE DESCRIPTION

1. The property is an irregularly-shaped parcel of land covering an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less covered by Transfer Certificate of Title No. 052-2020001250.

2. It is characterized by a relatively flat terrain with low and very gentle slope and gradually descends from the northern side towards the southern side of the area.
3. It is sparsely vegetated with short grasses and shrubs.

B. EVALUATION OF FACTS

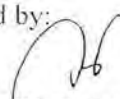
1. The abovementioned property is within the Designated Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ) per the approved Batangas City Comprehensive Land Use Plan 2019-2028 and the Batangas City Integrated Zoning Ordinance CY 2019.
2. The proponent is requesting the City Government through the Sangguniang Panlungsod for the reclassification through a resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential use and its Zoning Reclassification through an ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-Zone (PDA-SZ) to General Residential Zone (GR-Z) which will be the site for a proposed residential subdivision primarily for the following reasons:
 - 2.1 To provide partitioned land-cost residential lots for residents of Batangas City and its neighboring towns.
 - 2.2 To give opportunity to citizens to help build medium cost homes.
 - 2.3 To contribute in the development and growth of Barangay Bucal, Batangas City

C. RECOMMENDATION

The request of Ms. Evelyn B. Tan for the reclassification through a resolution of a parcel of land with an area of forty-one thousand three hundred ninety-one (41,391.00) square meters more or less located in Brgy. Bucal, Batangas City from Agricultural Production Use to Residential use and its Zoning Reclassification through an ordinance from Agricultural Zone (AGZ), Production Agricultural Sub-Zone (PDA-SZ) to General Residential Zone (GR-Z) which will be the site for a proposed residential subdivision is being submitted with the endorsement of the Honorable City Mayor to the Sangguniang Panlungsod for appropriate action but not limited to the following considerations;

1. A public hearing shall be conducted by the proponent in the barangay as a pre requisite in the process of land use reclassification of the subject lot;
2. The proponent shall secure Barangay Council Resolution and Barangay Clearance endorsing the proposed project in Barangay Bucal.
3. The proponent shall comply with all the necessary requirements of the concerned national government agencies like the Department of Agriculture (DA), Department of Agrarian Reform (DAR) and the Department of Human Settlements and Urban Development (DHSUD) and all applicable provisions of the existing laws and ordinances prior to the land use reclassification of the above parcel of land.

Prepared by:


ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:


GILDA L. GODOY, EnP
City Planning and Development Coordinator