

**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 MAY 23, 2023 AT THE SAMPAGUITA FARM,
SAMPAGA, BATANGAS CITY**

PRESENT:

Hon. Alyssa Renee A. Cruz,		Presiding Officer
Hon. Hamilton G. Blanco,		Councilor
Hon. Karlos Emmanjuel A. Buted,		”
Hon. Nestor E. Dimacuha,		”
Hon. Oliver Z. Macatangay,		”
Hon. Armando C. Lazarte,		”
Hon. Nelson J. Chavez,		”
Hon. Jose Jonash Luis F. Tolentino,		”
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.)
Hon. Andrea Loise F. Macaraig,	(O.B.)	Councilor
Hon. Zester Carlo M. Hernandez,	(O.B.)	”

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

RESOLUTION NO. 22-213 S. 2023

**A RESOLUTION APPROVING THE APPLICATION FOR LOCATIONAL
CLEARANCE OF ST. PETER CHAPELS SOUTHERN LUZON, INC. FOR THE
PROPOSED TWO-STOREY FUNERAL CHAPELS WITH CREMATORIUM AND
EMBALMING FACILITY PROJECT TO BE LOCATED IN BARANGAY
CONCEPCION, BATANGAS CITY**

WHEREAS, St. Peter Chapels Southern Luzon, Inc. has requested for Locational Clearance for the Proposed Two-Storey Funeral Chapel with Crematorium and Embalming Facility Project to be located in Barangay Concepcion, Batangas City;

WHEREAS, the proponent has submitted the necessary pertinent documents and requirements for the approval of its application;

WHEREAS, all necessary permits and documentation shall be provided by the proponent, including but not limited to a Memorandum of Agreement (MOA) by and between the proponent and the host Barangay, City Environmental Certificate (CEC) from the City ENRO, reassessment of the land and compliance to the conditions and recommendations as enumerated in the evaluation report of the City Planning and Development Office (CPDO) of Batangas City;

Continuation of Resolution No. 22-213 S. 2023

A RESOLUTION APPROVING THE APPLICATION FOR LOCATIONAL CLEARANCE OF ST. PETER CHAPELS SOUTHERN LUZON, INC. FOR THE PROPOSED TWO-STOREY FUNERAL CHAPELS WITH CREMATORIUM AND EMBALMING FACILITY PROJECT TO BE LOCATED IN BARANGAY CONCEPCION, BATANGAS CITY

WHEREAS, all applicable requirements of all concerned government agencies and applicable provisions of existing laws and city ordinances shall be complied with including Environmental Code of Batangas City, Ordinance No. 20, S. 2018 (An Ordinance Establishing Sewage and Septage Management for the City of Batangas), Sanitation Code of the Philippines (PD 856), RA 9275 (Clean Water Act of 2004), RA 8749 (Philippine Clean Air Act), RA 9513 (Renewable Energy Act of 2008);

WHEREAS, non-compliance with the provisions and conditions stipulated herein shall be sufficient ground or basis for revocation of the issuance of this decision;

NOW THEREFORE, BE IT RESOLVED, as it is hereby resolved by the Sangguniang Panlungsod in session assembled, to approve the Application for Locational Clearance of St. Peter Chapels Southern Luzon, Inc. for the Proposed Two-Storey Funeral Chapel with Crematorium and Embalming Facility Project to be located in Barangay Concepcion, Batangas City.

UNANIMOUSLY APPROVED."

AUTHORS : COUN. ARMANDO C. LAZARTE
 COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT
 LAND USE AND ZONING

COUN. LORENZO A. GAMBOA, JR.
 COMMITTEE ON ENGINEERING AND PUBLIC WORKS

I hereby certify that the foregoing Resolution No. 22-213 S. 2023 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on May 23, 2023.


ATTY. OLIVA D. TELEGATOS
 Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
 Presiding Officer

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Republic of the Philippines
Province of Batangas
Batangas City
SANGGUNIANG PANLUNGSOD

**JOINT COMMITTEES
ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING
AND ON ENGINEERING AND PUBLIC WORKS**

COMMITTEE REPORT

SUBJECT: APPLICATION FOR LOCATIONAL CLEARANCE OF ST. PETER CHAPELS SOUTHERN LUZON, INC. FOR THE PROPOSED TWO-STOREY FUNERAL CHAPELS WITH CREMATORIUM AND EMBALMING FACILITY PROJECT TO BE LOCATED IN BARANGAY CONCEPTION, BATANGAS CITY

BACKGROUND

The letter from City Mayor Beverley Rose A. Dimacuha endorsing the application for Locational Clearance of the Proposed Two-Storey Funeral Chapel with Crematorium and Embalming Facility Project of St. Peter Chapels Southern Luzon, Inc. to be located in Barangay Conception, Batangas City was referred to the Joint Committees on Environment, Urban Development, Land Use and Zoning and on Engineering and Public Works last May 9, 2023 during the Regular Meeting of the Sangguniang Panlungsod ng Batangas.

The Committee Hearing regarding the subject matter was conducted by the aforementioned Joint Committees on May 23, 2023 at 10:15 in the morning was attended by the following: Coun. Armando Lazarte - Chairman, Committee on Environment and Urban Development, Land Use and Zoning; Coun. Lorenzo Gamboa, Jr. - Chairman, Committee on Engineering and Public Works; Coun. Nestor Dimacuha; Coun. Isidra Atienza; Coun. Karlos Emmanjuel Buted; Coun. Nelson Chavez; SK Fed. Pres. Marjorie Manalo; Coun. Oliver Macatangay; Coun. Jose Jonash Luis Tolentino; Coun. Hamilton Blanco; ABC Pres. Angelito Dondon Dimacuha; Coun. Michael Villena; and Vice Mayor Alyssa Renee Cruz.

Also in attendance were Engr. Roselyn Berberabe, Zoning Officer IV and Engr. Edgar Festijo, Assistant CPDC of the City Planning and Development Office; Ms. Marlyn Velasco from the City ENRO; Ms. Guadalupe Judy Tumaming, City Assessor; Engr. Elisha Dimayuga and Mr. Leonelle Quinio from the City Health Office, Engr. Apolonio Calpito from the City Engineer's Office, Barangay Councilor Nely Macatangay and Ms. Jenny Pantua, Barangay Treasurer of Conception, Batangas City, and from the proponent : Mr. Alejandro Martinez, Consultant; Mr. Julius Ramos, Marketing Head; Mr. Rafael Sedara, Branch Manager; Ms. Magdalena Acela Macarilay, Regional Manager.

DISCUSSIONS AND OBSERVATIONS

The following observations resulted after extensive discussions and deliberations of all present during the Committee Hearing, to wit:

1. Resolutions from the Barangays were vague and should reflect the concerns of the host Barangays, such as the impact in the Barangay with corresponding mitigation and, Corporate Social Responsibility (CSR) for such obligations and responsibilities to be legally binding and for transparency purposes. A revised Barangay Resolution shall be passed and a Memorandum of Agreement (MOA) shall be signed by and between the proponent and the Barangays concerned, copies of which shall be submitted to the Sangguniang Panlungsod of Batangas as provided for by R.A. 7160, Sec. 33;
2. The proponent shall design a plan for the continuous treatment of waste water including the detailed disposal and management of odor pollution;
3. The proponent shall address the following concern: water reservoir; disposal of liquid waste and monitoring of toxicity; smoke stacks and air pollution; and reassessment of the land;
4. All conditions in the Evaluation Report of the City Planning and Development Office (CPDO) shall be complied with, failing to do so shall be sufficient grounds for revocation of the permit.



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**JOINT COMMITTEES
ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING
AND ON ENGINEERING AND PUBLIC WORKS**

RECOMMENDATIONS


In accordance to the proceedings and based on the observations and discussions during the Committee Hearing, the Joint Committee on Environment and Urban Development, Land Use and Zoning and Committee on Engineering and Public Works propose following recommendations:

1. The adoption of this Committee Report; and
2. The approval of the Resolution hereto attached.


Respectfully submitted this 23rd day of May 2023.




HON. ARMANDO C. LAZARTE
Chairman – Committee on Environment and
Urban Development, Land Use and Zoning




HON. LORENZO A. GAMBOA, JR.
Chairman – Committee on Engineering
and Public Works



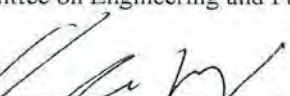
HON. NESTOR E. DIMACUHA
Member – Committee on Environment and
Urban Development, Land Use and Zoning




HON. KARLOS EMMANJUEL A. BUTED
Member – Committee on Environment and
Urban Development, Land Use and Zoning,
Committee on Engineering and Public Works



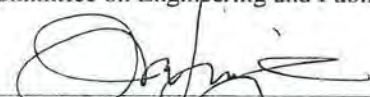
HON. NELSON J. CHAVEZ
Member – Committee on Environment and
Urban Development, Land Use and Zoning,
Committee on Engineering and Public Works




HON. OLIVER Z. MACATANGAY
Member – Committee on Environment and
Urban Development, Land Use and Zoning,
Committee on Engineering and Public Works



HON. ANGELITO A. DIMACUHA
Member – Committee on Environment and
Urban Development, Land Use and Zoning



HON. ISHDRA M. ATIENZA
Member – Committee on Environment and
Urban Development, Land Use and Zoning



HON. MARJORIE MANALO
Member – Committee on Environment and
Urban Development, Land Use and Zoning



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

April 24, 2023

APPLICATION FOR ZONING/LOCATIONAL CLEARANCE OF ST. PETER CHAPELS SOUTHERN LUZON, INC. FOR THE PROPOSED TWO-STOREY FUNERAL CHAPEL WITH CREMATORIUM AND EMBALMING FACILITY PROJECT TO BE LOCATED IN BARANGAY CONCEPCION, BATANGAS CITY

I. PROJECT BRIEF

NAME OF APPLICANT	:	ST. PETER CHAPELS SOUTHERN LUZON, INC.
ADDRESS OF APPLICANT	:	#999 ST. PETER CORPORATE CENTER, EDSA, QUEZON CITY
NAME OF AUTHORIZED	:	Mr. Alejandro S. Martinez
ADDRESS/CONTACT NUMBER	:	B2 L5 Dreamville Ph2 Alapan I-C Imus, Cavite 0908-8662-427
NAME OF PROJECT	:	Two- Storey Funeral Chapel with Crematorium and Embalming Facility
PROJECT LOCATION	:	Brgy. Concepcion, Batangas City
RIGHT OVER LAND	:	Deed of Conditional Sale TD No. 0037-01517
PROJECT LAND AREA	:	3,264.00 sqm. more or less
PROJECT BUILDING AREA	:	2,308.00 sqm.
PROJECT COST	:	Php 26,471,767.50
SITE ZONING CLASSIFICATION	:	Cemetery/Memorial Park Zone (C/MP-Z)
PROJECT CLASSIFICATION	:	COMMERCIAL PROJECT

II. SITE DESCRIPTION

- The project site is located along the President P. Laurel national highway beside the existing Eternal Gardens Memorial Park- Concepcion.

2. The existing structure within the project site includes a one storey residential building with two garage and high concrete perimeter fence which will be demolished to give way to the construction of the project.
3. The project site has a relatively flat terrain and planted with mango, sampaloc, coconut tree and banana plant.
4. The project site is bounded by the following:
 - North - Eternal Gardens Memorial Park/ Cemetery/Memorial Park Zone (C/MP-Z)
 - East - President Jose P. Laurel National Highway/ Industrial I-Mixed Use Zone (IIMX-Z)
 - West - Residential Houses/ Cemetery/Memorial Park Zone (C/MP-Z)
 - South - Vacant Lot/ Cemetery/Memorial Park Zone (C/MP-Z)

III. EVALUATION OF FACTS

1. The abovementioned project site is within the designated Cemetery/Memorial Park Zone (C/MP-Z) as per the Batangas City Integrated Zoning Ordinance CY-2019, an area intended for the interment of the dead and complementary/supplementary funeral establishment, such as:
 - Memorial Parks
 - Cemetery
 - Columbarium
 - Crematorium
 - Ossuary
 - Customary accessory uses such as funeral parlors, crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities
2. The office of the Sangguniang Barangay of Concepcion, this city passed Resolution No. 44 Series of 2022 on August 12, 2022 allowing St. Peter Chapels Southern Luzon, Inc. to construct a Two-Storey Funeral Chapel with Crematorium and Embalming Facility in Purok 4, Barangay Concepcion, Batangas City.
3. The Punong-Barangay of Barangay Concepcion, Batangas City issued a barangay clearance dated April 11, 2023 allowing the construction of Two-Storey Funeral Chapel with Crematorium and Embalming Facility within the jurisdiction of their barangay.
4. The Department of Public Works and Highways (DPWH)- Batangas II, District Engineering Office, Regional Office IV-A, Kumintang Ilaya, Batangas City issued a clearance thru Mr. Alejandro S. Martines on February 09, 2023 that the proposed project of St. Peter Chapels Southern Luzon, Inc. in Barangay Concepcion is 20.50 meters away from the existing road center line and outside the 20.00 meters DPWH road-right-of-way (RROW) limit where in the request has been approved.
5. The City Transportation Development & Regulatory Office (TDRO) approved and granted a clearance for the project on January 31, 2023 for the site development plan, parking layout and the projects' traffic management plan.

- 6 Concepcion Rural Waterworks and Sanitation Association issued a certification dated March 3, 2023 that the water source No.3 within the vicinity of Eternal Garden has a distance of 70.00 meters away from the location of the above mentioned project site.
- 7 The project through its proponent has secured Certificate of Non-Coverage (CNC-OL-R4A-2022-10-07301) dated October 06, 2022 from the Department of Environment and Natural Resources- Environmental Management Bureau (DENR-EMB) for its crematory & funeral parlor with embalming facility.
- 8 Based on the submitted documents, a sewage treatment plant will be built solely for the operation of embalming room facility. Material Recovery Facility (MRF) will be used for the proper segregation of solid waste of the proposed project.
- 9 The Entrance and exit road will be separated as indicated on the projects' Traffic Management Plan. One-way flow of vehicles coming in and out of the premises and will properly be implemented.
- 10 As per submitted plan, a total of 68 parking slots will be provided within the project site which comply with the parking requirements of the proposed project indicated on Article VII, Section 27 of the Batangas City Integrated Zoning Ordinance 2019.
- 11 As per submitted plan, other facilities to be constructed within the project site are as follows:
 - Genset Room
 - Material Recovery Facility (MRF)
 - Pump Room
 - Sewerage Treatment Plant (STP)

IV. CONDITIONS

The evaluation report with reference to the standard requirements submitted to the Zoning Division of the City Planning and Development Office regarding the application for Zoning/Locational Clearance of St. Peter Chapels Southern Luzon, Inc. for its proposed Two Storey Funeral Chapel with Crematorium and Embalming Facility in Barangay Concepcion, this city, 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. The applicable requirements of all concerned government agencies and applicable provisions of existing laws and city ordinances shall be complied with;
2. No expansion, alteration and/or improvement shall be introduced at the project site without prior clearance and permit from the city government;
3. The proponent shall secure the required City Environmental Certificate from the City Environment and Natural Resources Office (City ENRO) prior to the start of the construction of the proposed project;
4. The proponent shall secure Clearance/Sanitary Permit from the City Health Office (CHO) prior to the operation of the project;
5. The proponent shall strictly comply with the applicable provisions of the Sanitation Code of the Philippines (PD 856) and the Batangas City Environment Code (E-Code), the Water Code of the Philippines (PD 1067), Clean Water Act of the Philippines of 2004 (RA 9275), Ecological Solid Waste Management Act of 2000 (RA 9003),

Clean Water Act of 2004 (RA 9275), Clean Air Act of 1999 (RA 8749) and the National Building Code of the Philippines (PD 1096);

6. The proponent shall pay all the required taxes and fees to be imposed by the city government;
7. The proponent shall allow at any time even without prior notice, authorized city government officials/employees to conduct an on-the-spot inspection and monitoring of the on-going activities being undertaken within the project site;
8. 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";
9. The proponent shall maintain the provided access to Persons with Disabilities (PWDs) within the project site in accordance with Batas Pambansa Bilang 344 otherwise known as the Accessibility Law and Republic Act No. 7277 otherwise known as the Magna Carta for Disabled Persons;
10. The proponent shall strictly comply with all the conditions and restrictions set forth on the clearance issued on February 09, 2023 by the Department of Public Works and Highway (DPWH);
11. The proponent shall comply with the rules and regulations being implemented by the Transportation Development and Regulatory Office (TDRO) regarding the traffic regulations within the immediate vicinity of the project site;
12. 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;
13. Any complaint found valid against the construction and operation of the proposed project shall be sufficient ground for the cancellation and termination of this decision/clearance;
14. Any misrepresentation, false statement or allegation material to the issuance of the locational clearance for the proposed project shall be sufficient ground or basis for its revocation;
15. By IPSO FACTO the proponent failed to comply with any of the abovementioned conditions, it shall be ground for the cancellation or revocation of the granted zoning/locational clearance.

Prepared by:


MARIE CHARMINE M. DIMAILIG
Zoning Officer I


ROSELYN G. BERBERABE
Zoning Officer IV

Noted by:


GILDA L. GODOY, EnP
City Planning and Development Coordinator