

**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 NOVEMBER 7, 2023 AT THE SAMPAGUITA FARM,
SAMPAGA, BATANGAS CITY**

PRESENT:

Hon. Alyssa Renee A. Cruz	Presiding Officer
Hon. Hamilton G. Blanco,	Sangguniang Panlungsod Member
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,	Liga ng mga Barangay President
Hon. Marjorie A. Manalo,	Sangguniang Kabataan President

“On motion of SP Member Armando Lazarte duly seconded, the following Resolution was Adopted:

RESOLUTION NO. 22-436 S. 2023

**ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT AND URBAN
DEVELOPMENT, LAND USE AND ZONING AND APPROVING ON SECOND AND
FINAL READING THE ORDINANCE ENTITLED: “AN ORDINANCE
RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF ONE HUNDRED
EIGHT THOUSAND AND NINE HUNDRED (108,900.00) SQUARE METERS MORE
OR LESS FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL
SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GR-Z) AND REZONING
A PARCEL OF LAND WITH AN AREA OF FIFTY-TWO THOUSAND EIGHT
HUNDRED SEVENTY-ONE (52,871.00) SQUARE METERS MORE OR LESS FROM
INDUSTRIAL 1 MIXED USE ZONE (I1MX-Z) TO GENERAL RESIDENTIAL ZONE
(GR-Z) FOR THE PROPOSED RESIDENTIAL SUBDIVISION IN TINGA ITAAS,
BATANGAS CITY”**


RESOLVED, to adopt the report of the Committee on Environment and Urban Development, Land Use and Zoning and approving on Second and Final Reading the ordinance entitled: “An Ordinance Reclassifying a Parcel of Land with an Area of One Hundred Eight Thousand and Nine Hundred (108,900.00) square meters more or less from Agricultural Zone (AGZ): Production Agricultural Sub-Zone (PDA-SZ) to General Residential Zone (GR-Z) and Rezoning a Parcel of Land with an area of Fifty-Two Thousand Eight Hundred Seventy-One (52,871.00) Square Meters more or less from Industrial I Mixed Use Zone (I1MX-Z) to General Residential Zone (GR-Z) for the proposed Residential Subdivision in Tinga Itaas, Batangas City

UNANIMOUSLY APPROVED . ”

Continuation of Resolution No. 22-436 S. 2023

ADOPTING THE REPORT OF THE COMMITTEE ON ENVIRONMENT AND URBAN DEVELOPMENT, LAND USE AND ZONING AND APPROVING ON SECOND AND FINAL READING THE ORDINANCE ENTITLED: "AN ORDINANCE RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF ONE HUNDRED EIGHT THOUSAND AND NINE HUNDRED (108,900.00) SQUARE METERS MORE OR LESS FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GR-Z) AND REZONING A PARCEL OF LAND WITH AN AREA OF FIFTY-TWO THOUSAND EIGHT HUNDRED SEVENTY-ONE (52,871.00) SQUARE METERS MORE OR LESS FROM INDUSTRIAL 1 MIXED USE ZONE (I1MX-Z) TO GENERAL RESIDENTIAL ZONE (GR-Z) FOR THE PROPOSED RESIDENTIAL SUBDIVISION IN TINGA ITAAS, BATANGAS CITY"

I hereby certify that the foregoing Resolution No. 22-436 S. 2023 was approved by the Sangguniang Panlungsod of Batangas City during its Regular Session held on November 7, 2023.


LUNINGNING A. AQUINO
Board Secretary III

NOTED:


ATTY. OLIVA D. TELEGATOS
Secretary

ATTESTED:


ATTY. ALYSSA RENEE A. CRUZ
Presiding Officer

ODT/LLA/ystingchuy...



Republic of the Philippines
BATANGAS CITY

Office of the Sangguniang Panlungsod

Tel. No. 722-0304

COMMITTEE REPORT

TO : The Honorable Presiding Officer and Members of the Sangguniang Panlungsod

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

SUBJECT : **AN ORDINANCE RECLASSIFYING A PARCEL OF LAND WITH AN AREA OF ONE HUNDRED EIGHT THOUSAND AND NINE HUNDRED (108,900.00) SQUARE METERS MORE OR LESS FROM AGRICULTURAL ZONE (AGZ): PRODUCTION AGRICULTURAL SUB-ZONE (PDA-SZ) TO GENERAL RESIDENTIAL ZONE (GR-Z) AND REZONING A PARCEL OF LAND WITH AN AREA OF FIFTY-TWO THOUSAND EIGHT HUNDRED SEVENTY-ONE (52,871.00) SQUARE METERS MORE OR LESS FROM INDUSTRIAL 1 MIXED USE ZONE (I1MX-Z) TO GENERAL RESIDENTIAL ZONE (GR-Z) FOR THE PROPOSED RESIDENTIAL SUBDIVISION IN TINGA, ITAAS, BATANGAS CITY**

BACKGROUND

The aforementioned subject was referred to the Committee on Environment and Urban Development, Land Use and Zoning on October 24, 2023 during the Regular Session of the Sangguniang Panlungsod of Batangas. The Committee Hearing was held on November 6, 2023 at 9:30 in the morning.

In attendance were the following:

- | | |
|------------------------------------|---------------------|
| Hon. Alyssa Renee A. Cruz | VM/SP |
| Hon. Armando C. Lazarte | Committee Chairman |
| Hon. Nestor E. Dimacuha | SP/Committee Member |
| Hon. Nelson J. Chavez | SP/Committee Member |
| Hon. Lorenzo A. Gamboa, Jr. | SP/Committee Member |
| Hon. Isidra M. Atienza | SP/Committee Member |
| Hon. Karlos Emmanjuel A. Buted | SP/Committee Member |
| Hon. Oliver Z. Macatangay | SP/Committee Member |
| Hon. Angelito A. Dimacuha | SP/Committee Member |
| Hon. Marjorie A. Manalo | SP/Committee Member |
| Hon. Hamilton G. Blanco | SP/Member |
| Hon. Andrea Loise F. Macaraig | SP Member |
| Hon. Jose Jonash Luis F. Tolentino | SP Member |
| Hon. Zester Carlo M. Hernandez | SP Member |
| Hon. Michael C. Villena | SP Member |

Representatives from other relevant offices were:

- | | |
|-------------------------|------------------------------|
| Engr. Roselyn Berberabe | CPDO/Zoning Officer IV |
| Mr. Ted Solis | City Assessor/Division Chief |
| Engr. Edgar Festijo | Asst. CPDO |
| Engr. Pol Calpito | CEO/Head BPD |



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Proponents present were:

Mr. Leonardo Dayao Jr.	General Manager/PDO
Engr. Mario Javil Mallari	Senior Manager/PDO
Atty. Ryan Asilo	Real Estate Broker
John Carlo T. Capua	Civil Works Engineer
Lloyd Ian S. Manalo	Operations Tech. Assistant
Jeffrei Timoteo	Civil Works Engineer
Pang. Julia Lizada	Brgy. Captain/Tinga Itaas
Cristino Bagsic	Brgy. Councilor
Josefina C. Perez	Brgy. Councilor
Crisanta De Chavez	Resident
Rosby Rassol Losala	Resident
Maxima Magadia	Resident
Lucy De Guzman	Resident
Nancy Rosales	Resident
Celso De Guzman	Resident
Crizel Lacerna	Resident
Analiza Rosales	Resident
Maria Corazon Rivera	Resident
Ester M. Rosales	Resident
Manuel Rivera	Resident

DISCUSSIONS AND OBSERVATIONS

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

1. Purpose of the project were the following:
 - a. It will provide affordable housing for low-income earners;
 - b. Will give employment and income generation opportunities
 - c. Will increase real estate valuation not only for its own property but also its surrounding areas;
 - d. It will help the government to increase its revenues and will contribute in the development and growth of Barangy Tinga Itaas, Batangas City.
2. A public hearing should be conducted including the registered organizational sectors particularly the farmers.
3. Must secure a Certification from DA & DAR.
4. Resolution 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.
5. All conditions in the Evaluation Report of the City Planning and Development Office (CPDO) shall be complied with including but not limited to and failure to comply shall be sufficient grounds for revocation of the permit.



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RECOMMENDATIONS

In accordance with the proceedings and based on the observations and discussions during the Committee Hearing the Committee on Environment and Urban Development, Land Use and Zoning propose the following recommendations:

1. The approval of the Ordinance hereto attached for Second and Final Reading and;
2. The adoption of this Committee Report.

Respectfully submitted, November 7, 2023.

**Committee on Environment,
Urban Development,
Land Use and Zoning**



HON. ARIANDO C. LAZARTE
Chairman



HON. NESTOR E. DIMACUHA
Member



HON. KARLOS EMMANJUEL A. BUTED
Member



HON. NELSON J. CHAVEZ
Member



HON. OLIVER Z. MACATANGAY
Member



HON. LORENZO A. GAMBOA JR.
Member



HON. ANGELITO A. DIMACUHA
Member



HON. ISIDRA M. ATIENZA
Member



HON. MARJORIE A. MANALO
Member