



Sangguniang Panglungsod

ORDINANCE NO. 08-071

AN ORDINANCE RECLASSIFYING THE EAST PORTION OF SAN GUILLERMO ST. BOUNDED BY BAYANAN-ALABANG BRIDGE UP TO THE BOUNDARY OF BARANGAY PUTATAN-BAYANAN FROM HIGH DENSITY RESIDENTIAL ZONE (R-3) TO MEDIUM COMMERCIAL ZONE (C-3).

Sponsored by: **Hon. Coun. Engr. Mamerto T. Sevilla, Jr.**
 Co-Sponsored: **Hon. Coun. Allan Rey A. Camilon**
Hon. Coun. Ma. Luisa Babaran-Echavez, MD
Hon. Coun. Margarita Amythyst Patdu-Labios, MD.
Hon. Coun. Melchor R. Teves
Hon. Coun. Marita Deang-Calalang, DMD
Hon. Coun. Francis Ian T. Bagatsing
Hon. Coun. Joselito V. Arevalo
Hon. Coun. Engr. Marissa Cole-Rongavilla
Hon. Coun. Vergel C. Ulanday
Hon. Coun. Robert A. Abas
Hon. Coun. Atty. Rey E. Bulay
Hon. Coun. Cezar v. Pagkalinawan

WHEREAS, Section 458 (a)(2)(viii) of the Republic Act 7160, otherwise known as the Local Government Code of 1991, empowers the Sanggunian Panlungsod to enact ordinances for the general welfare of the city and its inhabitants, and shall reclassify land within the jurisdiction of the city, subject to the pertinent provisions of this Code;

WHEREAS, Section 20 of Republic Act 7160 otherwise known as the New Local Government of 1991, states that, "a city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of xxx and provide their manner of their utilization or disposition in the following cases: (1) xxx (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes as determined by the Sanggunian concerned";

WHEREAS, a parcel of land containing an area of **One Thousand Six Hundred Twenty (1,620)** square meters, more or less covered by **TCT NO. 10417 and TCT NO. 20780** located at 199 San Guillermo St., Purok 6, Bayanan, Muntinlupa City is classified as High Density Area (R-3) under City Ordinance No. 02-047, ;

WHEREAS, owner of the property Rublou Meat Products and Abattoir with office address at Junction, Ortigas Avenue Extension, Cainta Rizal, represented by its President Ms. Ruby A. Ticman in a letter dated August 15, 2007 to the Hon. City Mayor Aldrin L. San Pedro requested for a Locational Clearance;



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WHEREAS, on July 3, 2007 Ms. Ruby A. Ticman, President of Roblou, has sent a letter application with attached pertinent documents before the Office of the City Zoning Administrator for the purpose of operating a slaughterhouse business at 119 San Guillermo St., Bayanan, Muntinlupa City;

WHEREAS, on July 7, 2007 after thorough evaluation of all the documents submitted before the zoning office, Engr. Eduardo Bautista denied Rublou's application on the proposed projects site in as much as the said site is classified as High Density Residential Zone (R-3) pursuant to City Ordinance No. 02-047;

WHEREAS, on July 11, 2007 Rublou has sent another letter acknowledging the receipt of the letter-denial from the Zoning Office and reiterating its intention to put up slaughterhouse business on the said property;

WHEREAS, as per recommendation of the Local Zoning Board of Adjustments and Appeals (LZBAA) the application for the grant of variance, deviation and exception on the proposed constructions and subsequent operation of Rublou located at 119 San Guillermo Street, Purok 6, Barangay Bayanan, Muntinlupa City is hereby **SUSPENDED** until such time the classification of the said property from High Density Residential Zone (R-3) be changed to Special Use Zone by the City Council without prejudice to the grant of franchise to Rublou to operate slaughterhouse by the same Sanggunian.

WHEREAS, the company as a socially responsible organization has highlighted policy of ensuring the preservation of the environment as well as the welfare and health of the community;

WHEREAS, the company has satisfied the application requirements of the Department of Environment and Natural Resources - Laguna Lake Development Authority (DENR-LLDA) has issued a Certificate of Environmental Commitment Compliance (ECC) and the LLDA Clearance (LC);

WHEREAS, the Sanggunian Barangay Bayanan has passed a Kapasiyahang Pambarangay Bilang 16-2007 granting authority to the applicant to operate in the said barangay for the benefit of the local government and the constituents;

WHEREAS, the said project will create employment to the residents of the said barangay and likewise it would generate income in the form of taxes by the Local Government of Muntinlupa;

WHEREAS, the reclassification of the said property is intended as a site for the construction of a slaughterhouse building, holding pens, loading and unloading area, scalding tank, generator house, administrative office and parking space with a daily productivity/capacity of nine thousand six hundred kilograms of hogs and other livestock such cow;

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WHEREAS, the reclassification of the subject lot will contribute to accelerate the progress of the City;

NOW, THEREFORE, BE IT ORDAINED, AS IT IS HEREBY ORDAINED, by the 5th Sangguniang Panlungsod in session assembled that:

SECTION 1. Reclassification of the East Portion of San Guillermo St. bounded by Bayanan-Alabang Bridge up to the boundary of Barangay Putatan-Bayanan from High Density Residential Zone (R-3) to Medium Commercial Zone (C-3)..

SECTION 2. Effectivity – This ordinance shall take effect ten (10) days after publication in a newspaper of general circulation.

ENACTED, by the 5th *Sangguniang Panlungsod of Muntinlupa* this 27th day of **November, 2008**, on its 19th **Special Session**.

CONCURRED:

DISTRICT I:


COUN. ALLAN REY A. CAMILON
Member

COUN. MA. LUISA BABARAN-ECHAVEZ, MD
Member


COUN. MARGARITA AMYTHYST PATDU-LABIOS, MD
Member

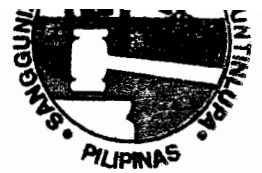

COUN. MELCHOR R. TEVES
Member


COUN. MARITA DEANG-CALALANG, DMD
Member

DISTRICT II:


COUN. FRANCIS IAN T. BAGATSING
Member


COUN. JOSELITO V. AREVALO
Member



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COUN. ENGR. MARISSA COLE-RONGAVILLA

Member

COUN. ENGR. MAMERTO T. SEVILLA, JR.

Member

COUN. VERGEL C. ULANDAY

Member

COUN. ROBERT A. ABAS

Member

COUN. ATTY. REY E. BULAY

Member

COUN. CEZAR V. PAGKALINAWAN

Sectoral Representative

President

Association of Barangay Captains

ABSENT:

COUN. ALLEN F. AMPAYA

Member

COUN. ERMIE S. ESPELETA

Member

COUN. ATTY. ICASIANO M. DELA REA

Member

COUN. LUVI P. CONSTANTINO

Member

COUN. DANN HENRY G. TEVES

Sectoral Representative

President

Federation of Sangguniang Kabataan

I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.

LEONORA M. MARCELO
Legislative Staff Officer IV



**PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA**



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ATTESTED:

ARTEMIO A. SIMUNDAC
Vice-Mayor/Presiding Officer

APPROVED:

ALDRIN L. SAN PEDRO
City Mayor
Date: _____

Norie/