



REPUBLIKA NG PILIPINAS
PAMAHALAAN LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

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RESOLUTION NO. 2023-272

A RESOLUTION INTERPOSING NO OBJECTION TO THE PROPOSED ESTABLISHMENT OF FUNERAL PARLOR PROJECT WITH EMBALMING FACILITIES PROJECT OF NEW FRONTIER MEMORIAL CHAPEL DEVELOPMENT CORPORATION, AN AFFILIATE COMPANY OF ST. PETER CHAPELS LUZON INC., LOCATED AT NO. 229 NATIONAL ROAD, BARANGAY BAYANAN, MUNTINLUPA CITY

- Sponsored by:
- Hon. Coun. Engr. Mamerto T. Sevilla, Jr.
 - Hon. Coun. Atty. Raul R. Corro
 - Hon. Coun. Alexson V. Diaz
 - Hon. Coun. Paty Katy C. Boncayao
 - Hon. Coun. Atty. Rachel Katriel Ann C. Arciaga
 - Hon. Coun. Ivey Rhia A. Tadea
 - Hon. Coun. Allan Rey A. Camilon
 - Hon. Coun. Jedidiah R. Presnedi, LPT
 - Hon. Coun. Ting D. Niefes
 - Hon. Coun. Mark Lester M. Baes
 - Hon. Coun. Francis Ian T. Bagatsing
 - Hon. Coun. Luvi P. Constantino
 - Hon. Coun. Engr. Marissa C. Rongavilla
 - Hon. Coun. Engr. Arlene D. Hilapo
 - Hon. Coun. Cornelio M. Martinez
 - Hon. Coun. Rodolfo W. Moldez, Jr.
 - Hon. Coun. Walter A. Arcilla
 - Hon. Coun. Kenichi D. Takagi, Jr.

WHEREAS, New Frontier Memorial Chapel Development Corporation (NFMCDC), an Affiliate Company of St. Peter Chapels Luzon Inc., submitted a request to the City Zoning Administration Office of Muntinlupa City that they be allowed to construct and operate a **Category I Funeral Parlor with embalming facility** in a lot they purchased, at **Barangay Bayanan, Muntinlupa City;**

WHEREAS, after initial discussions, even though the **proposed** project is compliant with the **Zoning Classification** since the area is classified as **Commercial 2**, the request was still denied for reasons that the application does not meet the necessary standards stipulated under **HLURB Resolution No. 638, Series of 1999** which specifically requires a **distance from certain establishments;**

WHEREAS, after the denial, the applicant elevated its request to the **Local Zoning Board of Appeals (LZBA)**, of **Muntinlupa City** which after further evaluation, issued **Resolution No. 02 Series of 2020** subsequently denying the request/appeal citing reasons earlier observed by the **City Zoning Administration Office of Muntinlupa City;**

WHEREAS, the applicant, through a letter, requested the City Council to reconsider and allow the proposed project to be implemented citing the clamor of their Muntinlupa City-based plan holders and stating that the said proposed project, if granted a permit, would eventually contribute to the economy of the city;



YAN ANG TAMA
YAN ANG MUNTINLUPA!



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WHEREAS, the City Council, through the **Committee on Land use and Zoning**, conducted several hearings to discuss and further study the request of the applicant and invited several guests, including representatives of establishments in nearby areas of location of the said proposed project;

WHEREAS, as a result of the hearings and consultations, a compromise agreement was signed and executed between the applicant and the immediate **neighbors** specifically **Mary Mother of God Church** and **Parochial School**, to address the initial concern of the petitioners;

WHEREAS, the **Pamahalaang Barangay ng Bayanan, Muntinlupa City**, passed a **Resolution Number 031-2023**, imposing no objection to the proposed application;

WHEREAS, after hearing all concerns, the Committee through a letter, sought guidance from the HLURB (now the Department of Human Settlements and Urban Development or DHSUD) an agency that handles applications of such nature, manifesting that the guidelines set forth under **HLURB Resolution No. 638 Series of 1999** is outdated. Thus, the Committee stated that under said Resolution, and since the City of Muntinlupa is categorized as highly urbanized city, said guidelines is **no longer applicable** to any applicant for **funeral parlor establishment**;

WHEREAS, on a reply letter to the request of the Committee for guidance, the HLURB/DHSUD, apprised the Committee on one important basis to be considered, which reads:

"The enhanced Model Zoning Ordinance, approved through HLURB Resolution No. 919 S. 2014, allows funeral establishments to operate in areas located in the following Zones, namely, General Commercial Zones, Commercial I (Category II, III) Commercial 2 (all categories), and Commercial 3 (all categories)."

NOW, THEREFORE, after conduction several hearings with the parties concerned and after evaluation of the status of the application do **HEREBY RESOLVE**, to pass a resolution **interposing no objection** to the proposed establishment of **funeral parlor** with **embalming facility** project of NFMCDC located at **Barangay Bayanan, Muntinlupa City**.

RESOLVED FURTHER, that a copy of this resolution be forwarded to the City Zoning Administration Office and allow the applicant to complete all necessary requirement and subsequently be given the **Locational Clearance** for the said proposed project.

ADOPTED, by the **10th Sangguniang Panlungsod of Muntinlupa** this **26th** day of **June 2023**, on its **51st Regular Session**.



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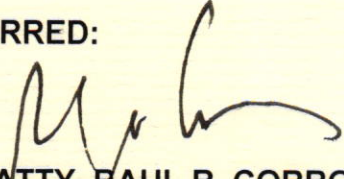
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CONCURRED:

DISTRICT 1:



 COUN. ATTY. RAUL R. CORRO
 Member

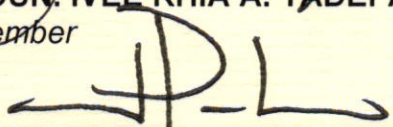

 COUN. ALEXSON V. DIAZ
 Member

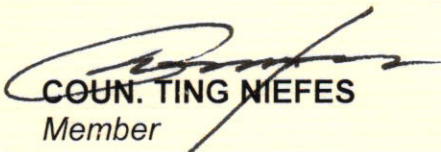

 COUN. PATY KATY C. BONCAYAO
 Member


 COUN. ATTY. RACHEL KATRIEL ANN C. ARCIAGA
 Member


 COUN. IVEE RHIA A. TADEFA
 Member



 COUN. ALLAN REY A. CAMILON
 Member

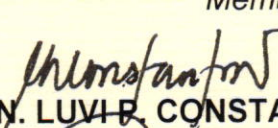

 COUN. JEDIDIAH R. PRESNEDI, LPT
 Member


 COUN. TING NIEFES
 Member

DISTRICT 2:


 COUN. MARK LESTER M. BAES
 Member

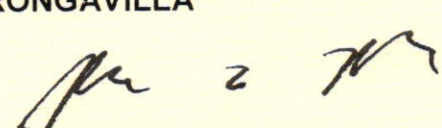

 COUN. FRANCIS IAN T. BAGATSING
 Member

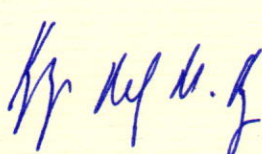

 COUN. LUVIE CONSTANTINO
 Member


 COUN. ENGR. MAMERTO T. SEVILLA, JR.
 Member


 COUN. ENGR. MARISSA C. RONGAVILLA
 Member


 COUN. ENGR. ARLENE D. HILAPO
 Member


 COUN. CORNELIO M. MARTINEZ
 Member





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[Signature]
COUN. RODOLFO W. MOLDEZ, JR.
Member

Sectoral Representative:

[Signature]
COUN. WALTER A. ARCILLA
President
Association of Barangay Chairman

[Signature]
COUN. KENICHI D. TAKAGI, JR.
President
Federation of Sangguniang Kabataan

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

[Signature]
CECILIA C. LAZARTE
Secretary to the Sanggunian

ATTESTED:

[Signature]
ARTEMIO A. SIMUNDAC
City Vice-Mayor/Presiding Officer

APPROVED:

[Signature]
ROZZANO RUFINO B. BIAZON
City Mayor

Date: 03 JUL 2023

[Signature]
Norie/10th SP

