

Republic of the Philippines
PROVINCE OF CAGAYAN
City of Tuguegarao

SIXTH CITY COUNCIL

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION
OF THE SANGGUNIANG PANLUNGSOD OF TUGUEGARAO CITY, CAGAYAN
HELD ON DECEMBER 09, 2014, 9:00 AM, TUESDAY,
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Rosauro G. Resuello	Sangguniang Panlungsod Member
Hon. Ronald S. Ortiz	-do-
Hon. Noel A. Mora	-do-
Hon. Jude T. Bayona	-do-
Hon. Loreto B. Valdepeñas	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Estelita U. Dayag	-do-
Hon. Aurora A. Ave	-do-
Hon. Anthony C. Tuddao	-do-

ABSENT:

Hon. Perla C. Tumaliuan	Sangguniang Panlungsod Member
Hon. Maila Rosario T. Que	-do-
Hon. Hilario Larry S. Ting	-do-

CITY ORDINANCE NO. 017-2014

**AN ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE
PARCELS OF LAND COVERED BY LOT 3-A, TCT-032-2014001108, LOT 5-B, T-103395,
LOT 5-C, T-176571, LOT 13-A, T-103393, LOT 13-B, T-103394, LOT 13-C, T-100024, LOT 13-D,
T-176565, LOT 13-E, T-176566, LOT 13-F, T-100028, LOT 14-A, T-103391, LOT 14-B, T-176567,
LOT 14-C, T-103390, LOT 14-D, T-176568, LOT 14-E, T-100027, LOT 14-F, T-100025, LOT 14-H,
T-176569, LOT 14-I, T-100026, LOT 14-J, T-103392 AND LOT 14-K, T-176570
COVERING AN AREA OF 18,631 SQUARE METERS LOCATED AT
BARANGAY CARITAN NORTE, TUGUEGARAO CITY**

Sponsors: **HON. BIENVENIDO C. DE GUZMAN II
HON. KENDRICK S. CALUBAQUIB
HON. RONALD S. ORTIZ
HON. ANTHONY C. TUDDAO
HON. LORETO B. VALDEPEÑAS
HON. ROSAURO G. RESUELLO
HON. NOEL A. MORA
HON. JUDE T. BAYONA
HON. ESTELITA U. DAYAG
HON. AURORA A. AVE**

WHEREAS, cities and municipalities are vested with the authority to reclassify agricultural lands and provide manner of their utilization pursuant to Section 20 of RA 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Dr. Ramon P. Gonzalez has applied for rezoning of lots from residential zone to commercial zone located at Caritan Norte, Tuguegarao City;

WHEREAS, the applicant has complied with the requirements provided in RA 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules and regulations;

WHEREAS, the documents in support to the application for the rezoning of parcels of land areas which are contained in Committee Report No. 072-2014 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance;

WHEREAS, any complex development in the future shall be subject to the approval of the Sangguniang Panlungsod and the Committee on Land Use, Zoning, Planning and Subdivision Approval.

NOW THEREFORE, be it **ORDAINED** by the Sixth City Council in session assembled:

SECTION 1. DEFINITION OF TERMS:

- A. COMMERCIAL ZONE** – refers to an area within the city principally intended for business or commercial purposes;
- B. LAND USE** – refers to the manner of utilization of land including its allocation, development and management;
- C. REZONING** – refers to the process of altering land use of one zone to another zone;
- D. RESIDENTIAL ZONE** – refers to an area within the city intended principally for dwelling/housing purposes; and,
- E. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

SECTION 2. COVERAGE. Parcels of residential land areas covered by Lot 3-A, TCT-032-2014001108, Lot 5-B, T-103395, Lot 5-C, T-176571, Lot 13-A, T-103393, Lot 13-B, T-103394, Lot 13-C, T-100024, Lot 13-D, T-176565, Lot 13-E, T-176566, Lot 13-F, T-100028, Lot 14-A, T-103391, Lot 14-B, T-176567, Lot 14-C, T-103390, Lot 14-D, T-176568, Lot 14-E, T-100027, Lot 14-F, T-100025, Lot 14-H, T-176569, Lot 14-I, T-100026, Lot 14-J, T-103392 and Lot 14-K, T-176570 with an area of 18,631 square meters located at Barangay Caritan Norte, Tuguegarao City.

SECTION 3. REZONING. The aforementioned parcel of land described in Section 2 hereof is hereby reclassified from residential zone to commercial zone.

SECTION 4. REPEALING CLAUSE. City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.


SECTION 5. SEPARABILITY CLASE. Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

SECTION 6. EFFECTIVITY. This Ordinance shall take effect immediately upon approval.

On motion of Hon. Kendrick S. Calubaquib, and without objection from the Body, **CITY ORDINANCE NO. 017-2014** was **UNANIMOUSLY APPROVED**.

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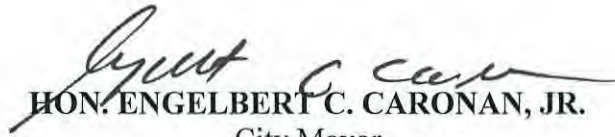
I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


NORA B. LORETO
Acting Assistant City Secretary

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor
Presiding Officer

APPROVED:


HON. ENGELBERT C. CARONAN, JR.

City Mayor

Date approved: 12-22-14

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Ordinance No. 07 - 2014

Republic of the Philippines
Province of Cagayan
TUGUEGARAO CITY

6TH CITY COUNCIL

COMMITTEE REPORT No. 072-2014
November 26, 2014

Submitted by: **COMMITTEE ON LAND USE, ZONING, PLANNING AND
SUBDIVISION APPROVAL**

PRESENT:

HON. KENDRICK S. CALUBAQUIB	-	Chairman
HON. RONALD S. ORTIZ	-	Vice Chairman
HON. LORETO B. VALDEPEÑAS	-	Member
HON. ANTHONY C. TUDDAO	-	Member

OTHERS PRESENT:

JOEL JOSEPH L. EGIPTO, Ph. D.	-	Secretary to the Sangguniang Panlungsod
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RESOURCE PERSONS:

Engr. Ma. Ines Bunagan	-	OIC- City Engineering Office
Ms. Maria G. Adducul	-	City Agriculture Office Representative
Ms. Fernanda M. Catuaan	-	City Agriculture Office Representative
Engr. Manolo M. Barreo	-	CPDCO Representative
Mr. Nolasco B. dela Cruz	-	CPDCO Representative
Dr. Ramon P. Gonzalez	-	Proponent
Atty. Butch T. Pobre	-	Proponent

SUBJECT:

Indorsement of City Mayor, Hon. Engelbert C. Caronan, Jr. on the letter request of Dr. Ramon P. Gonzalez for the rezoning of his property from residential to commercial use, covering an area of 18,631 sq. m., located at Caritan Norte, Tuguegarao City.

FOR THE PRESIDING OFFICER:

The Committee on Land Use, Zoning, Planning and Subdivision Approval of the 6th City Council to which the request of Dr. Ramon P. Gonzalez for the rezoning of lots from Residential Zone to Commercial Zone was referred, met and considered the same and has the honor to report to the august Body in session with the following actions taken, findings and recommendations:

ACTIONS TAKEN:

1. The Committee met to discuss the request of Dr. Ramon P. Gonzalez for the rezoning of the subject lots from Residential Zone to Commercial Zone.
2. The Technical Working Group convened to assist the Committee on Land Use, Zoning, Planning and Subdivision Approval in the evaluation of the documents and other requirements submitted.

3. The members of the Committee, together with the Technical Working Group and the proponent conducted a site inspection. An Inspection Report was submitted by the Technical Working Group. The same shall form part of the Committee Report.
4. A Public Hearing under the auspices of the Committee on Land Use, Zoning, Planning and Subdivision Approval was conducted as required by law on November 26, 2014 held at Barangay Hall, Caritan Norte, Tuguegarao City, Cagayan. The same was attended by Barangay Officials, residents of Barangay Caritan Norte, and LGU Employees.
5. The committee convened for the final consideration of the application.

FINDINGS:

DOCUMENTS SUBMITTED:

1. Copy of Titles
2. Certified True Copy of Tax Declaration
3. Lot Plan/Vicinity Plan
4. CPDCO Certification stating that the landholdings are classified as Residential per approved Comprehensive Land Use Plan: 2001-2005, and Zoning Ordinance No. 04 of the City of Tuguegarao dated October 11, 20012 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003, dated March 7, 2003.
5. Special power of Attorney for Dr. Ramon P. Gonzalez to act as representative of the registered owners applying for rezoning purposes.

The applicant complied with the requirements mandated by the Local Government Code of 1991.

After considering the inspection made, the documents submitted and the Inspection Report of the Technical Working Group, the Committee on Land Use, Zoning, Planning and Subdivision Approval, finds the request for the rezoning of the subject lots to be in order.

RECOMMENDATION:

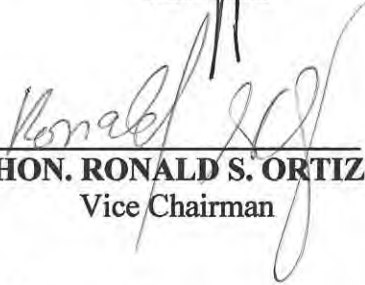
The Committee, after taking into account all the above findings, favorably recommends the enactment of a city ordinance approving the application of Dr. Ramon P. Gonzalez for rezoning of parcels of land from residential zone to commercial zone, covered by Lot 3-A, TCT-032-2014001108, Lot 5-B, T-103395, Lot 5-C, T-176571, Lot 13-A, T-103393, Lot 13-B, T-103394, Lot 13-C, T-100024, Lot 13-D, T-176565, Lot 13-E, T-176566, Lot 13-F, T-100028, Lot 14-A, T-103391, Lot 14-B, T-176567, Lot 14-C, T-103390, Lot 14-D, T-176568, Lot 14-E, T-100027, Lot 14-F, T-100025, Lot 14-H, T-176569, Lot 14-I, T-100026, Lot 14-J, T-103392, and Lot 14-K, T-176570, with an area of 18,631sq.m., located at Barangay Caritan Norte, Tuguegarao City.

The Committee further recommends that any complex development in the future shall be subject to the approval of the Sangguniang Panlungsod and the Committee on Land Use, Zoning, Planning and Subdivision Approval.

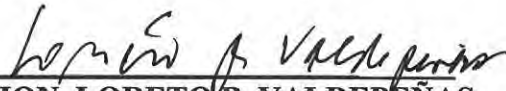
Respectfully submitted:



HON. KENDRICK S. CALUBAQUIB
Chairman



HON. RONALD S. ORTIZ
Vice Chairman



HON. LORETO B. VALDEPEÑAS
Member



HON. ANTHONY C. TUDDAO
Member



Republic of the Philippines
Province of Cagayan
Tuguegarao City

SANGGUNIANG PANLALAWIGAN

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE PROVINCIAL BOARD HELD ON WEDNESDAY, MARCH 04, 2015 AT THE SESSION HALL OF THE SANGGUNIANG PANLALAWIGAN, PROVINCIAL CAPITOL, TUGUEGARAO CITY.

PRESENT:

Hon. Leonides N. Fausto, Vice Governor/ Presiding Officer
Hon. Ramon C. Nolasco, Member
Hon. Romeo S. Garcia, Member
Hon. Vilmer V. Vilorio, Member
Hon. Alexander S. Daguna, Member
Hon. Winnoco R. Abraham, Member
Hon. Christian R. Guzman, Member
Hon. Jude T. Bayona, Member
Hon. Vicente G. Pagurayan, Member

ON OFFICIAL BUSINESS:

Hon. Mila Perpetua C. Lauigan, Member
Hon. Maria Olivia B. Pascual, Member
Hon. Melvin K. Vargas, Jr., Member

ON OFFICIAL TIME:

Hon. Karen Kaye T. Turingan, Member

ABSENT:

NONE

RESOLUTION NO. 2015 – 8 - 63

RESOLUTION APPROVING ORDINANCE NO. 017-2014 OF THE CITY OF TUGUEGARAO, CAGAYAN

Report of the Committee on Laws, Ordinances, Revisions and Legal Matters on Ordinance No. 017-2014 of the City of Tuguegarao, Cagayan, recommending favorable review thereof subject to the observations and recommendations stated therein.

ADOPTED and APPROVED by the Sangguniang Panlalawigan.


On motion of Hon. Romeo S. Garcia, duly seconded, be it

RESOLVED, as it is hereby resolved, to approve Ordinance No. 017-2014 of the City of Tuguegarao, Cagayan, entitled: " An Ordinance Rezoning From Residential To Commercial

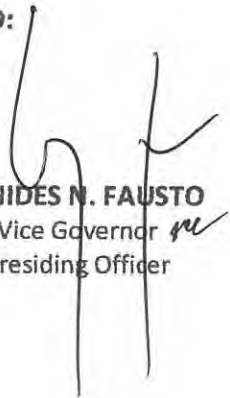
Zone Parcels of Land Covered by Lot 3-A, TCT-032-2014001108, Lot 5-B, T-103395, Lot 5-C, T-176571, Lot 13-A, T-103393, Lot 13-B, T-103394, Lot 13-C, T-100024, Lot 13-D, T-176565, Lot 13-E, T-176566, Lot 13-F, T-100028, Lot 14-A, T-103391, Lot 14-B, T-176567, Lot 14-C, T-103390, Lot 14-D, T-176568, Lot 14-E, T-100027, Lot 14-F, T-100025, Lot 14-H, T-176569, Lot 14-I, T-100026, Lot 14-J, T-103392 and Lot 14-K, T-176570 Covering an Area of 18,631 Square Meters Located at Barangay Caritan Norte, Tuguegarao City ;" with the attached report of the Committee on Laws, Ordinances, Revisions and Legal Matters, as adopted and which forms an integral part of this Resolution, a copy of which is hereby transmitted to that City, for their information and reference. .

CARRIED.

I HEREBY CERTIFY to the correctness of the above-quoted Resolution.


EVELYN C. CANILLAS
Board Secretary *IX*

ATTESTED:


LEONIDES N. FAUSTO
Vice Governor *me*
Presiding Officer

Edna M/



OFFICE OF THE SANGGUNIANG PANLALAWIGAN

COMMITTEE ON LAWS, ORDINANCES, REVISIONS AND LEGAL MATTERS

COMMITTEE REPORT

SUBJECT:

City Ordinance No. 017, series of 2014 of the Sangguniang Panlungsod of Tuguegarao City, Cagayan, entitled: "An Ordinance Rezoning from Residential Zone to Commercial Zone Parcels of Land Covered by Lot 3-A, TCT-032-2014001108, Lot 5-B, T-103395, Lot 5-C, T-176571, Lot 13-A, T-103393, Lot 13-B, T-103394, Lot 13-C, T-100024, Lot 13-D, T-176565, Lot 13-E, T-176566, Lot 13-F, T-100028, Lot 14-A, T-103391, Lot 14-B, T-176567, Lot 14-C, T-103390, Lot 14-D, T-176568, Lot 14-E, T-100027, Lot 14-F, T-100025, Lot 14-H, T-176569, Lot 14-I, T-100026, Lot 14-J, T-103392 and Lot 14-K, T-176570 Covering an Area of 18,631 Square Meters Located at Barangay Caritan Norte Tuguegarao City"

FINDINGS:

The subject Ordinance is effectively a reclassification of land sanctioned under Section 20 of Republic Act No. 7160 otherwise known as the Local Government Code of 1991, to wit:

"Section 20. Reclassification of Lands. – (a) A city or municipality may, through an ordinance passed by the sanggunian after conducting public hearing for the purpose, authorize the reclassification of agricultural lands and provide for the manner or their utilization or disposition xxx".

Clearly, it is within the ambit of the legislative authority of the Sangguniang Panlungsod. Indeed, the regulation by local legislatures of land use in their respective territorial jurisdiction through zoning and reclassification is an exercise of police power. The power to establish zones for industrial, commercial and residential uses is derived from the police power itself and is exercised for the protection and benefit of the residents of a locality.

Finding no reason for disapproval of the subject Ordinance, this Committee, therefore, stamps its approbation thereof.

RECOMMENDATION:

IN VIEW OF THE FOREGOING, the Committee respectfully recommends the **APPROVAL** of **City Ordinance No. 017, series of 2014 of the Sangguniang Panlungsod of Tuguegarao City, Cagayan.**



OFFICE OF THE SANGGUNIANG PANLALAWIGAN

COMMITTEE ON LAWS, ORDINANCES, REVISIONS AND LEGAL MATTERS


HON. MILA PERPETUA CATABAY-LAUGAN
Chairman


HON. ROMEO S. GARCIA
Vice Chairman


HON. WINNOCO R. ABRAHAM
Member

HON. VICENTE G. PAGURAYAN
Member

HON. RAMON C. NOLASCO
Member