

Republic of the Philippines  
Province of Cagayan  
City of Tuguegarao

**OFFICE OF THE SECRETARY TO THE SANGGUNIAN**

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September 19, 2016

**Dr. Rosalinda P. Callang**  
Secretary to the Sanggunian  
Sangguniang Panlalawigan, Province of Cagayan  
Capitol Hills, Tuguegarao City



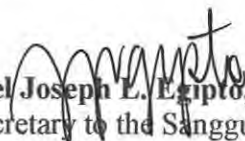
**Madam:**

Pursuant to Section 54 of the Local Government Code, we are now submitting for review and action the attached legislative measure enacted by the Seventh City Council of Tuguegarao City on September 13, 2016 10<sup>th</sup> Regular Session.

***CITY ORDINANCE NO. 14-2016 – “CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO INSTITUTIONAL ZONE OF LOT NO. 5894, T-43318 COVERING AN AREA OF 10,389 SQUARE METERS LOCATED AT ATULAYAN SUR, TUGUEGARAO CITY”***

Thank you.

Yours truly,

  
**Joel Joseph L. Egipio, Ph.D.**  
Secretary to the Sanggunian



Republic of the Philippines  
 PROVINCE OF CAGAYAN  
 City of Tuguegarao



**SEVENTH CITY COUNCIL**

EXCERPTS FROM THE MINUTES OF THE 10<sup>TH</sup> REGULAR SESSION  
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON SEPTEMBER 13, 2016, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Danilo L. Baccay	Sangguniang Panlungsod Member
Hon. Jude T. Bayona	-do-
Hon. Kendrick S. Calubaquib	-do-
Hon. Maila Rosario T. Que	-do-
Hon. Arnel T. Arugay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Mary Marjorie P. Martin-Chan	-do-
Hon. Raymund P. Guzman	-do-
Hon. Jose Pedro G. Velasco	-do-

ABSENT:

Hon. Grace B. Arago	Sangguniang Panlungsod Member (on Official Business)
Hon. Anthony C. Tuddao	-do- (on Official Business)

**CITY ORDINANCE NO. 14-2016**

**CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO INSTITUTIONAL ZONE  
 OF LOT NO. 5894, T-43318 COVERING AN AREA OF 10,389 SQUARE METERS  
 LOCATED AT ATULAYAN SUR, TUGUEGARAO CITY**

Sponsors:

**Hon. Kendrick S. Calubaquib  
 Hon. Danilo L. Baccay  
 Hon. Anthony C. Tuddao  
 Hon. Winnoco R. Abraham**

Co-Sponsors:

**Hon. Jude T. Bayona  
 Hon. Arnel T. Arugay  
 Hon. Gilbert S. Labang  
 Hon. Imogen Claire M. Callangan  
 Hon. Jose Pedro G. Velasco**

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

**WHEREAS**, Dr. Ronald P. Guzman has applied for rezoning of his property from residential zone to institutional zone located at Atulayan Sur, Tuguegarao City;

**WHEREAS**, the applicant has complied with the requirements provided in R.A. 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules, regulations and submitted the following documents:

1. Letter request of Dr. Ronald P. Guzman, requesting for rezoning of his property from residential zone to institutional zone
2. Letter indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano to the Seventh City Council
3. Photocopy of the Title under the name of Development Bank of the Philippines
4. Certificate of Tax Clearance

5. Declaration of Real Property
6. Affidavit with regards ownership of the property
7. Certification from Development Bank of the Philippines
8. Barangay Clearance
9. CPDCO Certification stating that the landholdings are classified as agricultural as per approved Comprehensive Land Use Plan: 2001-2005 and Coning Ordinance No. 04 of the City of Tuguegarao dated October 11, 2002 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003 dated March 7, 2003
10. Vicinity Map
11. Special Power of Attorney for Mr. Christian R. Guzman to act as Attorney-in-Fact of Dr. Ronald P. Guzman in his application for rezoning

**WHEREAS**, the documents in support to the application for the reclassification of stated land which are contained in Committee Report No. 025-2016 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance;

**WHEREAS**, the Committee, that as per Zoning Ordinance, attached the zoning certification stating the subject matter is already residential and further recommends that a buffer of three (3) meters shall be provided along entire boundary length. Buffer regulation shall be provided between two conflicting zones. Such buffer should be open and not encroached upon by any building or structure and should be a part of the yard or open spaces;

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

**WHEREAS**, if there are any violations committed by the applicant, the application is subject to existing rules and regulations without prejudice to the payment of fines and penalties.

**NOW THEREFORE**, be it ordained by the Seventh City Council in session assembled:

#### **SECTION 1. DEFINITION OF TERMS:**

- A. AGRICULTURAL LAND** – refers to land use devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land (Section 3 (c) of RA No. 6657)
- B. BUFFER ZONE** – there are yards, parks or open spaces intended to separate incompatible elements or uses to control pollutive/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed
- C. LAND USE** – refers to the manner of utilization including its allocation, development and management
- D. REZONING** – the process of altering land use of one zone to another zone
- E. RESIDENTIAL ZONE** – refers to an area within the city intended principally for dwelling/housing purposes
- F. INSTITUTIONAL ZONE** – an area within the city intended primarily for government offices and schools and universities, hospitals, convention center, religious structures and museums
- G. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

**SECTION 2. COVERAGE:** Parcel of agricultural land of Lot No. 5894, T-43318, covering an area of 10,389 square meters, located at Atulayan Sur, Tuguegarao City.

**SECTION 3. REZONING:** The aforementioned parcel of land described in Section 2 hereof are hereby reclassified from residential zone to institutional 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.



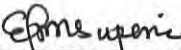
**SECTION 5. SEPARABILITY CLAUSE:** Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

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


On motion of Hon. Kendrick S. Calubaquib, with eight (8) members voting in favour, two (2) against (Hon. Maila Rosario T. Que and Hon. Mary Marjorie P. Martin-Chan) and one (1) inhibition (Hon. Raymund P. Guzman), **CITY ORDINANCE NO. 14-2016** was **APPROVED**.

x-x-x

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**EDITHA M. SUPENA**  
Administrative Officer V  
Acting Assistant Secretary to the Sanggunian

ATTESTED:

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

APPROVED:

  
**HON. JEFFERSON P. SORIANO**  
City Mayor  
Date approved: 

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## DOCUMENTS SUBMITTED:

1. Letter Request of Dr. Ronald P. Guzman, requesting for rezoning of his property from residential zone to institutional zone.
2. Letter Indorsement of City Mayor, Hon. Atty. Jefferson P. Soriano to the Seventh City Council.
3. Photocopy of the Title under the name of Development Bank of the Philippines.
4. Certificate of Tax Clearance.
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9. CPDCO Certification stating that the landholdings are classified as Agricultural as per approved Comprehensive Land Use Plan: 2001-2005 and Zoning Ordinance No. 04 of the City of Tuguegarao dated October 11, 2002 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003 dated March 7, 2003.
10. Vicinity Map
11. Special Power of Attorney for Mr. Christian R. Guzman to act as Attorney-in-Fact of Dr. Ronald P. Guzman in his application for rezoning.

**Committee Report No.025-2016**





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, SEPTEMBER 21, 2016 AT THE SESSION HALL OF THE SANGGUNIANG PANLALAWIGAN, PROVINCIAL CAPITOL, TUGUEGARAO CITY.

### PRESENT:

Hon. Melvin K. Vargas, Jr., *Vice Governor/Presiding Officer*  
Hon. Jean Alphonse D. Ponce, *Board Member*  
Hon. Cristopher T. Barcena, *Board Member*  
Hon. Arnold T. Layus, Jr., *Board Member*  
Hon. Vilmer V. Vilorio, *Board Member*  
Hon. Rosauo Rodrigo G. Resuello, *Board Member*  
Hon. Karen Kaye T. Turingan, *Board Member*  
Hon. Rodrigo C. de Asis, *Board Member*  
Hon. Hilario Larry S. Ting, *Ex-Officio Member (LnB President)*

### ABSENT:

Hon. Maria Olivia B. Pascual, *Board Member - On Official Time*  
Hon. Jesus Florencio A. Vargas, *Board Member - On Official Time*  
Hon. Perla C. Tumaliuan, *Board Member - On Official Business*  
Hon. Maila Rosario S. Ting-Que, *PCL President - On Official Business*

### RESOLUTION NO. 2016-9-128

### A RESOLUTION APPROVING CITY ORDINANCE NO. 14-2016 OF THE SANGGUNIANG PANLUNGSOD OF TUGUEGARAO CITY, CAGAYAN

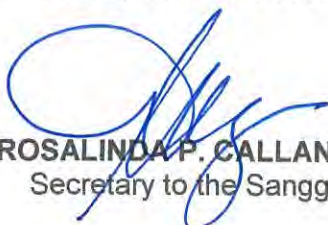
City Ordinance No. 14-2016 of the Sangguniang Panlungsod of Tuguegarao City, Cagayan, *entitled: "CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO INSTITUTIONAL ZONE OF LOT NO. 5894, T-43318 COVERING AN AREA OF 10,389 SQUARE METERS LOCATED AT ATULAYAN SUR, TUGUEGARAO CITY"*, is approved on review, it being within the powers of the Sangguniang Panlungsod to enact.

On motion, duly seconded, be it

Returned Approved, to the Sangguniang Panlungsod of Tuguegarao City, Cagayan, its City Ordinance No. 14-2016, for their information and guidance.

CARRIED.

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

  
ROSALINDA P. CALLANG, DPA  
Secretary to the Sanggunian

ATTESTED:

  
MELVIN K. VARGAS, JR., DPA  
Vice Governor/ Presiding Officer