



Republic of the Philippines  
 PROVINCE OF CAGAYAN  
 City of Tuguegarao  
**EIGHTH CITY COUNCIL**



EXCERPTS FROM THE MINUTES OF THE 24<sup>th</sup> REGULAR SESSION  
 OF THE EIGHTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON DECEMBER 17, 2019, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

*1-8-20*  
*4:30 pm*

**PRESENT:**

- |                                 |  |
|---------------------------------|--|
| Hon. Bienvenido C. De Guzman II | City Vice Mayor/Presiding Officer                  |
| Hon. Maila Rosario T. Que       | Sangguniang Panlungsod Member                      |
| Hon. Danilo L. Baccay           | -do-   |
| Hon. Gilbert S. Labang          | -do-   |
| Hon. Imogen Claire M. Callangan | -do-   |
| Hon. Ronald S. Ortiz            | -do-   |
| Hon. Arnel T. Arugay            | -do-   |
| Hon. Winnoco R. Abraham         | -do-   |
| Hon. Grace B. Arago             | -do-   |
| Hon. Raymund P. Guzman          | -do-   |
| Hon. Karina S. Gauani           | -do-   |
| Hon. Victor Herbert N. Perez    | -do-   |
| Hon. Gil G. Pagulayan           | Ex Officio Member (Liga ng mga Barangay President) |
| Hon. Karen L. Taguinod          | Ex Officio Member (SK Federation President)        |

**ABSENT:**

- |                                   |                               |
|-----------------------------------|-------------------------------|
| Hon. Mary Marjorie P. Martin-Chan | Sangguniang Panlungsod Member |
|-----------------------------------|-------------------------------|

**CITY ORDINANCE NO. 55-08-2019**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE OF PORTIONS OF LOT 3450-B, LOT 3450-C, LOT 3450-D, LOT 3450-I, LOT 3450-J ALL PSD-(AF)-02-089133, LOT 3450-H-1, LOT 3450-H-2, LOT 3450-H-3, LOT 3450-H-4, LOT 3450-H-5, LOT 3450-H-6, LOT 3450-H-7, LOT 3450-H-8 ALL PSD-(AF)-02-089743, LOT 3450-A-1, LOT 3450-A-2, LOT 3450-A-3, LOT 3450-A-4, LOT 3450-A-5, LOT 3450-A-6, LOT 3450-A-7, LOT 3450-A-8, LOT 3450-A-9 ALL PSD-(AF)-02-089748, LOT 3450-F-1, LOT 3450-F-2, LOT 3450-F-3, LOT 3450-F-4, LOT 3450-F-5, LOT 3450-F-6, LOT 3450-F-7, LOT 3450-F-8 ALL PSD-(AF)-02-090169, LOT 3450-G-1, LOT 3450-G-2, LOT 3450-G-3, LOT 3450-G-4, LOT 3450-G-5, LOT 3450-G-6, LOT 3450-G-7, LOT 3450-G-8, LOT 3450-G-9 ALL PSD-(AF)-02-090248, LOT 3450-E-1, LOT 3450-E-2, LOT 3450-E-3, LOT 3450-E-4, LOT 3450-E-5 ALL PSD-(AF)-02-090161 UNDER TCT NO. 032-2018002521 COVERING AN AREA OF 16,294 SQUARE METERS LOCATED AT LARION BAJO, TUGUEGARAO CITY**

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

**WHEREAS**, Ms. Imelda M. Alivia-Whitaker has applied for the reclassification of her parcel of land from agricultural zone to residential zone located at Larion Bajo, 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 Ms. Imelda Alivia-Whitaker for the reclassification of her parcel of land from agricultural zone to residential zone
2. Letter Indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Seventh City Council

*Handwritten signature and initials*

3. Vicinity Map
4. Electronic Copy of Certificate of Title/(s)
5. Copy of Tax Declaration
6. 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
7. Certification from the CPDCO Zoning Officer that the total agricultural area of Tuguegarao City is 5891.47 hectares as approved by the HLURB/SP Resolution No. 080 dated March 07, 2003 of which 96.14435 hectares has been reclassified for non- agricultural use
8. Office of the City Agriculturist Inspection Report on the actual/existing land use
9. Department of Agriculture-RFO 02 Results of Soil Analysis
10. National Irrigation Administration (NIA) Certification
11. Municipal Agrarian Reform Office (MARO) Certification
12. Barangay Certification that the subject lot is NOT TENANTED.
13. Department of Agriculture (Regional Office No. 02) Certification
14. Special Power of Attorney for Ms. Rosalinda M. Umoso to act as Attorney-in-Fact of Ms. Imelda M. Alivia-Whitaker to process their application for reclassification
15. Certification issued by the Zoning Officer that the subject lot is reclassified under the updated Comprehensive Land Use Plan (CLUP) CY 2019-2028 and Zoning Ordinance No. 30-2019

**WHEREAS**, the applicant shall comply with the provisions of the National Building Code, Environmental Code and all other related laws, rules and regulations.

**WHEREAS**, the documents in support to the application for the reclassification of subject lots which are contained in Committee Report No. 230-2019 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and have greater economic value for residential, commercial or industrial purposes as determined of the total area at the time of reclassification;

**WHEREAS**, the subject lot is suitable for residential use;

**WHEREAS**, the submission of falsified documents is a ground for the automatic cancellation of the application.

**NOW, THEREFORE**, be it ordained by the 8<sup>th</sup> 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 R. A. No. 6657).
- B. AGRICULTURAL ZONE**- refers to an area within the city devoted primarily for agricultural purposes.
- C. LAND USE** – refers to the manner of utilization including its allocation, development and management.
- D. RECLASSIFICATION OF AGRICULTURAL LAND** - refers to the act of specifying how agricultural land shall be utilized for non-agricultural uses such as residential, industrial and commercial as embodied in the land use plan. It also includes the reversion of non-agricultural lands to agricultural one.
- E. RESIDENTIAL ZONE** – refers to an area within the city intended principally for dwelling/housing purposes.
- F. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

**SECTION 2. COVERAGE:** Parcel of agricultural land covered by portions of Lot 3450-B, Lot 3450-C, Lot 3450-D, Lot 3450-I, Lot 3450-J ALL PSD-(AF)-02-089133, Lot 3450-H-1, Lot 3450-H-2, Lot 3450-H-3, Lot 3450-H-4, Lot 3450-H-5, Lot 3450-H-6, Lot 3450-H-7, Lot 3450-H-8 ALL PSD-(AF)-02-



*M*

089743, Lot 3450-A-1, Lot 3450-A-2, Lot 3450-A-3, Lot 3450-A-4, Lot 3450-A-5, Lot 3450-A-6, Lot 3450-A-7, Lot 3450-A-8, Lot 3450-A-9 ALL PSD-(AF)-02-089748, Lot 3450-F-1, Lot 3450-F-2, Lot 3450-F-3, Lot 3450-F-4, Lot 3450-F-5, Lot 3450-F-6, Lot 3450-F-7, Lot 3450-F-8 ALL PSD-(AF)-02-090169, Lot 3450-G-1, Lot 3450-G-2, Lot 3450-G-3, Lot 3450-G-4, Lot 3450-G-5, Lot 3450-G-6, Lot 3450-G-7, Lot 3450-G-8, Lot 3450-G-9 ALL PSD-(AF)-02-090248, Lot 3450-E-1, Lot 3450-E-2, Lot 3450-E-3, Lot 3450-E-4, Lot 3450-E-5 ALL PSD-(AF)-02-090161 under TCT No. 032-2018002521 covering an area of 16,294 square meters located at Larion Bajo, Tuguegarao City.

**SECTION 3. RECLASSIFICATION:** The aforementioned parcels of land described in Section 2 hereof are hereby reclassified from agricultural zone to residential 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.

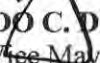
**SECTION 6. EFFECTIVITY:** This City Ordinance shall take effect immediately upon approval.

X-X-X

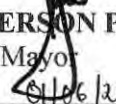
I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
JOEL JOSEPH L. EGIPTO, Ph.D.  
Secretary to the Sanggunian

ATTESTED:

  
HON. BIENVENIDO C. DE GUZMAN II  
City Vice Mayor  
Presiding Officer  
Date: \_\_\_\_\_

APPROVED:

  
HON. ATTY. JEFFERSON P. SORIANO  
City Mayor  
Date: 01/06/2020