



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 SANGGUNIAN PANLUNGSOD SESSION HALL

**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. 56-08-2019**

**CITY ORDINANCE REZONING FROM RESIDENTIAL ZONE TO COMMERCIAL ZONE OF PORTION OF LOT 2245-A-1, LOT 2245-A-2, LOT 2245-A-3, PSD-(AF)-02-054437 OF TCT NO. 032-2018001288, PORTION OF LOT NO. 2241-A, LOT 2241-B AND LOT 2241-D, PSD-(AF)-02-013279 AND PCN-(AF)-02-000740 OF TCT NO. 032-2018003546, PORTION OF LOT 2-E, LOT 2-F, LOT 2-G, LOT 2-H ALL OF PSD-2-01-010077 AND LOT 2245-B, LOT 2245-C PSD-AF-02-047959 OF TCT NO. 032-2017004317, PORTION OF LOTS 2244-E, LOT 2244-F, LOT 2244-G, AND LOT 2244-H ALL OF PSD-(AF)-02-037312 OF TCT NO. 032-2017003458, PORTION OF LOT NOS. 2244-D-1 TO D-8 PSD-(AF)-02-060582 OF TCT NO. 032-2017004237, PORTION OF LOT NO. 2-C, LOT NO. 2-D, PSD-2-01-010077, LOT NO. 2248-B-2 AND LOT NO. 2248-B-3 PSD-(AF)-02-038144 OF TCT NO. 032-2018004090, LOT NO. 2245-D PSD-AF-02-047959 OF TCT NO. 032-2018001219, LOT NO. 2252 OF TCT NO. 032-2018000984, LOT NO. 2250-C PSD-02-056882 OF TCT NO. 032-2018000985, LOT NO. 2251 OF TCT NO. 032-2018004165, LOT NO. 2106-C PSD-(AF)-02-021469 OF TCT NO. 032-2018003563, LOT NO. 2098-B-1 PSD-(AF)-02-057761 OF TCT NO. 032-2018003379, AND LOT NO. 2098-B-2 PSD-(AF)-02-057761 OF TCT NO. 032-2018003632 COVERING AN AREA OF 34,175.31 SQUARE METERS LOCATED AT CATAGGAMAN PARDO, 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. Helen Aguilar Sim has applied for the rezoning of her parcels of land from residential zone to commercial zone located at Cataggaman Pardo, Tuguegarao City;

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

*(Handwritten initials and a checkmark)*

1. Letter Request of Ms. Helen Aguilar Sim for the rezoning of her parcels of land from Residential Zone to Commercial Zone
2. Letter Indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano to the Seventh City Council
3. Vicinity Map
4. Electronic Copy of Certificate of Title
5. Photocopy of Tax Declaration
6. CPDCO Certification stating that the landholding is classified as Residential 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. Barangay Certification that the subject lot is not tenanted
8. Special Power of Attorney for Mr. Juan Aguilar Jr. to act as attorney-in-fact of Ms. Helen Aguilar Sim to process his application for rezoning
9. Certification issued by the Zoning Officer that the subject lots are rezoned under the updated Comprehensive Land Use Plan (CLUP) CY 2019-2028 and Zoning Ordinance No. 30-2019

**WHEREAS**, the applicant shall comply with the following recommendations of the committee:

- a.) Payment of the following penalties:
  - Locational Clearance - P10,000.00 (HLURB Resolution No. 675, Series of 2000)
  - Building permit - P10,000.00 + Surcharge based on the actual % of Accomplishment
- b.) It shall be subject to the compliance 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 rezoning of the 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 lots are suitable for commercial use;

**WHEREAS**, 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. 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 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.
- E. ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

**SECTION 2. COVERAGE:** Parcel of residential lands covered by portion of Lot 2245-A-1, Lot 2245-A-2, Lot 2245-A-3 PSD-(AF)-02-054437 of TCT No. 032-2018001288, portion of Lot No. 2241-A, Lot No. 2241-B, Lot No. 2241-D, PSD-(AF)-02-013279 AND PCN-(AF)-02-000740 of TCT No. 032-2018003546, portion of Lot 2-E, Lot 2-F, Lot 2-G, Lot 2-H ALL OF PSD-2-01-010077 and Lot 2245-B, Lot 2245-C PSD-AF-02-047959 of TCT No. 032-2017004317, portion of Lots 2244-E, Lot 2244-F, Lot 2244-G, and Lot 2244-H ALL OF PSD-(AF)-02-037312 TCT No. 032-2017003458, portion of Lot Nos. 2244-D-1 to D-8 PSD-(AF)-02-060582 of TCT No. 032-2017004237, portion of Lot 2-C, Lot 2-D, PSD-2-01-010077, Lot No. 2248-B-2 and Lot No. 2248-B-3 PSD-(AF)-02-038144 of TCT 032-2018004090, Lot No. 2245-D PSD-(AF)-02-047959 of TCT No. 032-2018001219, Lot No. 2252 of TCT No. 032-

2018000984, Lot No. 2250-C PSD-02-056882 of TCT No. 032-2018000985, Lot No. 2251 of TCT No. 032-2018004165, Lot No. 2106-C PSD-(AF)-02-021469 of TCT No. 032-2018003563, Lot No. 2098-B-1 PSD-(AF)-02-057761 of TCT No. 032-2018003379, and Lot No. 2098-B-2 PSD-(AF)-02-057761 of TCT No. 032-2018003632 covering an area of 34,175.31 square meters located at Cataggaman Pardo, Tuguegarao City.

**SECTION 3. REZONING:** The aforementioned parcels of land described in Section 2 hereof are hereby rezoned from residential zone to commercial zone.

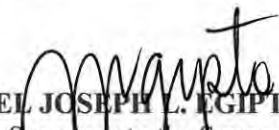
**SECTION 4. REPEALING CLAUSE:** City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

**SECTION 5. SEPARABILITY 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: 04/06/2020