



**CITY PLANNING AND DEVELOPMENT OFFICE**

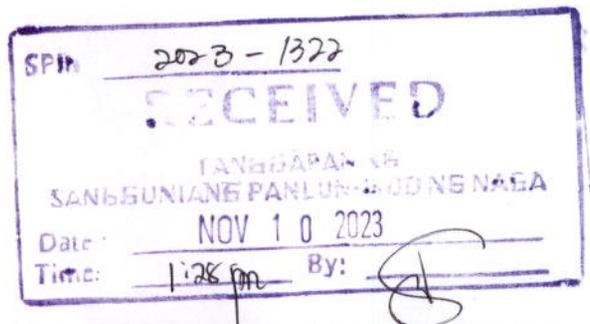
J. Miranda Ave., Concepcion Pequena, Naga City 4400  
 Tel. No. 205-2980 loc. 2080

10 November 2023

**THE HONORABLE MEMBERS**  
 Sangguniang Panlungsod  
 Naga City

Attn: **Hon. SALVADOR M. DEL CASTILLO**  
 Chair, Committee on Land Use

Gentlemen/Mesdames:



This refers to the request of Ms. Eva Olmedillo for **rezoning** of a parcel (portion) of residential land located at Barangay Cararayan, this city, into Commercial Use, to be used as a site for their proposed 7/11 Convenience Store.

In compliance with the directive, and as provided for in Ordinance 2000-071 (Naga City Zoning Ordinance), we conducted site inspection last November 8, 2023 of the area and below are our observations:

1. The total area is THREE THOUSAND (3,000) SQUARE METERS, owned by Ms. Eva M. Olmedillo, which is covered by TCT No. 18325.
2. The parcel of land is situated between two educational institutions, Don Manuel I. Abella Central School and Cararayan National High School, and a religious institution, Mater Salutis Parish. This location could potentially offer a convenient retail/grocery destination for students and the surrounding community.
3. Below is the QGIS overlay of the property highlighted in yellow.



In addition, the documents submitted by Ms. Eva Olmedillo were reviewed and hereunder is the result of our evaluation, to wit:

• **TECHNICAL EVALUATION** •

| Documentary Requirements                                      | Compliance/Remarks   |
|---|--|
| 1. Letter of application in the name of the owner of the land | <b>COMPLIED</b><br><br>Letter addressed Mr. Wilfredo B. Prilles, Jr. dated October 12, 2023 requesting for rezoning of property located at Barangay Cararayan from Residential to Commercial with an area of Three Thousand (3,000) square meters. |

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| 2. Original or Transfer Certificate of Title and/or other documents establishing ownership of the land | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Transfer Certificate of Title No. 18325, with an area of THREE THOUSAND (3,000) SQUARE METERS, registered under the name of EVA M. OLMEDILLO submitted.</i></p>   |
| 3. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer        | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Tax Payment Receipt No. 3787656 for OLMEDILLO, EVA M. paid in full for the year 2023 signed by Ms. Maria Socorro Gayanilo, City Treasurer, on November 29, 2022.</i></p> <ul style="list-style-type: none"> <li>• <i>Tax Declaration No. 0802000600658</i></li> </ul>       |
| 4. Location Plan and/or Vicinity Map   | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Lot Plan and Vicinity Map submitted and signed by Engr. Jose Ferro</i></p>  |
| 5. Detailed Feasibility Study of the proposed project or intended use of the land                      | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Feasibility Study (FS) prepared by Ms. Fatima Brioso Bricia, for the proposed 7/11 Convenience Store. FS includes economic feasibility, environmental impact assessment, and community impact analysis.</i></p>   |
| 6. Barangay Resolution   | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Barangay Resolution No. 2023-33 series of 2023 from Barangay Cararayan stating no objection for the proposed 7/11 Convenience Store unanimously approved and signed by Hon. Rodrigo Agravante, Jr., Punong Barangay.</i></p>  |
| 7. Site zoning classification  | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Site Zoning Certificate issued by Mr. Odilio G. Nate, Project Development Officer II/Acting Zoning Administrator, dated October 16, 2023, certifying that the subject lot is classified as Low-Density Residential Zone (90 R-1) per Zoning Ordinance No. 2000-071.</i></p> |
| 8. Rezoning Fee  | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Receipt No.: 4737728<br/>Date of Payment: October 25, 2023<br/>Amount: P 3,000.00</i></p>   |

Further, in reference to the supplemental requirements specified under Ordinance No. 2000-071 for Commercial Establishments near educational and/or government institutions, specified hereunder are our evaluation of the additional documents submitted by the applicant:

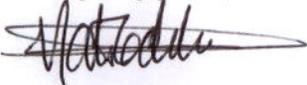
| Additional Documentary Requirements                                    | Compliance/Remarks   |
|--|--|
| 9. Certificate of No Objection from Establishments within 200m radius. | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>No objection certificates submitted and signed by representatives from the following establishments:</i></p> <ul style="list-style-type: none"> <li>• <i>Don Manuel I. Abella Central School (≅83m away from site) – Signed August 4, 2023 by Mr. Apolo Sebello</i></li> <li>• <i>Cararayan National High School (≅60m away from site) – Signed August 4, 2023 by Nemia Luzada, PhD.</i></li> <li>• <i>Mater Salutis Parish (≅187m away from site) – Signed August 31, 2023 by Approving Authority MSP</i></li> </ul> |

|                               |   |
|-------------------------------|---|
| 10. Special Power of Attorney | <p style="text-align: center;"><b>COMPLIED</b></p> <p><i>Special Power of Attorney executed October 17, 2023, appointing Ms. Fatima Brioso Bricia as attorney-in-fact to represent Ms. Olmedillo relating to the Zoning of the Land Property described above.</i></p> |
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In view of the above and having complied with all the requirements, we recommend the **approval** of the application for rezoning of the proposed 7/11 Convenience Store.

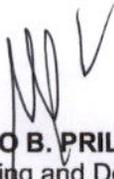
For your information and guidance.

Very truly yours,



**ODILIO G. NATE**  
Project Development Officer II/Acting Zoning Administrator

Noted by:



**WILFREDO B. PRILLES, JR.**  
City Planning and Development Coordinator