

Republic of the Philippines

CITY OF NAGA

"An Maogmang Lugar"

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CITY PLANNING AND DEVELOPMENT OFFICE



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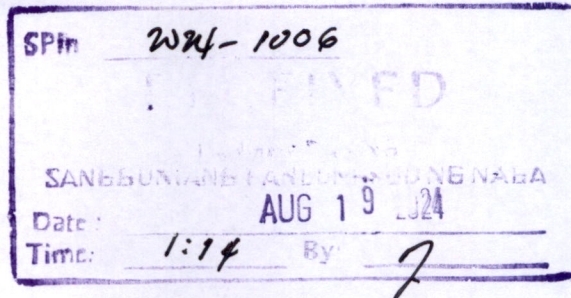
J. Miranda Ave., Concepcion Pequena, Naga City 4400
Tel. No. 205-2980 loc. 2080

19 August 2024

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 Atty Sarina Rosa Gonzales-Co, property owner, and represented by Mr. John Denver S. Sese, for **rezoning** of a parcel of residential land located at Zone 1A, Barangay Cararayan, this city, into Commercial Use, to serve as a site for his Hollow Blocks Trading Business.

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

1. The subject property is located along Cararayan-San Isidro Road; parallel to the western portion of the Cararayan National High School and adjacent to the Cararayan Phase I Resettlement Subdivision; Approximately 200 meters away from the Northeastern end point of the subject property to the Southwestern end point of Don Manuel Abella Central School Property.
2. The property already had an existing hut made from light materials and is surrounded by a couple of non-fruit bearing and bearing trees.
3. Below is the QGIS overlay of the said property highlighted in red.



In addition, the documents submitted by Mr. John Denver S. Sese 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	<p>COMPLIED</p> <p>Letter from Mr. John Denver S. Sese addressed to Mr. Wilfredo B. Prilles, Jr. requesting for the rezoning of TCT 086-2017001483 by Lot No. 843-F-27-01 with a total area of 4,000 sqm.</p> <p>Special Power of Attorney executed by Atty Sarina Rosa G. Co appointing Mr. John Denver S. Sese as her attorney-in-fact to work out the requirements for the rezoning of the property. Executed on June 1, 2023.</p>

2. Original or Transfer Certificate of Title and/or other documents establishing ownership of the land	<p style="text-align: center;">COMPLIED</p> <p><i>TCT No. 086-2017001483</i> <i>Owner: Sarina Rosa R. Gonzales-Co</i> <i>Area: 4,000 sqm</i></p>
3. Certificate of Updated Real Property Tax Payment duly signed and certified by City Treasurer	<p style="text-align: center;">COMPLIED</p> <p><i>Certificate of Tax Payment with Certification No. 202403027 paid in full for the Tax Year 2025 issued on June 10, 2024, approved by City Treasurer Ms. Maria Socorro R. Gayanilo.</i></p>
4. Location Plan and/or Vicinity Map	<p style="text-align: center;">COMPLIED</p> <p><i>Lot Plan signed by Geodetic Engineer Jan Angelo L. Navera</i></p>
5. Detailed Feasibility Study of the proposed project or intended use of the land	<p style="text-align: center;">COMPLIED</p> <p><i>Narrative description indicating that the property is intended to function as a dual-purpose facility. It will be utilized primarily for the manufacturing of hollow blocks, providing a dedicated space for the production and storage of these construction materials. Additionally, the property will house a retail store specializing in the sale of coco lumber. This combination of manufacturing and retail operations is designed to maximize the property's utility and contribute to the local construction industry.</i></p>
6. Barangay Resolution	<p style="text-align: center;">COMPLIED</p> <p><i>Barangay Resolution No. 2023-36 from Barangay Cararayan Interposing No Objection on the proposed business establishment located at Zone 1, Cararayan and further endorsing the rezoning of the aforementioned property. Approved on October 7, 2023.</i></p>
7. Site zoning classification	<p style="text-align: center;">COMPLIED</p> <p><i>Site Zoning Certificate issued on July 1, 2024, certifying that the property is located within District Code No. 90 classified as Low Density Residential Zone.</i></p>
8. Rezoning Fee	<p style="text-align: center;">COMPLIED</p> <p><i>Receipt No.: 4553381</i> <i>Date of Payment: August 12, 2024</i> <i>Amount: P 3,000.00</i></p>

Likewise, upon further review, in reference to the proposed nature of the business, as per Zoning Ordinance No. 2000-071:

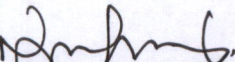
- Cottage level industries and other small manufacturing activities are allowed within Commercial Zones provided that proper yard requirements and setbacks shall be observed and provided further no form of pollution like noise, vibrations, smoke, gas, odor, fire hazard, or other injuries or obnoxious conditions related to the operation will create a nuisance beyond the premises.
- Any Industrial use which involves manufacturing, processing, assembly, storage operations, are allowed within Light Industrial Zones (I-1) provided that any, noise, vibration, smoke, gas, fumes, odor, dust, fire hazard, or other injuries or obnoxious condition, related to the operation are not sufficient to create a nuisance beyond the premises

In view of the above and having complied with all the requirements, **we recommend the approval of the application for rezoning of the property owned by Atty Sarina Rosa R. Gonzales-Co from Residential to Commercial provided that they will observe the following conditions** specified under the zoning ordinance, to wit:

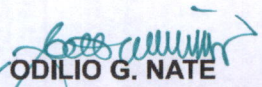
1. Observe proper yard requirements and setbacks
2. **NOISE AND VIBRATIONS.** All noise and vibration-producing machinery shall be enclosed by a building and shall be provided with effective noise-absorbing materials, noise silencers and mufflers, and an open yard of a distance not less than twenty (20) meters from the street or adjoining property lines or property planted to dense trees as buffers. Machinery should be mounted on shock-absorbing mountings, such as cork set on reinforced concrete foundations of a floating isolated foundation set on piles, as needed by the machinery concerned, to reduce all noise and vibration to a reasonable minimum.
3. **DUST AND DIRT.** The emission of dust, dirt or fly ash from any sources or activity which shall pollute the air and render it unclean, destructive, unhealthful or hazardous, or cause visibility to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.68 gram per cubic meter of fuel gas at stack temperature at 60 degrees centigrade or to create a haze with opaqueness equivalent to or greater than No. 1 of the Ringelmann Chart.
4. **ODORS AND GASES.** The emission of foul odors and gases deleterious to public health, safety and general welfare shall not be permitted. Activities emitting foul odors and obnoxious gases shall be enclosed by airtight buildings provided with air conditioning system, filters, deodorizing and other air cleaning equipment.
5. **GLARE AND HEAT.** Glare and heat from any operation or activity shall not be allowed to be radiated, seen or felt from any point beyond the limits of the property which shall not create any nuisance or danger to adjoining properties or to the community in general.
6. **INDUSTRIAL WASTES.** Industrial plant wastes shall be disposed of only in a manner which shall not create any nuisance or danger to adjoining properties or to the community in general.

For your information and guidance.

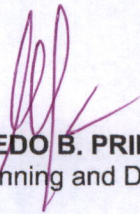
Prepared by:


NESSY P. SALES
Statistician II

Evaluated by:


ODILIO G. NATE
Acting Zoning Administrator

Noted:


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