



CITY PLANNING AND DEVELOPMENT OFFICE

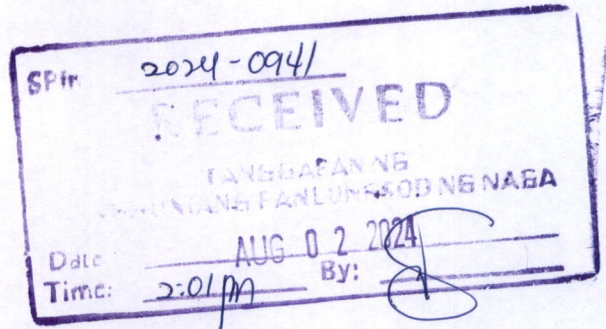
J. Miranda Ave., Concepcion Pequena, Naga City 4400
Tel. No. 205-2980 loc. 2080

2 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 Mr. Nico Santamaria, President, Synine Equity Corp., for **rezoning** of a parcel of land located at Barangay San Felipe, this city, into Commercial Use, to be used as a site for their proposed multifaceted commercial building.

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

1. Property is located along the San Felipe-Pacol Road approximately 162 meters before Maryville Homes Subdivision.
2. Upon further ocular inspection, it was observed that the San Felipe Cemetery is situated directly behind the subject property. The cemetery is separated from the property by a wall, which delineates the boundary between the two areas.
3. Previous location of San Miguel Talipapa or San Felipe Satellite Market.



Figure 1. Location. Property highlighted in Red



Figure 2. Wall delineating the boundary between the cemetery and subject property

In addition, the documents submitted by Mr. Nico Santamaria 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 style="text-align: center;">COMPLIED</p> <p><i>Letter addressed to Mr. Wilfredo B. Prilles, Jr. signed by Nico Santamaria, President, Synine Equity Corp., requesting for the rezoning of a parcel of land located at Barangay San Felipe from Residential to Commercial as a site for their proposed Commercial Building.</i></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. 086-2023002555 Owner: SYNINE EQUITY CORP., Area: 3,158 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>Official Receipt No. 1756174 paid in full for the year 2024</i></p>
4. Location Plan and/or Vicinity Map	<p style="text-align: center;">COMPLIED</p> <p><i>Vicinity map submitted</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>Feasibility Study (FS) for the proposed commercial building which includes development for a (1) grocery store, (2) commercial stalls, and (3) parking area. FS also includes a detailed marketing strategy and financial analysis.</i></p>
6. Barangay Resolution	<p style="text-align: center;">COMPLIED</p> <p><i>Barangay Resolution No. 2024-018 interposing no objection for the rezoning of the former "talipapa" to a commercial lot; Unanimously approved on July 5, 2024.</i></p>
7. Site zoning classification	<p style="text-align: center;">COMPLIED</p> <p><i>Site Zoning Certificate issued on August 2, 2024, certifying that the property is classified as a Low-Density Residential Zone within District Code No. 15.</i></p>


In view of the above and having complied with all the requirements, we recommend the **approval** of the application for rezoning of Mr. Nico Santamaria, President, Synine Equity Corp., for their parcel of land located at Bgy. San Felipe, from Residential to Commercial for the proposed commercial building.

For your information and guidance.

Prepared by:

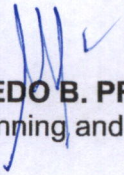

NESSY P. SALES
 Statistician II

Evaluated by:



ODILIO G. NATE
Acting Zoning Administrator

Noted:



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