



Republic of the Philippines
QUEZON CITY COUNCIL

Quezon City
23rd City Council

PR23CC-089

41st Regular Session

RESOLUTION NO. SP-10446, S-2026

A RESOLUTION AUTHORIZING THE ISSUANCE OF A CERTIFICATE OF EXCEPTION TO GABRIEL PHILLIP CUA CO FOR THE CONSTRUCTION AND OPERATION OF A PROPOSED FIVE (5)-STOREY COMMERCIAL BUILDING WITH ROOF DECK LOCATED AT LOT 11, BLOCK 448, CETACIO STREET, BARANGAY SIENA, DISTRICT I, QUEZON CITY, ALLOWING DEVIATION FROM THE RESTRICTIONS PROVIDED UNDER QUEZON CITY ORDINANCE NO. SP-2502, S-2016, OTHERWISE KNOWN AS THE COMPREHENSIVE ZONING ORDINANCE OF 2016

Introduced by Councilor BERNARD R. HERRERA

Co-Introduced by Councilors Tany Joe "TJ" L. Calalay, Dorothy A. Delarmente, M.D., Joseph P. Juico, Charm Ferrer, CPA, MPA, JD, Nicole "Nikki" V. Crisologo, Mikey F. Belmonte, Candy A. Medina, Atty. Voltaire Godofredo "Bong" Liban III, Aly Medalla, Dave C. Valmocina, Atty. Christoffer Allan "Tope" Liguigan, Wencerom Benedict C. Lagumbay, Don S. De Leon, Luigi D. Pumaren, Atty. Vicente Belmonte Jr., Edgar "Egay" G. Yap, Nanette Castelo Daza, Imee Rillo, Atty. Jesus Miguel Suntay, Raquel S. Malañgen, Joseph Joe Visaya, Aiko Melendez, Alfred Vargas, MPA, Karl Edgar Castelo, Shaira "Shay" L. Liban, Ram V. Medalla, Emmanuel Banjo A. Pilar, Kristine Alexia Matias, RN, Victor "Vic" D. Bernardo, Vito Sotto Generoso, Erwin Rey "Cocoy" A. Medina, Jose Maria "Mari" M. Rodriguez, and Jhon Angelli "Sami" C. Neri

✓

~~✗~~

✓

✓



WHEREAS, Mr. Gabriel Phillip Cua Co, as owner-applicant, has applied for a Certificate of Exception for the construction and operation of a Proposed Five (5)-Storey Commercial Building with Roof Deck located at Lot 11, Block 448, Cetacio Street, Barangay Siena, District I, Quezon City;

WHEREAS, the said property is situated in a residential zone as classified under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016, and the proposed mixed-use development exceeds the allowed height and usage restrictions for the zone;

WHEREAS, the Barangay Siena has expressed that the proposed conversion will promote economic activity and employment opportunities within the community, without causing significant disruption to the residential environment, and that no strong objections were raised during inspection and consultation;

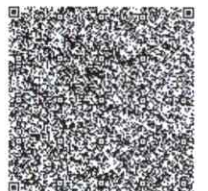
WHEREAS, in accordance with the provisions of Section 16, Article V, Section 33, Article VI, Section 52, Article VII, Section 55.2, Article VIII, and Section 73, Article IX of Quezon City Ordinance No. SP-2502, S-2016, a Certificate of Exception is required for the aforesaid project, which will be issued only upon authorization by the City Council through a Resolution;

WHEREAS, as provided under Table VIII.3 of Section 804, Rule VIII of the Revised Implementing Rules and Regulations (IRR) of the National Building Code (PD1096), a minimum 5.0-meter front setback and 2.0-meter setback on both sides and rear are required, subject to allowable abutments or firewalls. Also, Table VIII.G.1 under Rule VIII of the National Building Code provides that the maximum allowable building height within a Medium Residential Zone is 15-meters equivalent to 5-storeys. The proposed mixed-use development exceeds the allowed heights and setback, subject to the approval of the City Council.

✓

~~XX~~

Handwritten marks: a stylized signature and a blue checkmark.



NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF QUEZON CITY IN REGULAR SESSION ASSEMBLED, to authorize, as it does hereby authorize, the issuance of a Certificate of Exception to Gabriel Phillip Cua Co for the construction and operation of a Proposed Five (5)-Storey Commercial Building with Roof Deck located at Lot 11, Block 448, Cetacio Street, Barangay Siena, District I, Quezon City, allowing deviation from the restrictions provided under Quezon City Ordinance No. SP-2502, S-2016, otherwise known as the Comprehensive Zoning Ordinance of 2016.


ADOPTED: March 23, 2026.

CERTIFICATION

This is to certify that this Resolution was ADOPTED by the City Council on Second Reading on March 23, 2026 and was CONFIRMED on April 27, 2026.


MARIA ELEANOR "DocEllie" R. JUAN, O.D.
City Councilor
Acting Presiding Officer

ATTESTED:


ATTY. JOHN THOMAS S. ALFEROS, III
City Government Department Head III
(Secretary to the Sanggunian)

