



REPUBLIKA NG PILIPINAS
TANGGAPAN NG PANGULO

Pangasiwaan Sa Pagpapaunlad Ng Kalakhang Maynila
(Metropolitan Manila Development Authority)



METRO MANILA COUNCIL

MMDA Resolution No. 09-08
Series of 2009

ENDORISING FOR RATIFICATION BY THE HOUSING AND LAND USE REGULATORY BOARD THE AMENDMENT FOR THE COMPREHENSIVE LAND USE PLAN/ZONING ORDINANCE OF THE CITY OF SAN JUAN, 2001-2004, RECLASSIFYING CERTAIN AREAS OF BARANGAY ADDITION HILLS

WHEREAS, Executive Order No. 72, dated March 23, 1993, provides for the preparation and implementation of the Comprehensive Land Use Plans of Local Government Units (LGUs) pursuant to the Local Government Code of 1991 and other pertinent laws;

WHEREAS, the Metropolitan Manila Development Authority (MMDA), through Republic Act (RA) No. 7924, specifically Section 3.e, defines the scope of MMDA services which include: urban renewal, zoning, land use planning and shelter services covering the formulation, adoption and implementation of policies, standards, rules and regulations, programs and projects to rationalize and optimize urban land use and provide direction to urban growth and expansion, the rehabilitation and development of slum and blighted areas, the development of shelter and housing facilities and the provision of necessary social services thereof.

WHEREAS, Section 9 of RA No. 7924 state that the MMDA shall, in carrying out its functions, consult, coordinate and work closely with the LGUs, other national government agencies, accredited people's organizations, non-governmental organizations and the private sector operating in Metro Manila.

WHEREAS, on December 11, 1997 the Metro Manila Council, endorsed the land use/zoning ordinance of the City of San Juan for ratification by the Housing and Land Use Regulatory Board (HLURB), by virtue of MMDA Resolution No 97-16, Series of 1997;

WHEREAS, the Sangguniang Bayan of San Juan, through Ordinance No. 54, Series of 2002, adopted a Land Use Zoning Ordinance for the City of San Juan;

WHEREAS, the HLURB approved the Comprehensive Land Use Plan/ Zoning Ordinance of the City of San Juan, 2001-2004 thru HLURB Resolution No. R-736, Series of 2002 dated November 20, 2002;

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WHEREAS, the Sangguniang Bayan of San Juan, through Ordinance No 35, Series of 2005, approved the reclassification of certain areas of Barangay Addition Hills, City of San Juan, Metro Manila;

WHEREAS, the Sangguniang Bayan of San Juan, through Ordinance No. 3, Series of 2006, suspends the enforcement or application of Sec. 1-a of Municipal Ordinance No. 35-05, referring to the "Block bounded by Mabini, Ortega, Pilar and Araullo Streets (Waterous Block) from Residential 3 to Residential 2;

WHEREAS, the amendment on the Land Use/Zoning Ordinance of the City of San Juan has been subjected to public hearings and extensive technical reviews conducted by the Office of the Assistant General Manager for Planning of the MMDA and the HLURB;

WHEREAS, the Council recognized the amendment on the Land Use/Zoning Ordinance of the City of San Juan as an effective mechanism to guide the people of San Juan in their collective and sustainable use of their scarce land resource for optimum benefits.

NOW THEREFORE, be it resolved as it is hereby resolved that the Council, pursuant to Section 6 of R.A. 7924, hereby endorses for ratification by the HLURB the amendment for the Comprehensive Land Use Plan/Zoning Ordinance of the City of San Juan, 2001-2004, reclassifying certain areas of Barangay Addition Hills, to wit:

Section 1. The following areas in Barangay Addition Hills be reclassified as follows:

- a. One lot deep on both sides of Mabini Street (except area referred to in No.1 - Waterous Block) from Residential 2 to Special Commercial 1 (with height restriction of 21 meters and maximum density of sixty five (65) dwelling units/hectare).
- b. One lot deep along P. Guevarra from Wilson St to C.M. Recto Street (Addition Hills side) from Residential 2 to Commercial 1, Medium Density Commercial Zone (with height restriction

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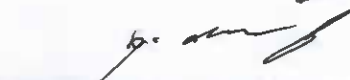
of twenty one (21) meters and maximum density of sixty five (65) dwelling units/hectare.

Section 2. The Special Commercial 1 Zone shall have height limitation imposed on all structures of not more than twenty one (21) meters.


This Resolution shall take effect upon approval.


APPROVED this 3rd day of September, 2009 in the City of Makati, Metro Manila, Philippines.


BAYANI F. FERNANDO
Chairman



BENJAMIN C. ABALOS, JR.
Mayor, Mandaluyong City


VERGEL A. AGUILAR
Mayor, Las Pinas


FELICIANO R. BELMONTE, JR.
Mayor, Quezon City


FLORENCIO M. BERNABE, JR.
Mayor, City of Parañaque

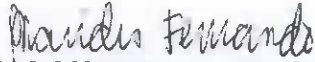
JEJOMAR C. BINAY
Mayor, City of Makati


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Mayor, City of Caloocan


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Mayor, City of Pasig

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MA. LOURDES C. FERNANDO
Mayor, City of Marikina

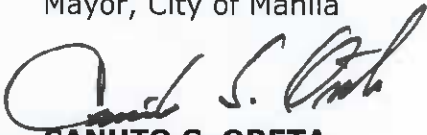


SHERWIN T. GATCHALIAN
Mayor, City of Valenzuela

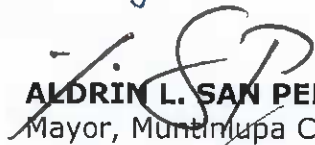
ALFREDO S. LIM
Mayor, City of Manila



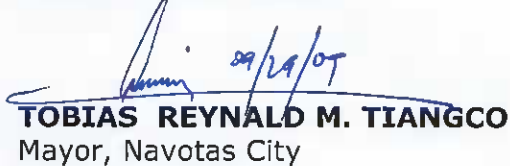
JAIME C. MEDINA
Mayor, Municipality of Pateros



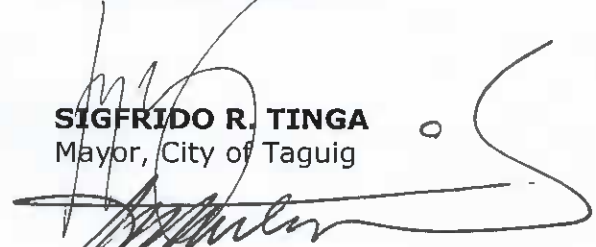
CANUTO S. ORETA
Mayor, City of Malabon



ALDRIN L. SAN PEDRO
Mayor, Muntinlupa City



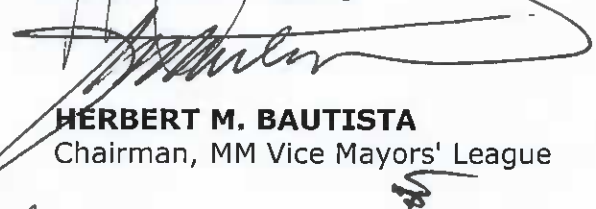
TOBIAS REYNALD M. TIANGCO
Mayor, Navotas City



SIGFRIDO R. TINGA
Mayor, City of Taguig



WENCESLAO B. TRINIDAD
Mayor, Pasay City



HERBERT M. BAUTISTA
Chairman, MM Vice Mayors' League



SERAFIN Y. BERNARDINO
President, MM Councilors' League