

**SANGGUNIANG PANLUNGSOD
GENERAL SANTOS CITY**

COMMITTEE REPORT NO. 17-401

Submitted by the **COMMITTEE ON CITY LAND USE, URBAN PLANNING & DEVELOPMENT**

Date of Hearing: NOVEMBER 18, 2015

Re: SPPR NO. 2015-9842, SPPR NO. 2015-10691, SPPR NO. 2015-10982

RECOMMENDING APPROVAL FOR ITEM NOS. 1 & 2

Sponsors: City Councilor Arturo C. Cloma

MADAM PRESIDENT:

The Committee on City Land Use, Urban Planning and Development, to which was referred the following:

TITLE	RECOMMENDATION
1. SPPR NO. 2014-9842: RESOLUTION APPROVING THE SUBDIVISION DEVELOPMENT PERMIT APPLICATION OF AGAN LAND CORPORATION FOR THE DEVELOPMENT OF AGAN GENSAN NORTH PHASE IV SUBDIVISION SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 74,307 SQUARE METERS. <i>(Hon. Arturo C. Cloma – sponsor)</i>	APPROVED ON COMMITTEE LEVEL
2. SPPR NO. 2015-10691: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MR. ALLAN BONN M. BOLAWAN FOR THE DEVELOPMENT OF VICTORIA VILLAGE HOMEOWNERS ASSOCIATION SUBDIVISION PROJECT, SITUATED IN BARANGAY CALUMPANG, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 20,000 SQUARE METERS. <i>(Hon. Arturo C. Cloma – sponsor)</i>	APPROVED ON COMMITTEE LEVEL AS AMENDED
3. SPPR NO. 2015-10982: RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF JUBILANCE, INC., FOR THE DEVELOPMENT OF LACEWOOD SUBDIVISION, SITUATED IN BARANGAY KATAGAWAN, GENERAL SANTOS CITY, CONTAINING AN AGGREGATE AREA OF 77,829 SQUARE METERS. <i>(Hon. Arturo C. Cloma – sponsor)</i>	LAI D ON THE TABLE

has considered the same and has the honor to report them back to the August Body with the foregoing recommendations.

Respectfully submitted:

ATTY. ARTURO C. CLOMA
City Councilor & Chairperson



MINUTES OF THE COMMITTEE HEARING OF THE COMMITTEE ON CITY LAND USE, URBAN PLANNING AND DEVELOPMENT OF THE 17TH SANGGUNIANG PANLUNGSOD, CITY OF GENERAL SANTOS.

Wednesday, November 18, 2015

2:30 P.M. – 3:40 P.M.

City Vice-Mayor's Conference Room, 2/F Legislative Building
Roxas Avenue corner City Hall Drive, General Santos City

COUNCILORS PRESENT: HONORABLE ARTURO C. CLOMA (*CHAIRPERSON*), HON. ELIZABETH B. BAGONOC

GUESTS/RESOURCE PERSONS: (*SEE ATTACHED ATTENDANCE SHEET.*)

The hearing was called to order by its chairperson, Honorable Arturo C. Cloma, purposely to discuss the following agenda:

1. **SPPR NO. 2014-9842:** RESOLUTION APPROVING THE SUBDIVISION DEVELOPMENT PERMIT APPLICATION OF AGAN LAND CORPORATION FOR THE DEVELOPMENT OF AGAN GENSAN NORTH PHASE IV SUBDIVISION SITUATED IN BARANGAY SAN ISIDRO, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 74,307 SQUARE METERS. (*Hon. Arturo C. Cloma – sponsor*)

Engr. Joel Matanguihan of the City Planning & Development Office manifested that this project is compliant to BP 220 but this is an economic housing subdivision. The Preliminary Subdivision Development Plan was approved by the Sangguniang Panlungsod through Resolution No. 529, series of 2014. The 20% counterpart is located at Agan Land Ligaya comprising of 114 socialized housing units. He added that the Development Control Committee recommended favorable action for this application after the proponent had complied with all the requirements. This project is comprised of 410 saleable lots and the housing component is one-storey single attached building with 2-bedrooms having an area of 43.5 square meters.

Hearing the abovementioned recommendation of the City Planning Office, the chair ruled this item approved on committee level and to be calendared for final consideration on November 24, 2015. The staff was directed to notify the parties concerned.

APPROVED ON COMMITTEE LEVEL

2. **SPPR NO. 2015-10691:** RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF MR. ALLAN BONN M. BOLAWAN FOR THE DEVELOPMENT OF VICTORIA VILLAGE HOMEOWNERS ASSOCIATION SUBDIVISION PROJECT, SITUATED IN BARANGAY CALUMPANG, GENERAL SANTOS CITY, HAVING AN AGGREGATE AREA OF 20,000 SQUARE METERS. (*Hon. Arturo C. Cloma – sponsor*)

The chair manifested that the committee has already conducted an ocular inspection on the project and the committee recommends the following amendments:

- **In the second paragraph, the number of lots be changed from 78 saleable lots to 120 saleable lots;**

- The 4th paragraph of the draft resolution will be deleted; and replaced with paragraphs 4 and 5 of the 1st endorsement of the City Planning dated October 23, 2015, to wit:

It is classified as Socialized Housing Subdivision and some of the minimum requirements of BP 220 could not be complied, such as concrete or asphalt roads;

The Development Control Committee through its Resolution No. 31, series of 2015, recommends favorable action on the said application as "VARIANCE" to the implementing rules and regulations of BP 220.

There being no further amendments or clarifications from the floor, the chair ruled this item approved on committee level as amended and to be calendared for final consideration on November 24, 2015.

APPROVED ON COMMITTEE LEVEL AS AMENDED

3. **SPPR NO. 2015-10982:** RESOLUTION APPROVING THE PRELIMINARY SUBDIVISION DEVELOPMENT PLAN APPLICATION OF JUBILANCE, INC., FOR THE DEVELOPMENT OF LACEWOOD SUBDIVISION, SITUATED IN BARANGAY KATAGAWAN, GENERAL SANTOS CITY, CONTAINING AN AGGREGATE AREA OF 77,829 SQUARE METERS. (*Hon. Arturo C. Cloma – sponsor*)

Inasmuch as this project is new, the chair ruled this item laid on the table for an ocular inspection to be conducted by the committee.

LAID ON THE TABLE

There being no more matter to take up, the chair declared the hearing adjourned at 3:40 in the afternoon.

HEARING – ADJOURNED

Prepared by:

LOIDA E. DIZON-ASAN
Stenographic Reporter III

Edited by:

Reviewed by:

JANET B. ZABALA
Stenographic Reporter III

LOLITA P. PEDRO
Division Chief, Journal & Minutes

Attested:

ATTY. ARTURO C. CLOMA
City Councilor & Chairperson