



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
City Government of Pasig

Resolution No. 5  
Series of 2022

A RESOLUTION APPROVING THE APPLICATION OF SPI PROPERTY HOLDINGS, INC. FOR VARIANCE ON THE PROPOSED CONSTRUCTION OF A HIGH-END RESIDENTIAL CONDOMINIUM, LOCATED AT CHRISTIAN ROUTE CORNER SAINT PETER STREET, BARANGAY ORANBO, PASIG CITY.

**Authored by:** Councilor Orlando R. Benito  
**Co-Authored by:** Councilors Syvel C. Asilo, Ferdinand A. Avis, Regino S. Balderrama, Rhichie Gerard T. Brown, Mario C. Concepcion, Jr., Rosalio D. Martires, Corazon M. Raymundo, Gregorio P. Rupisan Jr., Reynaldo R. San Buenaventura III, Editha C. Santiago, Wilfredo F. Sityar, LIGA Pres. Rigor J. Enriquez and SK Fed. President Georgia Lynne P. Clemente

**WHEREAS**, presented for consideration is the Application for Variance filed by SPI Property Holdings, Inc. ("SPHI") on the proposed construction of a high-end residential condominium, located at Christian Route corner Saint Peter Street, Barangay Oranbo, Pasig City with proposed building height of two hundred six (206.00) meters and a lot area of three thousand three hundred ninety (3,390.00) square meter;

**WHEREAS**, under Ordinance No. 14 Series of 2015 otherwise known as the "Pasig City Zoning Ordinance of 2015", the Building Height Limit allowed in Mixed-Used Developments is only at one hundred eighty meters (180.00);

**WHEREAS**, it is imperative on the part of the City of Pasig to act on their request subject to the procedures promulgated under Ordinance No. 56 Series of 2020 otherwise known as the "Ordinance Updating the Guidelines for the Grant of Variances, Exceptions, and Reclassification of the Zoning Ordinance" which took effect on 03 December 2020;

**WHEREAS**, under Section 16 of the above-mentioned Ordinance, the LZBAA, based on the submitted documents, reports, and presentation by the SPHI, issued Resolution No. 002 Series of 2021 recommending to the Sangguniang Panlungsod the approval of Application for Variance by SPHI;

**WHEREAS**, under Section 23 of the above-mentioned Ordinance, the Sangguniang Panlungsod, based on the Report of Public Hearing and the recommendation of the LZBAA or the LZRC, as the case may be, may approve or deny the Application through a Resolution within ten (10) days;

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**NOW THEREFORE**, upon motion duly seconded, the Sangguniang Panlungsod of Pasig City resolves, as it is hereby resolve, to pass this Resolution Approving the Application for Variance by SPHI subject to payment of fees under Ordinance No. 44 Series of 2017. With considerations of recommendations of the Local Zoning Board of Adjustments and Appeals (LZBAA) and appropriate provisions of Zoning Ordinance No. 14 Series of 2015.

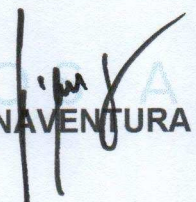
**APPROVED**, this 27<sup>th</sup> day of **January 2022** at Pasig City.

  
**FERDINAND A. AVIS**  
Councilor

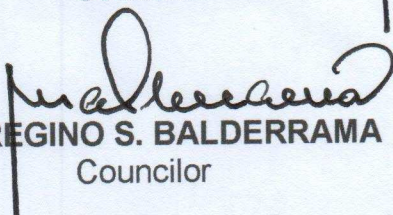
  
**MARIO C. CONCEPCION, JR.**  
Councilor

  
**GREGORIO R. RUPISAN JR.**  
Councilor

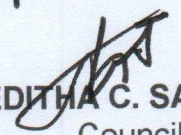
  
**ORLANDO R. BENITO**  
Councilor

  
**REYNALDO R. SAN BUENAVENTURA III**  
Councilor

  
**SYVEL C. ASILO**  
Councilor

  
**REGINO S. BALDERRAMA**  
Councilor

  
**CORAZON M. RAYMUNDO**  
Councilor

  
**EDITHA C. SANTIAGO**  
Councilor

  
**WILFREDO F. SITYAR**  
Councilor





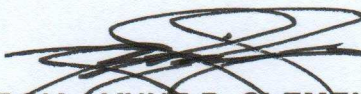
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A RESOLUTION APPROVING THE APPLICATION OF SPI PROPERTY HOLDINGS, INC. FOR VARIANCE ON THE PROPOSED CONSTRUCTION OF A HIGH-END RESIDENTIAL CONDOMINIUM, LOCATED AT CHRISTIAN ROUTE CORNER SAINT PETER STREET, BARANGAY ORANBO, PASIG CITY.

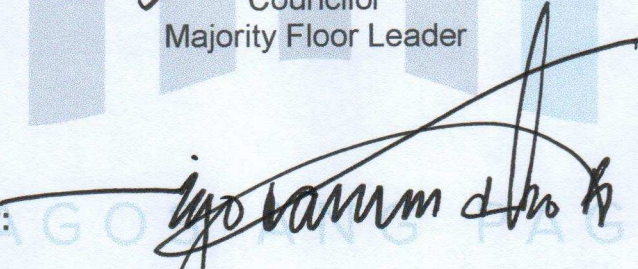
  
**RIGOR J. ENRIQUEZ**  
LIGA President

  
**GEORGIA LYNNE R. CLEMENTE**  
SK Fed. President

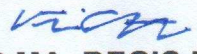
  
**RHICHIE GERARD T. BROWN**  
Councilor  
Minority Floor Leader

  
**ROSALIO D. MARTIRES**  
Councilor  
Majority Floor Leader

Attested by:

  
**IYO CHRISTIAN C. BERNARDO**  
City Vice-Mayor  
Presiding Officer

APPROVED:

  
**VICTOR MA. REGIS N. SOTTO**  
City Mayor

Attested by:

  
**LOIDA U. VILLANUEVA**  
Acting City Council Secretary

**PASIG**

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**Resolution No. \_\_\_\_\_**  
**Series of 2022**

**A RESOLUTION APPROVING THE APPLICATION OF SPI PROPERTY HOLDINGS, INC. FOR VARIANCE ON THE PROPOSED CONSTRUCTION OF A HIGH-END RESIDENTIAL CONDOMINIUM, LOCATED AT CHRISTIAN ROUTE CORNER SAINT PETER STREET, BARANGAY ORANBO, PASIG CITY.**

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Authored By: Councilor Orlando R. Benito  
Co-Authored By: Councilors Syvel C. Asilo, Ferdinand A. Avis, Regino S. Balderrama, Rhichie Gerard T. Brown, Mario C. Concepcion, Jr., Rosalio D. Martires, Corazon M. Raymundo, Gregorio P. Rupisan, Jr., Reynaldo R. San Buenaventura III, Editha C. Santiago, Wilfredo F. Sityar, LIGA Pres. Rigor J. Enriquez and SK President Georgia Lynne P. Clemente

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**WHEREAS**, presented for consideration is the Application for Variance filed by SPI Property Holdings, Inc. ("SPHI") on the proposed construction of a high-end residential condominium, located at Christian Route corner Saint Peter Street, Barangay Oranbo, Pasig City with proposed building height of two hundred six (206.00) meters and a lot area of three thousand three hundred ninety (3,390.00) square meter;

**WHEREAS**, under Ordinance No. 14 Series of 2015 otherwise known as the "Pasig City Zoning Ordinance of 2015", the Building Height Limit allowed in Mixed-Used Developments is only at one hundred eighty meters (180.00);

**WHEREAS**, it is imperative on the part of the City of Pasig to act on their request subject to the procedures promulgated under Ordinance No. 56 Series of 2020 otherwise known as the "Ordinance Updating the Guidelines for the Grant of Variances, Exceptions, and Reclassification of the Zoning Ordinance" which took effect on 03 December 2020;

**WHEREAS**, under Section 16 of the above-mentioned Ordinance, the LZBAA, based on the submitted documents, reports, and presentation by the SPHI, issued Resolution No. 002 Series of 2021 recommending to the Sangguniang Panlungsod the approval of Application for Variance by SPHI;

**WHEREAS**, under Section 23 of the above-mentioned Ordinance, the Sangguniang Panlungsod, based on the Report of Public Hearing and the recommendation of the LZBAA or the LZRC, as the case may be, may approve or deny the Application through a Resolution within ten (10) days;

**NOW THEREFORE**, upon motion duly seconded, the Sangguniang Panlungsod of Pasig City resolves, as it is hereby resolve, to pass this Resolution Approving the Application for Variance by SPHI subject to payment of fees under Ordinance no. 44 Series of 2017.

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BY: Yeye  
DATE: 1/25/22 TIME: 4:55 p.m.



# COMMITTEE REPORT

## COMMITTEE ON LAND USE

Submitted to the Committee on Land Use for proper deliberation is the application for variance of SPI Property Holdings Inc. ("SPHI") in connection with their proposed construction of a sixty-four (64) storey residential condominium, located at Christian Route corner Saint Peter Street, Barangay Oranbo, Pasig City with a proposed building height of two-hundred six (206.00) meters and a lot area of three thousand three hundred ninety (3,390.00) square meter.

Upon scrutiny of the different documents submitted to us, the Committee on Land Used finds no discrepancies and SPI Property Holdings Inc. ("SPHI") followed the procedures mandated and set by the City of Pasig from the Ordinance Updating the Guidelines for the Grant of Variances, Exceptions, and Reclassification of the Zoning Ordinance promulgated by the Sangguniang Panlungsod and to wit;

1. PUBLIC HEARING had been conducted.

A public hearing was conducted at Barangay Oranbo attended by the Barangay Officials, Members of the Neighboring Communities, City Planning and Representatives from the Local Zoning Review Committee (LZRC).

The attendees interposed no objection to the said project.

2. That the Local Zoning Review Committee of the City of Pasig, submitted also before us their approval of the application for variance of SPI Property Holdings Inc. ("SPHI") in connection with their proposed construction of a sixty-four (64) storey residential

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BY: Yaye  
DATE: 1-8 TIME: 4:15 PM  
2022



condominium to the Sangguniang Panlungsod. (Attached herewith is the copy of LZRC)

Having deliberated upon the necessary documents and requirements, the Committee on Land Use recommends for the approval of the application for variance of SPI Property Holdings Inc. ("SPHI") in connection with their proposed construction of a sixty-four (64) storey residential condominium subject to payment of fees under Ordinance no. 44 Series of 2017.

So recommended.

**Approve in principle this 25<sup>th</sup> day of January, 2022.**

**Coun. Orlando Benito**  
Chairman

**Coun. Regino Balderrama**  
Vice Chairman

Committee Members:

**Coun. Rhichie Gerard Brown**

**Coun. Rosalio Martinez**

**Coun. Corazon Raymundo**





Republic of the Philippines  
CITY GOVERNMENT OF PASIG  
Metro Manila, Pasig City

LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS

IN RE: APPLICATION FOR VARIANCE

LZBAA Resolution No. 2021-002

SPI PROPERTY HOLDINGS, INC.

Applicant.

X-----X

RESOLUTION

Before this Board is an Application for Variance filed by SPI PROPERTY HOLDINGS, INC. ("SPHI") in connection with their proposed construction of a sixty-four (64) storey residential condominium, located at Christian Route corner St. Peter Street with a proposed building height of two-hundred six (206.00) meters (hereinafter referred to as the "Proposed Project", for brevity).

In its Application, SPHI stated that —

"SPI Property Holdings, Inc. (the "Company"), a wholly-owned company of Shang Properties, Inc. (SPI), has recently acquired a property in Pasig City, specifically along Christian Route corner Saint Peter Street, Brgy. Oranbo - formerly known as Dahlia Hotel (the "Property"). In line with SPI Group's vision to be the leading developer and manager of prime properties, SPHI intends to build a towering 64-storey residential condominium to become our first landmark project in Pasig City (the "Project").

The Project will be designed by an international architectural firm and will be similar to our completed landmark projects such as One Shangri-La Place, the St. Francis Towers, Shang Salcedo Place, Horizon Homes, and the Rise.

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BY: Yeye  
DATE: 1/25/22 TIME: 4:55pm





*We understand that all projects of this nature in Pasig City are governed and regulated by the National Building Code (NBC) and the Pasig City Zoning Ordinance of 2015. The Project's design consultants realize that with a strict application of the Zoning Ordinance, they are unable, both in looks and technicality, to design the desired Project look befitting the concept and area and at the same time maximize the use of the Property."*

The City Government recognizes the development of condominiums and high-density dwellings to facilitate emerging urban lifestyles. The city also takes it upon itself to shoulder the responsibility to impose stringent regulations of such developments.

Furthermore, variance is defined as a mitigating device under Article XVIII, Section 79 and 80 of Ordinance No. 14, Series of 2015 otherwise known as the "Pasig City Zoning Ordinance of 2015" which was adopted and updated under Ordinance No. 56 Series of 2020, otherwise known as "Ordinance Updating the Guidelines for the Grant of Variances, Exceptions, and Reclassification of Zoning Ordinance", particularly Section 5(a)(1), which reads —

*"Section 5. Process Definitions – The words, terms, and phrases enumerated hereunder shall be understood to describe and provide details or specifications to the processes provided in subsequent sections of this Ordinance.*

*a. Deviation – is hereby defined as variances or exceptions from the provisions of this Ordinance that may only be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) when stated terms and conditions are present. These are further enunciated as such:*

*1. Variance – a device which grants a property owner relief from certain provisions of the Pasig City Zoning Ordinance where, because of the particular physical surroundings, shape, or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards that would result in particular hardship for the property owner, as distinguished from a mere inconvenience or a mere desire to earn more capital. The aforementioned provision is further qualified by and shall include all of the following provisions:*





- a. That conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to the physical conditions of the property (topography, shape, etc.). Further, that the hardship was not self-created;
- b. That the proposed variance is the minimum deviation necessary to allow the reasonable use of the property;
- c. That the variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like;
- d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety, or welfare; and
- e. That the variance will be in harmony with the spirit of the Pasig City Zoning Ordinance.

SPHI proposed the following reasons/justifications for the grant of variance, to wit –

*“Thus, we are constrained to write this appeal for variances to moderate the application of the following provisions:*

**A. Building Height Restrictions - Build up to 206 meters**

*The Property where the Project will be constructed is irregular in shape and requires a front setback of 5 meters on all three-sides facing Road-Right-of-Way (RROW). These two items limit the residential tower footprint to utilize only about 57% of the Property, with the rest considered open and unusable space. Consequently, to make the project feasible, we must build more floors to make up for the open space.*

*According to the Zoning Ordinance, Section 707 restricts the development in the area to a maximum of 180 meters Building Height. We would like to request for consideration of the Project to have a building height of 206meters above the highest street level and up to the*





roof deck level, inclusive of the water tank, lift machine room and the crown feature.

Table VII.3. Building Height Limit (BHL) Type of Use or Occupancy

Character of Use or Occupancy	Building Height Limit (BHL)		FAR Designation/Rights *Table VII.G.1
	Number of allowable storeys/ floors above established grade	Meters above highest grade	
C-3	16-60	48.00-180.00	9.00 up to 34.00

To address the concern on increased building density within the area, the Project resulting Floor Area Ratio (FAR) is 30.47 which is still below the maximum allowable density of FAR 34. Below is the computation:

$$\begin{aligned}\text{Proposed GFA for 206m BHL} &= 103,306.58 \text{ sq.m.} \\ \text{Lot area} &= 3,390 \text{ sqm} \\ \text{FAR} = \text{GFA} / \text{TLA} (103,306.58 / 3,390) &= \underline{\underline{30.47}}\end{aligned}$$

Additionally, to ensure that the proposed design takes into consideration the safety of the residents and non-harm to the built environment, the Project obtained the following clearances and studies:

- Height Clearance permit issued by the Civil Aviation Authority of the Philippines (CAAP) of up to a maximum height of 250 meters (EGM2008 Geoid considering the maximum allowable top elevation allocated for the site). The Project is limited to this height to ensure that it will not cause interference or harm to the operations and safety of the aviation flight path (refer to Annex B).
- Earthquake Hazard Assessment issued by (Phivolcs) wherein it states that the Project is safe from liquefaction and earthquake-induced landslide (refer to Annex C). With regards to site being affected by strong ground shaking, we have a geotechnical consultant who ensures our structure design follows strict compliance with The National Structural Code of the Philippines 2015 on structures near seismic zones.
- Traffic Impact Assessment- To ensure that the Project will not adversely impact the traffic and transportation system in the area, we have requested our Traffic Consultant to conduct a "Traffic Impact Assessment Study" (refer to Annex D). This study will guide us to make certain that the Project will not unduly affect the traffic condition in area. For example, purposeful location of main vehicular entryway along a secondary street (St. Peter) to avoid impact on usual day to day traffic.





- d. *Architectural Design* – The Project took into consideration the light and view corridors of neighbors and future development by building a tower which is oriented at an angle to allow opportunities of light, wind, and views to still penetrate through. With regards, to the concern of show cast of the building on the immediate vicinity, does not construe as a negative impact, but rather as a design solution to shade and elevate comfort level of users to move about in its vicinity more pleasantly.

#### **B. Setback Requirements - Moderate Setback Requirements**

As mentioned earlier, the Property is bounded by three Road Right of Way (RROW) Sto. Nino, Christian Route and St. Peter Street, which results in three frontages and only one rear. In line with this, the Zoning Ordinance Section 803 generally requires developments of this nature to comply strictly with the following minimum setbacks for the building above and below grade:

Table VIII.3 Setbacks for Commercial Buildings

Road Right-of-Way (RROW) Width (m)	Front (meters)	Side (meters)	Rear (meters)
10.00 to 19.00	5.0	2.0	2.0

##### **a. Ground Floor, Podium and Tower Floors:**

However, the Property classified as a corner- through- lot is allowed a maximum allowable Percentage Site Occupancy (PSO) of either 80% (without firewall) or 90% (with firewall). Considering the lots irregular shape (Zoning Ordinance E.1, Figure VIII. 10 and the implementation of the 5-meter setback on all 3 sides facing RROW is imposed and implemented, the PSO achieved drops down to only 69%, way below the allowable percentages of either 80% or 90%.

We therefore seek consideration for the Project to maintain the 5 (Christian Route), 2 (Sto. Nino Street), and 2 (st. Peter Street) meter setbacks under its current approved Locational Clearance. By doing so, we can achieve up to 81% of the total lot area, fully maximizing the potential of the Property.

##### **b. Basement Levels:**

Furthermore, the Zoning Ordinance states that the above ground setbacks should also be followed in all basement levels. If this guideline is strictly implemented on the Project, almost all of the parking slots along





the wall perimeter will be eaten up and the width of the driveway would be narrowed. To avoid this drastic reduction, we would like to request that we be allowed to build the Project's:

- Basement 1 to 2 with a setback of 5meter (Christian Route), 2meter (Sto. Nino Street) and 2meter (St. Peter Street).
- Basement 3 to 5 with a setback of 2m (Christian Route), 1m (Sto. Nino Street) and 1m (St. Peter Street).

**C. Firewall- to abut to rear side (neighbor) of property line for above and below ground.**

With regards to the rear side of the property, the proposed project's design builds a firewall that abuts the neighbor's boundary/property line. According to the Zoning Ordinance Annex E.1, Section 704 states that:

"Abutments shall be allowed on two (2) sides only or on one (1) side and the rear property line/ boundary line for any C-3 lot type/location. There shall be no abutments on the front property line for any C-3 lot type/location."

While, the firewall design is compliant on the ground floor, we would like to request for the firewall abutment to be allowed in the basements and podium levels as well. This will enable the Project to have more space to locate essential components for the building to function such as ramp access to parking levels and important utilities such as genset, fire command center and water tanks.

**D. Allowable Projections - Balconies for residential units at Tower**

Additionally, the proposed project intends to design the residential units with a spacious balcony. These balconies are key elements to help enlarge the living space and range of activities possible for its occupants who live-in high-rise developments that usually offer dwelling units without a garden or lawn of its own. In line with this objective, we would like to request for approval for the law on maximum line of building projection which allows for balcony to protrude one-third out of the building setback to apply to our project, keeping in mind the well-being of future occupants.

**E. Parking**

Lastly, we request for your confirmation to allow us to design the project according to the DPWH Department Order No. 59, which amends the





minimum, required parking slot and parking area requirement of residential condominiums. For easier reference, we have tabulated below the difference between the Parking Requirements as per Zoning Ordinance and DPWH Department Order No. 59, S-2019.

REFERENCE USES OR CHARACTER OF OCCUPANCIES OR TYPE OF BUILDING/STRUCTURE: Multi-family dwelling units located in residential condominium (R-5) building/ structures regardless of number of storeys	
Minimum Required Parking Slot, Parking Area & Loading Space Requirements.	
City Zoning Ordinance Annex E.1, Section 707, Table VII.5.	DPWH Department Order No.59, S-2019
Units with a gross floor area of from 18.00 to 22.00 sq. meters - provide one (1) pooled parking slot* for every eight (8) units or for a fraction thereof, e.g., another slot* shall be provided if e.g., another slot* shall be provided if there are more than eight (8) units but less than sixteen (16) units, etc.;	No Change.
Units with a gross floor area up to 50.00 sq. meters - provide one (1) pooled parking slot* for every six (6) medium cost units or for a fraction thereof, e.g., another slot* shall be provided if there are more than six (6) but less than twelve (12) medium cost units, etc., or provide one parking (1) slot* for each open market unit (as defined under the revised IRR of PD957);	Units with a gross floor area up to 50.00 sq. meters - provide one (1) pooled parking slot* for every six (6) units or for a fraction thereof, e.g., another slot* shall be provided if there are more than six (6) but less than twelve (12) units, or provide one (1) parking units, etc..
Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters - provide one (1) pooled parking slot* for every four (4) medium cost units, or provide one (1) parking slot* for each Open market unit (as defined under the revised IRR of PD957);	Units with a gross floor area above 50.00 sq. meters up to 100.00 sq. meters - provide one (1) pooled parking slot* for every four (4) units.
Units with a gross floor area of more than 100.00 sq. meters - one (1) parking slot* for each unit	No Change.

This Project will be predominantly (70% of inventory) studio and 1 Bedroom units which cater to the demand of young professionals working within the area. Their future residences' proximity to their workplace renders the concept of owning a car unnecessary, thus, negating the need for additional parking slots in the Project. Moreover, this project takes into consideration the more efficient public transportation system in Pasig City compared with other cities and municipalities in the Metropolis and potential unit owners/tenants will be utilizing the available various forms of public transportation within the general vicinity (MRT, PUJS, FX, Taxis, etc.) particularly, traversing Shaw Boulevard and EDSA.

In essence, the proposed variances are the minimum deviation necessary to allow the reasonable use of the property. We assure this Honorable Board that this project will neither weaken the general purpose of the Zoning Ordinance nor adversely affect public health, safety and welfare of the general community. In fact, the Project is in line with the city's physical development goals to expand Pasig Central Business District which includes Barangay Oranbo as part of new growth area. We are confident that this project will improve the property valuation of the area and create more business and economic activity within the city.





*Rest assured that as our track record will bear, we are a very responsible property developer, and we shall continue to comply with all the relevant legal parameters and requirements as mandated by the national and local government entities in the development of this project.*

*We earnestly pray and appeal to the fair reasoning and judgment of this Honorable Board that it finds merit in this appeal as stated above subject to compliance of the required local and national permits as well as payment of the required development charge under the City Zoning Ordinance No. 14, S-2015.*

In consideration of the foregoing, we now, therefore, resolve to **RECOMMEND** based on the following —

**I. BUILDING HEIGHT LIMIT**

SPHI proposes that they be allowed to construct a residential condominium at two hundred six (206.00) meters, which is above the Building Height Limit allowed in Commercial-3 stated in the Ordinance No. 14, Series of 2015 or the "Pasig City Zoning Ordinance of 2015" (hereinafter referred to as the "Pasig City Zoning Ordinance", for brevity), which is only one eighty (180.00) meters.

Considering that the proposed Building Height conforms to the Minimum Deviation, which is at fifty percent (50%) of the original Building Height Limit, this Board seeks to recommend that SPHI be **ALLOWED** to construct the Project at two hundred six (206.00) meters with a Top Elevation of 250 meters above EGM 2008 Geoid in accordance with Civil Aviation Authority of the Philippines ("CAAP") Height Clearance Permit issued to the project proponent dated 24 June 2021.

**II. SETBACKS**

**A. Setbacks on the Road Right of Way (RROW)**

According to Table VIII.3 of Annex E.1, Book II of the Pasig Zoning Ordinance, the front of a Mixed Used Buildings or Structures must maintain a minimum of five (5.00) meters from the Road Right of Way (RROW), to wit —

**Table VIII.3. Setbacks for Commercial\*, Industrial, Institutional, and Recreational Buildings**





Road Right of Way (RROW) Width (meters)	Front (meters)	Side (meters)	Rear (meters)
30.00 and above	8.00	5.00	5.00
25.00 to 29.00	6.00	3.00	3.00
20.00 to 24.00	5.00	3.00	3.00
10.00 to 19.00	5.00	2.00	2.00
Below 10.00	5.00	2.00	2.00

In view of the foregoing, the Board strongly recommends the compliance with the minimum setbacks (5.00 meters front and 2.00 meters in two sides) required by the Zoning Ordinance before the approval of their application for Variance.

### III. TRAFFIC IMPACT

Overall, we view the Project as encouraging in terms of helping achieve the goal of Pasig City to promote accessible, transit-oriented development within its jurisdiction. The Project will not only be served by and provide ridership to existing public transportation, it will also be served by the upcoming construction of the Metro Manila Subway Project - Ortigas South Station to be located in its vicinity.

Because of the accessibility to public transportation, we interpose no objection in case the Project proponent would seek permission to construct fewer car parking spaces than normally required by regulations, in the form of an exemption or similar application. Reducing parking spaces for a dense, accessible development will objectively have a favorable environmental and mobility impact.

The low number of commercial parking spaces indicate that vehicle movements for commercial activity should remain minimal and contribute little to traffic impacts.

Importantly, the detailed design of the Project should ensure that there is no disruption to the sidewalk in the construction of any driveways. Sidewalks must remain accessible throughout their length regardless of any vehicle access, and a smooth, accessible and inclusive walking environment must be preserved against vehicle priority.

### IV. PUBLIC POSTING

The project proponent complied with the requirement of public posting of the project under Section 11 of Ordinance No. 56, Series of 2020.





## V. CERTIFICATES OF NO OBJECTION

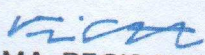
The project proponent submitted to this Board copies of Affidavit/Certificate of No Objection from the property owners immediately in front of and adjoining the Proposed Project which is a requirement in application for variances under Section 12 of Ordinance No. 56, Series of 2020, to wit –

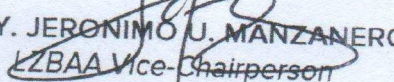
1. WHITE MARKETING AND DEVELOPMENT CORPORATION  
#18 Danny Floro St., Brgy. Oranbo, Pasig City
2. GOTHIC SALES, INC.  
#67 St. Peter Street, Brgy. Oranbo, Pasig City
3. BLOOMINGDALE ENTERPRISES, INC  
#62 St. Peter Street, Brgy. Oranbo, Pasig City

WHEREFORE, the Local Zoning Board of Adjustment and Appeals hereby **RECOMMENDS** to the Sangguniang Panlungsod of the City of Pasig the **APPROVAL** of the Application for Variance of **SPI PROPERTY HOLDINGS, INC.**, *provided*, that the following are complied with –

- (a) **PAYMENT OF FEES** under Ordinance No. 44 Series of 2017; and
- (b) **SUBMIT** this Resolution alongside with the Written Application in accordance to Section 20 of Ordinance No. 56 Series of 2020 to the Sangguniang Panlungsod of Pasig City.

DONE this 28<sup>th</sup> day of December, 2021 at the City of Pasig, Metro Manila.

  
**VICTOR MA. REGIS N. SOTTO**  
LZBAA Chairperson  
City Mayor

  
**ATTY. JERONIMO U. MANZANERO**  
LZBAA Vice-Chairperson  
City Administrator



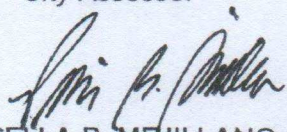


ATTY. JOSEPHINE C. LATI-  
BAGAOISAN  
Member  
City Legal Officer

ENGR. FRANCIS JEROME RONQUILLO  
Member  
OIC, City Building Official

ROBERT ANTHONY SIY, III  
Member  
Head, City Transport Development and  
Management Office

  
ROBERT MINA  
Member  
City Assessor

  
EnP. PRISCELLA B. MEJILLANO, MGM  
Member  
City Planning and Development Officer



## MINUTES OF PUBLIC HEARING

MINUTES OF MEETING DURING THE JANUARY 21, 2022 PUBLIC HEARING OF SPI PROPERTY HOLDING, INC. (SHPI) FOR THE APPLICATION FOR VARIANCE OF THEIR PROPOSED CONSTRUCTION OF A SIXTY FOUR (64) STOREY RESIDENTIAL CONDOMINIUM, LOCATED AT CHRISTIAN ROUTE CORNER SAINT PETER STREE, BARANGAY ORANBO, PASIG CITY WITH A PROPOSED BUILDING HEIGHT OF TWO HUNDRED SIX (206.00) METERS AND A LOT AREA OF THREE THOUSAND THREE HUNDRED NINETY (3,390.00) SQUARE METER.

ANG PURPOSE NG PUBLIC HEARING AY UPANG PAKINGGAN ANG OPINYON AT MGA SENTIMYENTO NG MGA MAMAMAYAN NA DIREKTANG MAAPEKTUHAN NG IPINAPANUKALANG KONSTRAKSYON AT KUNG ANO ANG NAPAGKASUNDUAN AT NAPAGPASYAHAN SA PUBLIC HEARING AY DAPAT ISAALANG ALANG NG BAWAT ISA.

SINIMULAN ANG PAGPUPULONG SA PANGUNGUNA NG KANILANG KAPITAN NA SI KAPITAN RICHARD PUA NA NAGBIGAY NG KANYANG PANANAW SA NASABING PROYEKTO.

SINUNDAN NAMAN ITO NG COMMITTEE CHAIRMAN ON LAND USE NA SI KONSEHAL OLLY BENITO NA IPINALIWANAG KUNG PARA SAAN ANG APPLICATION OF VARIANCE AT KUNG GAANO ITO KAHALAGA SA ISANG PROSESO PARA MAKAPAGPATAYO NG ISANG GUSALI. HININGI RIN NIYA SA MGA DUMALO SA NABANGGIT NA PAGPUPULONG ANG KONSENSU NG BAWAT ISA KUNG MAY MGA TANONG NA KAILANGAN PANG IRESOLBA.

ANG REPRESENTATIVE NAMAN NG SPHI AY INILAHAD ANG KABUUANG ISTRUKTURANG NASABING GUSALI AT SINIGURADO ANG KALIGTASAN NG MGA RESIDENTE NA HINDI ITO MAKAKA APEKTO SA KADAHILANAN MAGLALAGAY SILA NG KUMPLETONG PROTEKSYON SA KONSTRAKSYON NITO.

IPINALIWANAG DIN NG CITY PLANNING NA NAKAPAGSUMITE ANG SHPI NG MGA DOKUMENTO NA NAGPAPATUNAY NA NAPAG ARALANG MABUTI ANG PAGPAPATAYO SA NASABING GUSALI.

SA HULI AY HUMILING SI KAPITAN PUA NA SANA KAPAG NASIMULAN ANG NASABING KONTRAKSYON AY KARAMIHAN SA MGA KUKUNING TRABAHADOR AY MULA SA KANILANG BARANGAY O TAGA PASIG PARA MAKATULONG DIN SA MGA KABABAYAN NATIN NA WALANG TRABAHO DAHIL SA PANDEMYA.

SA MADALING SABI, ANG LAHAT NG MGA DUMALO SA NABANGGIT NA PUBLIC HEARING AY SUMASANG-AYON NAMAN SA NABANGGIT NA APLIKASYON AT KAILANGAN ITO PARA MAKAGAWA NG RESOLUSYON ANG KONSEHAL NG PASIG PARA MAIPAGPATULOY ANG KANILANG KONSTRAKSYON DAHIL KUMPLETO NAMAN SILA SA MGA KAILANGANG DOKUMENTO.

MINUTES BY:

CONFIRMED BY:

**DARRELL G. DUBLIN**  
Administrative Staff

**HON. ORLANDO R. BENITO**  
Chairman  
Committee on Land Use

RECEIVED  
SECRETARIAT  
PASIG CITY COUNCIL

BY: Yeye  
DATE: 1/25/22 TIME: 4:55 p.m.















## MINUTES OF PUBLIC HEARING

MINUTES OF MEETING DURING THE JANUARY 25, 2022 PUBLIC HEARING OF SPI PROPERTY HOLDING, INC. (SHPI) FOR THE APPLICATION FOR VARIANCE OF THEIR PROPOSED CONSTRUCTION OF A SIXTY FOUR (64) STOREY RESIDENTIAL CONDOMINIUM, LOCATED AT CHRISTIAN ROUTE CORNER SAINT PETER STREE, BARANGAY ORANBO, PASIG CITY WITH A PROPOSED BUILDING HEIGHT OF TWO HUNDRED SIX (206.00) METERS AND A LOT AREA OF THREE THOUSAND THREE HUNDRED NINETY (3,390.00) SQUARE METER.

ANG PURPOSE NG PUBLIC HEARING AY UPANG PAKINGGAN ANG OPINYON AT MGA SENTIMYENTO NG MGA MAMAMAYAN NA DIREKTANG MAAPEKTUHAN NG IPINAPANUKALANG KONSTRAKSYON AT KUNG ANO ANG NAPAGKASUNDUAN AT NAPAGPASYAHAN SA PUBLIC HEARING AY DAPAT ISAALANG ALANG NG BAWAT ISA.

SINIMULAN ANG PAGPUPULONG SA PANGUNGUNA NG KANILANG KAPITAN NA SI KAPITAN RICHARD PUA NA NAGBIGAY MULI NG KANYANG PANANAW SA NASABING PROYEKTO

SINUNDAN NAMAN ITO NG COMMITTEE CHAIRMAN ON LAND USE NA SI KONSEHAL OLLY BENITO NA NAGTANUNG NG MGA KARAGDAGANG OPINYON NG MGA MAMAMAYAN NA NAKATIRA MALAPIT SA NASABING PROYEKTO AT HININGI ANG KANILANG OPINYON KUNG SANG AYON O HINDI SA NASABING PROYEKTO

UNANG NAGBIGAY NG KANYANG OPINYON SI BARANGAY KAGAWAD JUNAR DE LEON NA ANG TANGING CONCERN AY ANG PEACE AND ORDER KAPAG NASIMULAN NA ANG NASABING PROYEKTO AT SIYA AY SUMASANG AYON NA MAAPRUBAHAN ANG VARIANCE APPLICATION NG SPHI.

ANG CONCERN NAMAN NI MR. EDDIE MAGDARAOG NA NAKATIRA SA BANDANG UNAHAAN NG GAGAWING PROYEKTO AY UNG MAGIGING INGAY SA GABI AT SIYA RIN NAMAN AY SUMASANG AYON NA MAAPRUBAHAN ANG VARIANCE APPLICATION NG SPHI.

AYON NAMAN KAY MR. EFREN BARRERA, ANG KANYANG CONCERN AY ANG SAFETY PERIMETER MEASURE NG NASABING PROYEKTO AT SUMANG AYON DIN SIYA PARA MAAPRUBAHAN ANG VARIANCE APPLICATION NG SPHI.

ANG REPRESENTATIVE NAMAN NG SPHI AY SINIGURADO NA ANG LAHAT NG KANILANG CONCERN AY KANILANG AAKSYUNAN AT PAGHAHANDAAN AT MAGBIBIGAY SILA NG ISANG KASUNDUAN O LETTER SA CITY COUNCIL KUNG SAAN NAKAPALOOB ANG SAFETY AND SECURITY AT LAHAT NG CONCERNS KAUGNAY SA NASABING PROYEKTO.

SA HULI, ANG LAHAT NG MGA DUMALO SA NABANGGIT NA PUBLIC HEARING AY SUMASANG-AYON NAMAN NA MAAPRUBAHAN ANG VARIANCE APPLICATION NG SPHI.

MINUTES BY:

CONFIRMED BY:

**DARRELL G. DUBLIN**  
Administrative Staff

**HON. ORLANDO R. BENITO**  
Chairman  
Committee on Land Use

**RECEIVED**  
SECRETARIAT  
PASIG CITY COUNCIL

BY: Yeye  
DATE: 1-25 TIME: 5:45 PM  
2022











