

**SANGGUNIANG PANLUNGSOD
GENERAL SANTOS CITY**

COMMITTEE REPORT NO. 18-147

Submitted by the **COMMITTEES ON CITY LAND USE, URBAN PLANNING & DEVELOPMENT; CLIMATE CHANGE ADAPTATION & ENVIRONMENT; FISHERIES, MARINE LIFE & AQUATIC RESOURCES; and LAWS, RULES & REVIEW OF BARANGAY ORDINANCES & EXECUTIVE ORDERS**

Date of Hearing: May 3, 2017

Re: SPPR NO. 1718-00943; SPPR NO. 1718-00944; SPPR NO. 1718-00945; SPPR NO. 1718-00959; SPPR NO. 1718-00960; SPPR NO. 1718-00962

RECOMMENDING APPROVAL FOR ITEM NOs. 1 to 5

Principal Sponsors: Hon. Ramon R. Melliza; Hon. Elizabeth B. Bagonoc; Hon. Brix T. Tan; Hon. Jose Edmar J. Yumang; Hon. Benjamin P. Talon

MADAM PRESIDENT:

The abovementioned Committees to which were referred the following:

TITLE	RECOMMENDATION
1. SPPR NO. 1718-00943: RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 56, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF LAGAO, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON APRIL 4, 2017, RELATIVE TO THE PROPOSED FOUR (4) UNITS WAREHOUSE BUILDING, OWNED BY GAISANO DADIANGAS, INCORPORATED, REPRESENTED BY JAMES L. GAISANO, AT THE PROJECT SITE AT ARRADAZA STREET, PUROK 12, BARANGAY LAGAO, GENERAL SANTOS CITY. <i>(Hon. Ramon R. Melliza-Sponsor)</i>	APPROVED ON COMMITTEE LEVEL - FOR SECOND READING
2. SPPR NO. 1718-00944: RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 55, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF LAGAO, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON MARCH 28, 2017, RELATIVE TO THE APPLICATION OF PRELIMINARY SUBDIVISION DEVELOPMENT PLAN OF IMELDA J. ROSIMA VENTURE MARKETING INCORPORATED, AT THE PROJECT SITE AT NARRA STREET, PUROK 8, BARANGAY LAGAO, GENERAL SANTOS CITY. <i>(Hon. Ramon R. Melliza-Sponsor)</i>	APPROVED ON COMMITTEE LEVEL - FOR SECOND READING

<p>3. SPPR. NO. 1718-00945.- RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 20, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF BULA, THIS CITY, CERTIFYING THE CONDUCT OF A CONSULTATIVE MEETING RELATIVE TO THE PROPOSED RENOVATION OF FAST EBINGO OUTLET, OWNED AND MANAGED BY FAST LEISURE INCORPORATED, REPRESENTED BY MR. BRYAN JAMES CASIMINA, LOCATED AT LAIZ BUILDING, SANTIAGO BOULEVARD, PUROK CALSANter, BARANGAY BULA, GENERAL SANTOS CITY. <i>(Hon. Ramon R. Melliza-Sponsor)</i></p>	<p style="text-align: center;">APPROVED – FOR SECOND READING</p>
<p>4. SPPR NO. 1718-00959.- RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 06, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF BALUAN, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON APRIL 07, 2017 RELATIVE TO THE PROPOSED PRELIMINARY SUBDIVISION DEVELOPMENT PLAN OF AGANLAND GREENVILLE SUBDIVISION, AT THE PROJECT SITE AT PUROK MASAGANA, BARANGAY BALUAN, GENERAL SANTOS CITY. <i>(Hon. Ramon R. Melliza – Sponsor)</i></p>	<p style="text-align: center;">APPROVED ON COMMITTEE LEVEL – FOR SECOND READING</p>
<p>5. SPPR NO. 1718-00960: RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 07, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF BUAYAN, THIS CITY, CERTIFYING THE CONDUCT OF PUBLIC CONSULTATION FOR THE PROPOSED COMMUNITY FISH LANDING CENTER AT PUROK MINANGA, BARANGAY BUAYAN, GENERAL SANTOS CITY. <i>(Hon. Ramon R. Melliza-Sponsor)</i></p>	<p style="text-align: center;">APPROVED – FOR SECOND READING</p>
<p>6. SPPR NO. 1718-00962.- RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 08, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF CONEL, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON APRIL 6, 2017, 9:00 O’CLOCK IN THE MORNING, RELATIVE TO THE PROPOSED BACKYARD PIGGERY BUILDING OF MRS. ELVINA G. GRANADA, AT THE PROJECT SITE AT GUADALUPE ROAD, BARANGAY CONEL, GENERAL SANTOS CITY. <i>(Hon. Ramon. R. Melliza – Sponsor)</i></p>	<p style="text-align: center;">LAID ON THE TABLE – NO REPRESENTATIVE</p>

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

Respectfully submitted:

ATTY. RAMON R. MELLIZA

*City Councilor & Chairperson on City Land Use
Urban Planning & Development*

ELIZABETH B. BAGONOC, MGMT, DPA

*City Councilor & Chairperson on Climate Change
Adaptation and Environment*

BRIX T. TAN

*Councilor & Chairperson on Fisheries, Marine Life
and Aquatic Resources*



MINUTES OF THE JOINT HEARING OF THE COMMITTEE ON CITY LAND USE, URBAN PLANNING & DEVELOPMENT; COMMITTEE ON CLIMATE CHANGE ADAPTATION & ENVIRONMENT; COMMITTEE ON FISHERIES, MARINE LIFE AND AQUATIC RESOURCES AND COMMITTEE ON LAWS, RULES AND REVIEW OF BARANGAY ORDINANCES AND EXECUTIVE ORDERS OF THE 18TH SANGGUNIANG PANLUNGSOD, CITY OF GENERAL SANTOS

Wednesday, May 3, 2017

9:07 A.M. – 10:43 A.M.

Vice Mayor's Conference Room

Legislative Building, City Hall Drive, City of General Santos

MEMBERS/COUNCILORS PRESENT: Hon. Ramon R. Melliza (*Chairperson-Com. on City Land Use*), Hon. Elizabeth B. Bagonoc (*Chair-Com. on CCAEnvironment*); Hon. Brix T. Tan (*Chairperson-Committee on Fisheries*), Hon. Benjamin P. Talon

GUESTS/RESOURCE PERSONS: *See attached attendance sheet.*

AGENDA:

- 1. SPPR NO. 1718-00943:** RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 56, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF LAGAO, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON APRIL 4, 2017, RELATIVE TO THE PROPOSED FOUR (4) UNITS WAREHOUSE BUILDING, OWNED BY GAISANO DADIANGAS, INCORPORATED, REPRESENTED BY JAMES L. GAISANO, AT THE PROJECT SITE AT ARRADAZA STREET, PUROK 12, BARANGAY LAGAO, GENERAL SANTOS CITY. (*Hon. Ramon R. Melliza-Sponsor*)

When inquired, Engr. Edgar Amparado, project in-charge, explained that the proposed additional four units warehouse are intended for the stocks of the mall due to its expansion. The area has an approximate distance of two kilometers from the main compound. As regards the occupied natural waterways in the main compound, he learned that the city has a plan on the said area.

Architect Randy Lopez of the Office of Building Official explained that based on the community consultation conducted in the barangay, the area is non-conforming considering that it is residential but the actual use is commercial. There were issues raised by the residents specifically on the drainage that if the plan is approved, it might be closed by the private owner. However, Barangay Kagawad Brown clarified that the owner is willing that the water flow from Barangay Lagao will pass through the drainage of Gaisano property, however, there is a problem since there is no proper outfall after the said property.

Engr. Amparado said the main problem on the affected areas is the exact location where the volume of water passes by. Hon. Tan then proposed to the applicant to undertake the drainage construction connecting to the drainage of the city as what SM Mall did and to just avail of a tax holiday. Engr. Amparado assured to refer the proposal to the management.

Discussions went on, Barangay Captain Armando Diamante of Barangay Baluan shared some observations that after Gaisano Mall, there are silted canals abandoned by NIA which caused overflow of water based on the survey conducted before by the irrigators association. He suggested to re-pipe the canals after Gaisano Mall and also develop the canals before reaching the highway going to Gensanville to minimize the overflow of water.

Since this is a general problem, Hon. Melliza decided to conduct a consultative meeting about the city's drainage system on May 11, 2017 at 2:00 in the afternoon with the presence of the representative from the City Planning and Development Office, City Engineer's Office, National Irrigation Administration, irrigators association, Barangays Lagao, Bula, Baluan, San Isidro, City Heights, Gensanville Homeowners Association including the four committees involved.

Considering that the measure is only for the affirmation of the barangay resolution, Hon. Tan moved for its approval, duly seconded by Hon. Talon, thereby the chair ruled item no.1 approved on committee level and to be calendared for second reading on Tuesday's regular session. He requested the proponent to be around to answer possible queries.

APPROVED ON COMMITTEE LEVEL - FOR SECOND READING

2. **SPPR NO. 1718-00944:** RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 55, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF LAGAO, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON MARCH 28, 2017, RELATIVE TO THE APPLICATION OF PRELIMINARY SUBDIVISION DEVELOPMENT PLAN OF IMELDA J. ROSIMA VENTURE MARKETING INCORPORATED, AT THE PROJECT SITE AT NARRA STREET, PUROK 8, BARANGAY LAGAO, GENERAL SANTOS CITY. (*Hon. Ramon R. Melliza-Sponsor*)

At the outset, the chair manifested his inhibition on this measure being the legal counsel of this corporation. Thereafter, he relinquished the chair to Hon. Tan.

(NOTE: HON. BRIX T. TAN – PRESIDING OFFICER)

When asked, Engr. Elena Grace Tamayo, representative of Imelda J. Rosima Venture Marketing, Inc. said the project is a two-hectare property along Narra, Lagao General Santos City in which the community consultation was already conducted last March 28, 2017. When asked, she presented the amended site development plan for the committee's perusal.

After having been clarified, Hon. Talon moved for its approval, duly seconded thereupon, Hon. Tan ruled this item approved on committee level and to be calendared for second reading on Tuesday's regular session.

APPROVED ON COMMITTEE LEVEL - FOR SECOND READING

3. **SPPR. NO. 1718-00945.**-RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 20, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF BULA, THIS CITY, CERTIFYING THE CONDUCT OF A CONSULTATIVE MEETING RELATIVE TO THE PROPOSED RENOVATION OF FAST EBINGO OUTLET, OWNED AND MANAGED BY FAST LEISURE INCORPORATED, REPRESENTED BY MR. BRYAN JAMES CASIMINA, LOCATED AT LAIZ BUILDING, SANTIAGO BOULEVARD, PUROK CALSANTER, BARANGAY BULA, GENERAL SANTOS CITY. (*Hon. Ramon R. Melliza-Sponsor*)

(NOTE: RAMON R. MELLIZA – PRESIDING OFFICER)

When asked, Arch. Lopez informed that there is no problem in their proposed renovation because their building permit is already approved and there is already an order of payment.

Upon hearing the said manifestation, upon motion of Hon. Talon, seconded by Hon. Tan, the chair ruled this measure approved on committee hearing, to be calendared for second reading on the next regular session with all the chairpersons of this joint committee hearing as principal sponsors, including Councilor Talon.

APPROVED – FOR SECOND READING

4. SPPR NO. 1718-00959.-RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 06, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF BALUAN, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON APRIL 07, 2017 RELATIVE TO THE PROPOSED PRELIMINARY SUBDIVISION DEVELOPMENT PLAN OF AGANLAND GREENVILLE SUBDIVISION, AT THE PROJECT SITE AT PUROK MASAGANA, BARANGAY BALUAN, GENERAL SANTOS CITY. *(Hon. Ramon R. Melliza – Sponsor)*

Hon. Bagonoc raised a concern as to whether there are affected trees on this project, to which Barangay Captain Diamante stated that the area was an open ricefield before but lately an idle land already. The area was zoned as residential in 1988. There is an existing irrigation canal in between the property and the barangay road but there is already an agreement that there will be no closure of the existing canals.

Engr. Aurelio Madria, representative of Aganland, manifested that in the development of their subdivision project, they would develop also the existing earth canal by concreting the same and assured that they will not close the existing canals going to the rice paddies. Hon. Bagonoc interjected that there should be coordination with the National Irrigation Administration and the City Engineering Office as to the standard size of the canal, to which Engr. Madria took note of the same.

Hon. Bagonoc also reminded Engr. Madria to implement the ordinances on Wastewater Treatment Facility and Rainwater Catchment, to which Engr. Madria manifested that they are aware of the same and they are willing to comply inasmuch as the same are requirements in the Preliminary Subdivision Development Permit (PSDP). He also clarified that this is a Socialized Housing Project.

As regards the concern on food security that is being threatened by the sprouting of subdivisions in the city, the chair ruled to have a joint committee hearing with the Committee on City Land Use and Agriculture on Thursday at 3:00 o'clock in the afternoon to discuss financial assistance to the farmers so that they would not succumb to selling of their lands to become subdivisions.

On motion of Councilor Tan for its approval, seconded by Hon. Bagonoc and Hon. Talon, the chair ruled item no.4 approved on committee level and to be calendared for second reading on the next regular session with all the chairpersons on record including Hon. Talon as principal sponsors and authors.

APPROVED ON COMMITTEE LEVEL – FOR SECOND READING

5. SPPR NO. 1718-00960: RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 07, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF BUAYAN, THIS CITY, CERTIFYING THE CONDUCT OF PUBLIC CONSULTATION FOR THE PROPOSED COMMUNITY FISH LANDING CENTER AT PUROK MINANGA, BARANGAY BUAYAN, GENERAL SANTOS CITY. *(Hon. Ramon R. Melliza-Sponsor)*

Ms. Degayo, Purok Chairman of Purok Minanga manifested that this a BFAR funded project, a 1,000 square meter area and there are no mangrove plants affected by the development. Hon. Melliza and Hon. Bagonoc asked for assurance that the bio-security on the area and the disposal of garbage should be considered, to which Ms. Degayo took note of the same.

Upon motion of Hon. Bagonoc, seconded by Hon. Tan and Hon. Talon, the chair ruled item no.5 approved on committee level and to be calendared for second reading on the next regular session with the chairpersons and Hon. Talon as principal sponsors.

APPROVED – FOR SECOND READING

6. **SPPR NO. 1718-00962.**-RESOLUTION AFFIRMING THE VALIDITY OF RESOLUTION NO. 08, SERIES OF 2017, PASSED BY THE SANGGUNIANG BARANGAY OF CONEL, THIS CITY, CERTIFYING THE CONDUCT OF COMMUNITY CONSULTATION HELD ON APRIL 6, 2017, 9:00 O’CLOCK IN THE MORNING, RELATIVE TO THE PROPOSED BACKYARD PIGGERY BUILDING OF MRS. ELVINA G. GRANADA, AT THE PROJECT SITE AT GUADALUPE ROAD, BARANGAY CONEL, GENERAL SANTOS CITY. (*Hon. Ramon. R. Melliza – Sponsor*)

LAID ON THE TABLE – NO REPRESENTATIVE

There being no other matter to take up, the chair ruled this joint committee hearing adjourned at exactly 10:43 in the morning.

HEARING – ADJOURNED

Prepared by:

LORELIE B. CALUBAD
Stenographic Reporter III

LOIDA D. ASAN
Stenographic Reporter III

Edited by:

Noted:

JANET B. ZABALA
Board Secretary I

LOLITA P. PEDRO
Division Chief, Journal & Minutes

ATTESTED:

ATTY. RAMON R. MELLIZA
*City Councilor & Chairperson on City Land Use
Urban Planning & Development*

ELIZABETH B. BAGONOC, MGMT, DPA
*City Councilor & Chairperson on Climate Change
Adaptation and Environment*

BRIX T. TAN
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