

[HLURB MEMORANDUM CIRCULAR NO. 18, S. 1999, May 20, 1999]

RESOLUTION NO. R-639, DENYING THE PROPOSED REZONING OF THE GSIS PROPERTY LOCATED ALONG ELLIPTICAL ROAD, DILIMAN, QUEZON CITY, AS CONTAINED IN CITY ORDINANCE NO. SP-473, S. 1996, FROM INSTITUTIONAL TO SPECIAL DEVELOPMENT ZONE

Quoted hereunder is the full text of the subject resolution passed by the Board of Commissioners in its 271st Regular Meeting on 10 March 1999:

"WHEREAS, the Sangguniang Panglungsod of Quezon City passed City Ordinance No. SP-473, Series of 1996, rezoning a 29,685-square meter parcel of land located along Elliptical Road, Diliman, Quezon City from institutional to Special Development Zone (SDZ) and the same has been endorsed to this Board by the Metro Manila Development Authority under Resolution No. 97-13, s. 1997, entitled, *Endorsing the Approval of Quezon City Ordinance No. SP-473, s. 1996, Rezoning the GSIS Property Along Elliptical Road, District IV, Quezon City from Institutional to Mix Use Zone*";

WHEREAS, the Board has repeatedly made known its resolute stand and strict policy against spot zoning as being contrary to sound principles of planning which prefer a wholistic approach thereto by way of a comprehensive land use plan for the whole locality;

WHEREAS, the above notwithstanding, the Board looked into the merits of the proposed spot rezoning and found, among others:

1. That the use regulation to be adopted for the Special Development Zone into which the area is to be reclassified is that of High Density Commercial (C-3), hence, tantamount to rezoning the area into C-3;
2. That the land uses within one kilometer radius from the subject property are institutional, residential, parks and recreational areas such that commercial activities in the proposed use will definitely change the essential character of the area;
3. That the proposal to develop the property, located right in front of the Quezon Memorial Circle which was declared a national shrine in 1974, into substantially commercial use is incompatible with the activities within the circle area and the intended preservation of the surroundings as a unified and distinctive institutional landmark;
4. That the projected increase in the volume of traffic at the Elliptical