



TANGGAPAN NG SANGGUNIANG PANLUNGSOD

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD, CITY OF SAN PABLO, HELD ON MAY 15, 2018

PRESENT:

HON. ANGELITA E. YANG
 HON. Karla Monica C. Adajar
 HON. Diosdado A. Biglete
 HON. Elsie C. Pavico
HON. ARNEL C. TICZON
 HON. Eduardo O. Dizon
 HON. Dandi C. Medina
 HON. Napoleon C. Calatraba
 HON. Carmelita A. Amante

Vice-Mayor & Presiding Officer

Member
Member
Member

Member & Temporary Presiding Officer

Member
Member
Member
Member

ABSENT:

HON. Justin G. Colago
 HON. Enrico B. Galicia
 HON. Rondel A. Diaz

(On leave)

Member
Member
Member

On motion of **Hon. Karla Monica C. Adajar**, the following ordinance, principally sponsored by **Hon. Arnel C. Ticzon** and co-sponsored by the **whole body**, was enacted, to wit:

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ORDINANCE N^o. 2018-53

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AN ORDINANCE CREATING THE CITY OF SAN PABLO HERITAGE ZONE AND HISTORICAL SITES, DECLARING THE SAN PABLO CITY HERITAGE MONTH AND PROVIDING FUNDS THEREOF.

WHEREAS, the National Historical Commission of the Philippines (NHCP) in accordance to RA No. 10066, has recognized the significance of San Pablo City's built heritage and historical sites that have served as reminders of this city's rich history and testaments to the lives of San Pableños;

WHEREAS, San Pablo City is one of the oldest cities of the Republic of the Philippines, and has contributed to the cultural richness and economic prosperity of the country;

WHEREAS, San Pablo City was the center of coconut production in the 19th and early 20th century and has been home to numerous personages of national significance;

WHEREAS, there still exists within San Pablo City, a number of historical structures and sites, a couple of which have been recognized by the National Historical Commission;

WHEREAS, there is an inherent need to preserve, rebuild/restore these remaining historical, heritage structures and sites for future generations of Filipinos;

WHEREAS, San Pablo City Heritage Zone and Historical Sites need to be established in order to preserve the heritage zone and historical sites of San Pablo City and enshrine the memory of our rich socio-cultural heritage, local leaders and heroes; and

WHEREAS, the Heritage Month should be declared to foster awareness, appreciation, pride and advocacy among San Pableños to preserve and conserve our heritage and historical sites.

APPROVED:
LORETO S. AMANTE
CITY MAYOR

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod San Pablo City in a regular session assembled that:

SECTION 1. DECLARATION OF POLICY

- A. San Pablo City recognizes its important role in the history of the Province of Laguna and of the nation;
- B. San Pablo City asserts the importance of its plaza and Rizal Avenue;
- C. San Pablo City asserts the need to preserve its remaining historical structures and to restore its heritage sites;
- D. San Pablo City acknowledges the need to honor San Pableños who have achieved an enduring contribution toward the enrichment of local, national historical and cultural heritage;
- E. San Pablo City believes that the development of the Heritage Zone and Historical Sites will further enhance its potential as a tourist destination;
- F. San Pablo City also acknowledges its duty to instill among future generations of San Pableños and the nation as a whole, the need to preserve our historical and socio-cultural heritage;
- G. San Pablo City declares that its constituents have an inherent responsibility to actively participate in the preservation of the historical and socio-cultural heritage of San Pablo City.

SECTION 2. THE NATURE AND PURPOSE OF THE SAN PABLO CITY HERITAGE ZONE AND HISTORICAL SITES

The San Pablo City Heritage Zone and Historical Sites espouse the following objectives:

- A. To advocate the preservation and conservation of the historical and socio-cultural heritage zones and sites of San Pablo City for better understanding and appreciation of its history and culture.
- B. To foster awareness and level of appreciation of San Pableños of their history that they may deepen their sense of community, identity, pride, dignity and understanding of its significant role in the history of the Republic of the Philippines.
- C. To reclaim the heritage zone, as a center of socio-cultural and tourism related activities for the enjoyment and benefit of all San Pableños today and the future generations.
- D. To enhance and enrich the quality of life of all inhabitants of San Pablo City.

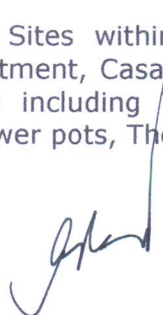
SECTION 3 - THE BOUNDARIES DEFINING THE SAN PABLO CITY HERITAGE ZONE

The area coverage of San Pablo City Heritage Zone and Historical Sites is hereby particularly described as follows, notwithstanding areas to be defined in the future:

- A. Bounded on the North by San Pablo City Cathedral at corner of T. Azucena and Magcase Sts. as reference point, on the South by M. Paulino Street, and on the West by the railroad track separating Rizal Avenue and Colago Avenue;
- B. Going South from city Cathedral/Liceo de San Pablo, M. Paulino St., BDO and BPI banks, the whole stretch of Rizal Avenue to the railroad track intersection of Rizal and Colago Avenues;
- C. The whole 700 meters stretch of Rizal Avenue – the city plaza, the century old mango tree and the center islands.

SECTION 3-1. - HISTORICAL SITES WITHIN THE HERITAGE ZONE

The Historical Sites within the Heritage Zone includes: the City Cathedral, Farcon Residence, Fire Department, Casa Real/Old CFI Building (now DepEd Library Hub), Telegraphic Building, Plaza Circle including The Rizal Monument, Fountain, Colonial Lamp Posts, and oversized concrete flower pots, The Century –Old Mango Tree, Escuela Pia (now Don Marcos



APPROVED: 
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CITY MAYOR

Paulino/Red Cross Building and Puericulture Center), Apolinario Shrine, Administrative Building for Controlled Merchandize (now Lina Building), San Pablo Central School, Fule Malvar Mansion and PNR Railroad Track between Rizal and Colago Avenues.

SECTION 3-2. HISTORICAL SITES OUTSIDE THE HERITAGE ZONE

Other heritage and historical sites identified in the city which are found outside the heritage zone are as follows: Old City Hall Building, Doña Leonila Park, Dambana ng Kagitingan at Doña Leonila Park, Hagdang Bato at Sampalok Lake, Andres Bonifacio and Trece Martires Shrines at the upper west bank of Sampalok Lake, Pinaglabanan Shrine in Barangay Sta. Isabel, Guerilla Shrine in Barangay San Mateo, Prudencia Fule Ancestral House/Prudencia Fule Memorial National High School, Prudencia Fule Memorial Elementary School in Barangay San Nicolas, Balintawak (San Diego) Elementary School in Barangay San Diego, San Pablo Railway Station at Fule Sahagun and Franklin Baker Company in Barangay Bagong Bayan.

SECTION 3-3. BUFFER ZONE

As defined by the National Historical Commission of the Philippines (NHCP), Buffer Zone shall include all structures, vacant lots/open spaces/parks and streets adjacent to the identified sites within the heritage zone and historical sites.

SECTION 4. - CLASSIFICATION AND DECLARATION OF HISTORICAL STRUCTURES AND SITES AND OTHER EDIFICES IN SAN PABLO CITY

The different historical structures and sites at least fifty (50) years of age which include private residence, buildings and other edifices, monuments, bridges, shall be classified and declared by the Sangguniang Panlungsod as follows:

- A. City Heritage Treasures – those structures, edifices which are still existing in part or whole, or places that are of national historical and cultural significance, strongly associated with important historical events and illustrious Filipinos, or those whose owners have achieved an enduring contribution toward the enrichment of Filipino cultural heritage, where structures, edifices, and places declared and protected by the National Commission for Culture and the Arts, the National Historical Commission, the National Museum, or any other pertinent body, are automatically declared as Heritage Treasures;
- B. City Historical Sites – those structures, edifices, or places that are of city, or provincial historical and cultural significance, strongly associated with important historical events and illustrious San Pableños, or those whose owners have achieved an enduring contribution toward the enrichment of San Pablo cultural heritage, or properties which were the sites of first establishment in San Pablo City of the Province of Laguna, such as the Casa Real (now DepEd Library Hub), Escuela Pia (now Red Cross and Puericulture Center Buildings), Administration Building for Controlled Merchandize (now Lina Building), monuments, cemeteries and memorials, WW II Guerilla Shrines, Gabaldon-type School Buildings, City Plaza, etc.
- C. Heritage Edifices – those structures of architectural and social significance, including those that bear strong foreign architectural influences such as the American or Spanish, that stand out as a monument of artistry, craftsmanship and industry of Filipino artisans and laborers who were responsible for their construction and serve as mute witnesses to the heroic spirit of the early Filipinos such as the City Cathedral, Farcon Residence, the Fule Malvar Mansion, San Pablo Central School, Old City Hall Building, Prudencia Fule Memorial National High School, Balintawak Elementary School in San Diego.

Other structures that do not fall under the above-mentioned classification shall be classified as follows:

- D. Other Heritage Edifice – a public or private structure/edifice that follows the architectural design prevalent during the Spanish and American colonial periods, also serving as mute witnesses to the heroic spirit of our forefathers.

- E. Non-conforming Structure – a structure that is of no architectural, cultural, historical and cultural significance to San Pablo City.

SECTION 5 – INSTALLATION OF HISTORICAL MARKERS

The City Government of San Pablo shall install a historical marker on every identified historical and heritage site in the city – be it government or privately owned structure.

SECTION 6 – IMPLEMENTING AGENCY

The City History, Arts, Culture and Tourism Office (CHACTO) is hereby appointed as the governing body of the San Pablo City Heritage Zone, and shall delegate to the CHACTO History, Arts and Culture/Heritage Unit the following functions:

- A. To initiate, plan, undertake and supervise the restoration, upkeep and maintenance of public places or areas, streets, and other local government properties in the San Pablo City Heritage Zone;
- B. To adopt, issue, promulgate and implement regulations pertaining to building height, dimension, architectural style and designs, commercial signage, and other specifications of the building construction to be undertaken in the area;
- C. To recommend traffic, street usage and other related matters within the area.
- D. To serve as an advisory body to the Sangguniang Panlungsod on conservation and preservation matters within the city.
- E. Monitor the conservation, upkeep and maintenance of heritage buildings, public areas, parks, streets, found within and outside the Heritage Zone and recommend appropriate actions to be taken thereof.
- F. Exercise all powers necessary or incidental to conservation objectives including the power to review and recommend the approval or disapproval of construction projects in conjunction with the city's Comprehensive Land Use Plan (CLUP), Building Code, Department of Public Works and Highways and other official regulatory agencies, whenever and wherever applicable.
- G. Assist in the implementation of Republic Act No. 10066 (An Act Providing for the Protection and Conservation of the National Cultural Heritage, Strengthening the National Commission for the Culture and the Arts (NCCA) and its affiliated Cultural Agencies, and for other Purposes) and other National and Local Laws relative to heritage preservation, and
- H. Other functions as may be provided by law.

SECTION 7- AUTHORITY TO MAKE TECHNICAL GUIDELINES, IMPLEMENTING RULES AND REGULATIONS

Authority is hereby given to CHACTO History Arts, and Culture/Heritage Unit (as provided by City Ordinance No. 2011-08 Chapter 5 – staffing pattern and hiring of personnel), to formulate technical guidelines, implementing rules and regulations in accordance with this ordinance.

SECTION 8 – THE SPC HERITAGE ZONE ADVISORY BOARD

The San Pablo City Heritage Zone (SPCHZ) Advisory Board which is consultative in nature and shall assist the CHACTO History, Arts and Culture/Heritage Unit in the formulation and/or implementation of laws, rules, guidelines, policies, projects and programs relative to the protection and/or promotion of the historical structures and sites within San Pablo City and is composed of the following:

- A. The City History, Arts, Culture and Tourism Council.
- B. NHCP Representative.

APPROVED:

LORETO S. AMANTE
CITY MAYOR

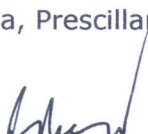
SECTION 9 – SPCHZ CERTIFICATE OF APPROVAL

- A. All exteriors of structures in the Heritage Zone and its *Buffer Zone* must follow the architectural character prevalent during the American Colonial period between 1910-1948 as determined by the SPCHZ.
- B. Existing Non-conforming structures in the Heritage Zone will be advised to renovate their exteriors/building facades within the prescribed period as stipulated in **Section 11 – Priority Development Areas of this Ordinance**, to conform with the theme/prevalent architectural character (American colonial period) of the Heritage Zone.
- C. Existing Non-conforming structures in the Heritage Zone must follow the theme/architectural character prevalent during the American colonial period from 1910-1948 when they apply for a permit for construction, addition, repair, or renovation.
- D. No permit for construction, addition, repair, or renovation within the Heritage Zone (be it private or government owned) shall be issued until the CHACTO and SPCHZ Advisory Board recommend the approval of the design of the exterior/façade of the structure (which should conform with the Heritage Zone theme), and no structure at least fifty (50) years of age within the Heritage Zone shall be granted a permit for demolition without the approval of the SPCHZ.
- E. No structure inside the Heritage Zone classified as A, B and C in Section 4 of this Ordinance, shall be granted a permit for construction, addition, renovation or demolition without the recommending approval of the SCPHZ.
- F. New structures to be constructed within the Heritage Zone must comply with the Heritage Zone theme/character.

SECTION 10 – CITY HERITAGE ZONE PRIORITY DEVELOPMENT AREAS (PDA)

The City Heritage Zone shall be divided into Priority Development Areas for systematic implementation and adaptation of structures to the heritage zone theme as follows:

- A. Priority Development Area 1 covers all government owned properties and structures within the Heritage Zone.
 - A. 1 PDA 1 shall be given one (1) year from the date of approval of this City Ordinance to adapt to the American colonial era theme of the Heritage Zone (2018-2019).
- B. Priority Development Area 2 covers private structures and sites on the northern side of T. Azucena St. inclusive of: Farcon Residence to LBC, Si Cristina, Manila Bank and Pizza Hut along Rizal Avenue; on the southern side from Liceo de San Pablo and BDO M. Paulino St. to Bonifacio St. inclusive of all structures in between.
 - B.1 PDA 2 shall be given two (2) years from the date of approval of this ordinance to adapt to the American colonial era theme of the Heritage Zone (2018-2020).
- C. Priority Development Area 3 covers all structures and sites from Jollibee Rizal Avenue to China Savings Bank at A.B. Fule Street, from KFC Bonifacio St. to Southern Drug Store at Lopez Jaena Street.
 - C. 1 PDA 3 shall be given three (3) years from the date of approval of this city ordinance to adapt to the American colonial era theme of the Heritage Zone (2018-2021).
- D. Priority Development Area 4 covers all structures from Postal Bank to San Pablo Central School; On the other side from Mc Donald to unoccupied building for sale (co-owned by Estelita, Prescillano and Saturnino Bueser) across San Pablo Central School.



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D.1 PDA 4 shall be given four (4) years from the date of approval of this city ordinance to adapt to the American colonial era theme of the Heritage Zone (2018-2022).

E. Priority Development Area 5 covers structures from Philam Life Building down to Nation Gasoline Station including Bagong Pook Welcome Arch and the lot before the railroad track between Rizal and Colago Avenue; on the other side from Caltex Gas Station/7-11 to UMEI Nihonggo center at Fule Sahagun St., Focus Tarp Printing to Petron Gasoline Station and Lipa Van Terminal.

E. 1 PDA five (5) shall be given five (5) years from the date of approval of this city ordinance to adapt to the American colonial era theme of the Heritage Zone (2018-2023).

F. Compliance of property owners to the adaption of the Heritage Zone character earlier than the prescribed period stipulated in this Section – Priority Development Areas (PDA) shall be entitled to the following incentives as stipulated in Section 11 of this Ordinance.

SECTION 11 – TAX INCENTIVES

The City Government shall grant real estate tax relief and exemptions (basic only-building and lot) for five (5) years for structure/property owners as a form of incentive for conformity to the Heritage Zone theme/character and the preservation of the various historical structures within San Pablo City.

The incentives shall take effect upon the approval of this ordinance and shall only be granted to property owners without tax liability or delinquency with the City Government upon completion of their building facades or construction of new building/extension/addition to conform with the Heritage Zone theme within a period of five (5) years.

11.1 Non-compliance within the time frame specified in Section 10-Priority Development Areas B-E shall mean forfeiture of tax incentives and a citation of non-conformity from the Sangguniang Panlungsod and CHACTO Heritage Unit and a fine of not less than Ten Thousand Pesos (PhP10,000.00) per linear meter for each year of non-compliance for commercial and Five Thousand Pesos (PhP5,000.00) flat rate for residential establishments.

11.2 Three (3) consecutive years of non-compliance for commercial establishments shall also mean non-issuance and/or cancellation of business permit.

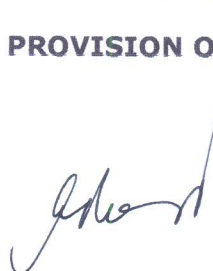
SECTION 12 – FINANCIAL ASSISTANCE

The City Government shall find ways to extend financial assistance to property owners who are willing to adapt the city heritage zone theme but have no enough financial capability to implement the necessary changes in their establishment's façade.

SECTION 13 – DECLARATION OF SAN PABLO CITY HERITAGE MONTH

In recognition and celebration of the city's rich socio-cultural heritage, the month of May is hereby declared as the City Heritage Month in commemoration of its separation from the town of Bay, Laguna as a municipality in 1648, and to coincide with the celebration of the National Heritage Month and the cityhood of San Pablo, which became one (1) of the ten (10) oldest cities in the Philippines on May 7, 1940 by virtue of Commonwealth Act No. 520, signed by President Manuel L. Quezon.

SECTION 14 – PROVISION OF FUNDS



APPROVED 
LORETO S. AMANTE
CITY MAYOR

14.1 Three Million Pesos (PhP3,000,000.00) annually from the 2nd year onwards for the maintenance of all government properties inside and outside the Heritage Zone.

14.2 Five Hundred Thousand Pesos (PhP500,000.00) annually for the celebration of the City Heritage Zone.

SECTION 15 – REPEALING CLAUSE

All Local Executive Orders, Ordinances, Policies and Regulations found inconsistent with this ordinance is hereby repealed or modified accordingly.

SECTION 16 – EFFECTIVITY CLAUSE

This ordinance shall take effect immediately after fifteen (15) days of publication in a local newspaper of general circulation and posting of the same in bulletin boards at the entrance of the city hall, and in at least two (2) conspicuous places in San Pablo City.

ENACTED: UNANIMOUSLY
May 15, 2018

I HEREBY CERTIFY to the correctness of the above-quoted **ORDINANCE N^o. 2018-53 c.s.:**


ELENITA D. CAPUNO
Secretary to the Sangguniang Panlungsod
CGDH I

ATTESTED:


ARNEL C. TICZON
Member

&
TEMPORARY PRESIDING OFFICER

KMA/IDRL/lmg

APPROVED: 

LORETO S. AMANTE
CITY MAYOR

*UNITY IN PROGRESS....
Tuloy-tuloy ang Pag-abante!!!!*