

**APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES**  
**Department of Land Management Conference Room**  
**3<sup>rd</sup> Floor, ITC Building, Tamuning, GU**  
**Thursday, April 5, 2018 • 9:35 a.m. to 10:26 a.m.**

I. Notation of Attendance

Chairman Aguilar called the regular meeting of the Application Review Committee for Thursday, April 5, 2018 to order at 9:35 a.m., noting a quorum.

Present were: Chairman Marvin Aguilar (DLM), Mary Rose Wilson (DPW), Angel Marquez (EPA), Gil Suguitan (BSP), Pete Terlaje (DoAG), Jude Calvo (GWA), Al Masga (DPR/HPO), Dan Guerrero (JRMC)

II. Approval of Minutes

Chairman Aguilar members were given a brief moment to review the Minutes of February 15, 2018; and thereafter, requested for a motion.

Al Masga (DPR/HPO) makes a motion to approve the ARC Minutes of Thursday, February 15, 2018.

Pete Terlaje (DoAG) seconds the motion.

Chairman Aguilar motion is made by DPR/HPO, seconded by Pete Terlaje (DoAG). Noting no discussion, Chairman Aguilar puts the motion to a vote; all in favor of the motion to approve the Minutes of February 15, 2018 say "aye" [DLM, DPR/HPO, DoAG, DPW, BSP, GWA, EPA], all opposed say "nay." [Motion passed; 7 ayes, 0 nay]

III. New Business

Zone Change

- A. Application No. 2018-04, Applicant, Wang Jun Rong represented by Sukping Chan; Zone Change request from "R-1" (Single Family Dwelling) to "C" (Commercial) zone, on Lot 1107-1-3, in the Municipality of Mangilao. Case Planner: Penmer Gulac

Chairman Aguilar members were informed that Application No. 2018-04 has been withdrawn from today's ARC meeting. The applicant is changing its consultant and will return to the ARC at a later date.

Tentative Subdivision Plan

- B. Application No. 2018-06, Applicant WSS Pacific Development Corporation represented by Jae Ji; request for a Tentative Subdivision plan for the final phase of construction for twenty (20) single family house lots (Santos Ocean Housing Subdivision), on Lot 29NEW, Blocks 1 and 2, Phase II/A/B, in an "R-1" (Single Family Dwelling) zone, in the Municipality of Dededo. Case Planner: Frank Taitano

Chairman Aguilar gave a brief chronological history for this application:

- This project was broken down into three phases; Phases I, Phase IIA and Phase IIB;
- The project is located in Wusstig Road and is in place;
- The former owners had legal issues with the contractor which caused the project to stall for twenty plus years;
- As of mid-2017, a Court decree was granted in favor of the previous owners;
- Infrastructure is installed, the road exists, and completion of Phase I which is built at the back end of the property;
- Power, water, sewer exists as well a ponding basin/recreational park; and,
- Previous owners came in to apply for the tentative subdivision; however, the one year to secure a final subdivision had lapsed, and they would have to re-apply to continue work.

Karen Pan had nothing further to add to Chairman Aguilar's description of the project. The project is no longer owned by the Wilsons, and was bought by her investor who she represents at today's meeting.

Pete Terlaje (DoAG) asked what the issues were between the former property owners and the contractor.

Karen Pan explained that there was a dispute between the previous owners and the contractor; the contractor did not follow the contract with the previous owners of the project.

Chairman Aguilar members were reminded that this is a tentative subdivision plan. It is all about the infrastructure and not the homes that will be built.

Pete Terlaje main concerns of DoAG is with the environment and what is proposed to be put into the project in terms of preserving and providing green space rather than concrete jungles.

Karen Pan the park already exists for the subdivision. Ms. Pan added that each home will be fenced in with landscaping provided.

Pete Terlaje with the dedicated park, along with all the sidewalks, and any of the open spaces, it is DoAG's recommendation that this development incorporates more indigenous trees back into the environment. Mr. Terlaje further stated that the applicant should work with DoAG's Forestry Division on use of indigenous trees for this subdivision. When a clearing/grading permit for areas with overgrown vegetation, it is important that the green waste is not stored at the site, and that it is taken to a green waste site for proper disposal. If green waste is left on site, it provides homes for the Rhino Beetles.

[Discussion ensues on landscaping]

Al Masga (HPO/DPR) additional research will need to be done. Mr. Masga asked that Ms. Pan visit their office and provide any documents from DPR/HPO for the Phase I project to include what was approved for the recreational park.

Dan Guerrero (JRM) JRM looks at potential impacts to training areas, flight paths, com-lines, radio waves; at this point, Mr. Guerrero states that he does not have any comments at this time.

Jude Calvo (GWA) Ms. Pan was informed that six months prior to submittal of a building permit that she consults with GWA with regards to demands for water and waste water. Mr. Calvo added that he did not see any ponding basins provided for this subdivision, and asked how will storm water be disposed of.

Karen Pan responded that there is a ponding basin and it is located underneath the recreational park.

Gil Suguitan (BSP) it was mentioned that 20 units will be constructed for this subdivision; but with the land mass of this property, the developer can build up to 26 units.

Karen Pan responded that the developer intentionally did this because they did not want the project to be too dense.

Gil Suguitan because of the designs of the homes to be one and two story structures, does that lead to the question of, because of the different designs, lead to affordable homes as compared to the Phase I project.

Karen Pan because of current cost of building materials and labor, they are not able to do affordable homes for this subdivision.

[Discussion ensues of affordable homes]

Mary Rose Wilson (DPW) will the ponding basin capacity be sufficient for the additional twenty units for the subdivision.

Karen Pan calculations used for the ponding basin was based on Phases I and II A/B.

Mary Rose Wilson provide a copy of the draining calculations for Phase IIA/B. Will a bus shelter be provided for this subdivision.

Chairman Aquilar there is a bus shelter provided inside the subdivision.

Mary Rose Wilson additional comments will be provided in the position statement after an official site visit is conducted.

Angel Marquez (GEPA) since Phase I was built there are new requirements that will need to be applied to continue with this project.

- The ponding basin will need to be redesigned; requirements from 1997 differs from the current requirements; applicant will need to comply with the 2006 & 2010 CNMI/Guam storm drainage standards.
- There will be additional impact on traffic at the entrance/exit of Wusstig Road because of the additional units for this subdivision. Applicant should work with DPW on traffic impact.
- All runoff has to be contained within the subdivision. Mr. Marquez was unsure if there was enough catch basin to contain and divert the flow of the runoff to the ponding basin. Mr. Marquez suggested that the applicant revisits the storm drainage system, and that a grading plan be provided to his office as the project moves forward. The original grading plan for Phases IIA/B may need to be changed. **[Discussion ensues]**

- Federal requirements prior to construction permit – submit an NOI (Notice of Intent) for the project to include compliance with the Endangered Species Act (DoAG) and Historic Preservation Act (DPR/HPO).
- Noted that the current six-inch water line is sufficient at this time.

Pete Terlaje (DoAG) applicant was reminded that they have to submit a biological survey for the project site.

Frank Taitano (Case Planner) no comments.

Chairman Aguilar members were asked to work with the Case Planner on additional information pertaining to this application. Members were again reminded that this application is not under the Zoning Law, but under the Subdivision Law which has a 15-day timeline to review this application before being forwarded to the Guam Land Use Commission.

The development is advanced; infrastructure is in place, houses are ready to be built. The Applicant has requested to run clearing/grading permits and building permit simultaneously prior to the GLUC approval of consideration. This was discussed with DPW who advised that this can be done; however, no building permit will be issued.

[Discussion ensues]

#### IV. Approval of ARC Agenda

Chairman Aguilar the ARC regular meeting agenda for April 19, 2018 is final; only one item on this agenda for Lulu Investment, 2017-47A/B (Zone Variance/TDP).

There will be no Thursday, April 26, 2018 GLUC hearing. By order of the Executive Secretary, the GLUC will only be held once a month rather than two meetings a month. Agendas will be full with ten items at the most per agenda.

#### V. Administrative & Miscellaneous Matters [No discussion noted]

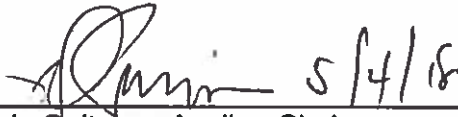
#### VI. Adjournment

Jude Calvo (GWA) makes a motion to adjourn today's meeting, seconded by Angel Marquez (GEPA), with all in favor.

The regular meeting of the Application Review Committee for Thursday, April 5, 2018 was adjourned at 10:26 a.m.

Approved by:

Date approved:

  
5/4/18  
\_\_\_\_\_  
Marvin Quituqua Aguilar, Chairman  
Application Review Committee

  
\_\_\_\_\_  
May 9, 2018

Transcribed by:

  
\_\_\_\_\_  
M. Cristina Gutierrez, Recording Secretary  
DLM, Planning Division

# APPLICATION REVIEW COMMITTEE

## Committee Attendance Sheet

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning

MEETING:  Regular Thursday, April 5, 2018  Special \_\_\_\_\_

Time: 9:25 am Adjournment: 10:26 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairman)	<i>[Signature]</i>
2 DPW/Vertical	(Member)	<i>[Signature]</i>
DPW/Horizontal	(Member)	<i>[Signature]</i>
3 Guam EPA	(Member)	<i>[Signature]</i>
4 Bureau of Statistics & Plans	(Member)	<i>[Signature]</i>
Bureau of Statistics & Plans	(Member)	<i>[Signature]</i>
5 Department of Agriculture	(Member)	<i>[Signature]</i>
6 Guam Waterworks Authority	(Member)	<i>[Signature]</i>
Guam Waterworks Authority	(Member)	<i>[Signature]</i>
7 Guam Power Authority	(Member)	<i>[Signature]</i>
8 Department of Parks & Recreation-HPO/Parks	(Member)	<i>[Signature]</i>
9 Joint Regional Marianas	(Ex-Officio member)	<i>[Signature]</i>
10 Department of Chamorro Affairs	(Ex-Officio Member)	<i>[Signature]</i>
11 Guam Fire Department	(Ex-Officio Member)	
12 Department of Public Health & Social Services	(Ex-Officio Member)	
13 Guam Public School System	(Ex-Officio Member)	
14 Guam Economic Development Authority	(Ex-Officio Member)	

**DLM Staff**

Frank Taitano, Planner IV *[Signature]*

Penner Gulac, Planner IV \_\_\_\_\_

Celine Cruz, Planner IV \_\_\_\_\_

Grace Vergara, Planner II \_\_\_\_\_

M. Cristina Gutierrez, WPS II *[Signature]*

# APPLICATION REVIEW COMMITTEE

## Public / Speaker - Sign-In Sheet

Department of Land Management Conference Room  
590 S. Marine Corps Drive, Third Floor, ITC Building, Tamuning

MEETING:

Regular

Thursday, April 5, 2018

Special

Adjournment: 9:25 AM  
10:20 AM

Print Name	Parcel # Mailing Address	Telephone No.
XILYAN LI		688-5508
SWEK PING QIAN		482-3218
FRANK ROBERTO		688-2473
KAREN TAN	P.O. BOX 6561, Tamuning, Guam	988-1883



## Application Review Committee

Guam Land Use Commission/Guam Seashore Protection Commission  
Department of Land Management

### AGENDA

Thursday, April 5, 2018 at 9:30 a.m.

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3<sup>rd</sup> Floor, ITC Building, Tamuning

I. Attendance

Roll Call [ ] Quorum [ ] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes of February 15, 2018

III. New Business

Zone Change

- A. Application No. 2018-04, Applicant, Wang Jun Rong represented by Sukping Chan; Zone Change request from "R-1" (Single Family Dwelling) to "C" (Commercial) zone, Lot 1107-3-1, in the Municipality of Mangilao. Case Planner: Penmer Gulac

Tentative Subdivision

- B. Application No. 2018-06, Applicant, WSS Pacific Development Corporation represented by Jae Ji; a request for a Tentative Subdivision Plan for the final phase of construction of twenty (20) single family house lots (Santos Ocean Housing Subdivision), on Lot 29NEW, Blocks 1 and 2, Phase IIB, Tract 10310, in an "R-1" (Single Family Dwelling) zone, in the Municipality of Yigo. Case Planner: Frank Taitano

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, April 19, 2018 – Final  
B. GLUC Regular Hearing, Thursday, April 26, 2018 – NO MEETING

V. Administrative & Miscellaneous Matters

VI. Adjournment

**TIMELINE FOR ABOVE APPLICATIONS**

Day #1 – April 5, 2018

Day #15 – April 19, 2018 (For Tentative Subdivision)

Day #60 – June 5, 2018 [Pursuant to E.O. 96-26]

GLUC Tentative Meeting – Next available date





## Application Review Committee

Guam Land Use Commission/Guam Seashore Protection Commission  
Department of Land Management

### AGENDA

Thursday, April 19, 2018 at 9:30 a.m.

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3<sup>rd</sup> Floor, ITC Building, Tamuning

I. Attendance

Roll Call [ ] Quorum [ ] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes of April 5, 2018

III. New Business

Zone Variance/Tentative Development Plan

- A. Application No. 2017-47A Lulu Investment Industry Co. represented by FC Benavente, Planners; request for a Zone Variance for Height for the proposed construction of a three-story, 33-unit apartment complex, on Lot 5111-3-1NEW (Tumon), in an "H" (Hotel/Resort) zone, in the Municipality of Tamuning. Case Planner: Grace Vergara
- B. Application No. 2017-47B Lulu Investment Industry Co. represented by FC Benavente, Planners; request for a Tentative Development Plan for the proposed construction of a three-story, 33-unit apartment complex, on Lot 5111-3-1NEW (Tumon), in an "H" (Hotel/Resort) zone, in the Municipality of Tamuning. Case Planner: Grace Vergara

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, May 3, 2018 – Tentative  
B. GLUC Regular Hearing, Thursday, May 10, 2018 – Tentative

V. Administrative & Miscellaneous Matters

VI. Adjournment

TIMELINE FOR ABOVE APPLICATIONS
Day #1 – April 19, 2018
Day #30 – May 19, 2018
Day #60 – June 19, 2018 [Pursuant to E.O. 96-26]
GLUC Tentative Meeting – Next available date