

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
Department of Land Management Conference Room
3rd Floor, ITC Building, Tamuning, GU
Thursday, January 18, 2018 • 9:30 a.m. to 10:30 a.m.

I. Attendance/Roll Call

Chairman Aguilar called to order the regular meeting of the Application Review Committee for Thursday, January 18, 2018 at 9:30 a.m., noting a quorum.

Present were: Chairman Marvin Aguilar (DLM), Tony Palomo (GPA), Dan Guerrero (JRM), Vince Laguana (GPA), Russell Kanai (DPR/HPO), Gil Suguitan (BSP), Francis Damian (BSP), Angel Marquez (GEPA) and Mary Rose Wilson (DPW), Celine Cruz (Planning).

II. Approval of Minutes

Chairman Aguilar before the Committee is the Minutes from the last ARC meeting of December 7, 2017. Minutes are only provided by email and copies can be obtained upon request. Members were also asked to advise updated information (if any) to Cristina.

Mary Rose Wilson (DPW) made a motion to approve the Minutes of December 7, 2017.

Tony Palomo (GPA) seconds the motion.

Chairman Aguilar motion by DPW, seconded by GPA; discussion. [None]

Chairman Aguilar puts the motion to a vote with all in favor. [DPW, GPA, DPR/HPO, BSP, EPA, GWA] [**Motion passed; 6 ayes, 0 nay**]

III. New Business

Tentative Development Plan

- A. Application No. 2018-09; KALS, LLC represented by GUMA Architects, LLC; request for a Tentative Development Plan to convert an existing commercial building (K-Plaza) to mixed commercial uses and hotel, on Lot 5094-R1 (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone.
Case Planner: Celine Cruz

Chairman Aguilar welcomed the applicant and consultants to the meeting. The ARC process was explained to the applicant and the consultants. Chairman Aguilar asked that they state their names for the record, and thereafter proceed with a brief presentation of the application before today's Committee.

(Before the ARC was Sam McPhetres (Partner/Principle), Ray Cayanan (Partner) and Magi Kalliang (Applicant))

Sam McPhetres explained that the project is in an existing mixed use commercial building in Tumon which currently consists of a restaurant and bar on the first floor, and a spa and office spaces on the second floor. Mr. McPhetres further explained that the intent is to convert the spa

and office spaces into hotel units, and being in an "H" zone, it was logical to create another small hotel to help the economy and to add onto the number of hotel rooms needed in Tumon. The building is existing, and parking calculations was done to ensure that the existing parking will comply with the new use which it does. There is no addition, it is not being expanding; the existing footprint will be used, adding windows where needed; but, keeping the existing building as is.

Chairman Aguilar how many units will be added.

Ray Cayanan 23-units. There is about 9,000 square feet between two floors; each unit will have a minimum of 410 square feet. Mr. Cayanan added that the entire project is more interior renovation, no structural work will be done. The exterior will also be upgraded in terms of more pedestrian friendly features to include landscaping, lighting, etc.

Magi Kallingal (Applicant) the second/third floors have been vacant for a few years, and we decided to make use of the space. Ms. Kallingal added that she and her husband have been in the hotel industry for the past twenty-five, thirty years, and it has always been her husband's dream to own a hotel. And about six months ago, they decided to convert their existing building to mixed commercial use with hotel rooms.

Chairman Aguilar that concludes the presentation. I will start to the right.

Russell Kanai (HPO/DPR) HPO's main concern was the presence of artifacts of ancient human remains underneath the foundation which was left in place, and the applicant was made aware of this. The plans to be provided to HPO during the permitting process will need to be very detailed. In addition, the applicant will have to follow requirements under a private archeological firm to help guide and mitigate any retrieval of artifacts during the project's construction phase.

Vince Laguana (GWA) work closely with GWA's engineering department as soon as possible to discuss water demand and sewer production calculations and how it will affect the current system. Additional comments will be provided in the official position statement.

Sam McPhetres we have preliminary calculations that we can bring to GWA to further discuss.

Dan Guerrero (JRM) no comments on the project at this time.

Tony Palomo (GPA) there is existing power; however, GPA's engineer advised that there may be a need to upgrade the transformer, and to provide proposed power demand calculation.

Mary Rose Wilson (DPW) the plans that have been submitted is an existing plan.

Ray Cayanan the plans provided was for the existing as well as plans for the proposed conversion.

Mary Rose Wilson the activity on the second floor is for a spa. Will the construction exceed fifty percent of the work that is being done.

Ray Cayanan the entire interior space will be gutted. The spa consists of multiple units in a small room; the walls are dry-walls, and all interior spaces inside to include the plumbing will be demolished and it will be more than fifty percent.

Mary Rose Wilson anything that is changed in character and use will need to comply with Section 3405 of the Building Code and to ensure that everything is in compliance with the latest building code. Is there any issues with flooding.

Sam McPhetres there is no flooding issue that we are aware of.

Mary Rose Wilson the ground floor there is a utility area. Is parking permitted on this floor.

Ray Cayanan there are two levels for parking; ground level and one right above that.

Mary Rose Wilson there are cars always parked outside of the building, and should not be allowed to park along the roadside and should park in the garage.

Magi Kallingal the cars parked there are tenants of the building and surrounding businesses, and I have been advised them several times.

Ray Cayanan by updating the exterior with landscaping such as planters will eliminate this problem.

Mary Rose Wilson additional comments will be provided in the position statement after further review of the application.

Angel Marquez (GEPA) is the drainage system located in the basement.

Ray Cayanan the system is located on the ground floor at the back side; storm water will not flood the basement level and will not run-off onto the road.

Angel Marquez I don't believe that there is a record at GEPA's office for a permit for Underground Injection well (UIC). If there is no UIC permit, come to EPA for further discussion. In addition, there is drainage outside of the building, and asked for calculations of their drainage system.

Ray Cayanan the building will not be changed and it is more of interior renovation.

Angel Marquez since renovations are being done, the applicant will need to comply with the new requirements for drainage standards. Is there a trash bin for the building and is it being maintained.

Ray Cayanan the trash bin is located in the basement level and is being maintained.

Angel Marquez was the water demand calculation changed to accommodate fire water requirements and will there be fire sprinklers and if there is a storage tank for water.

Ray Cayanan fire sprinklers will be installed and a new tank to accommodate the water. There is space located on the top level parking, but will need to investigate whether the load is enough for the existing.

Chairman Aguilar Fire Department is now requiring ladders or compartments to be built. GFD is going through new and refurbished buildings and requiring top floor water storage, and it is part of the Code requirements.

Angel Marquez EPA's concern is the fire water container which will be non-potable water, and if there is connection to domestic water that there is proper backflow to prevent cross connection with the non-potable water; this is a fire flow requirement. It was mentioned that there is an existing above-ground tank for the generator.

Magi Kallingal the generator comes with a tank.

Angel Marquez lastly, there is an SPPC bulk storage container requirement for above ground storage tanks. This is a requirement for the containment of potential diesel fuel spills which can be further discussed at the meeting to be scheduled with EPA.

Francis Damian (GCMP/BSP) I want to discuss the issue on flooding. The road is Happy Landing Road which is an elevated area, so the water drains down and you guys are taking care of that and nothing goes onto the property. Because it is already a developed property, we were unsure of how the storm water management on property is being taken care of, and we are trying to minimize or alleviate the amount of runoff coming from the property. We noticed that on the top floor parking it is an elevated area and so the water is going down and it will need to be contained. It is paved nice, but when it starts to rain and the water builds up it will run down to the parking and we want to make sure it doesn't contribute to storm water in the Tumon area. From what it looks like all the work will be interior and that is understood; but, we still have to manage storm water management and minimize the flooding in the whole Tumon area and not to be contributors to that. [SIC]

The other concern is like landscaping and you brought up that you are going to be putting up landscaping and know that area is very tight because it is a corner area that goes all the way from sidewalks to almost to where there is no sidewalk at the end of the building. That needs to be taken a look at for two purposes; one, it's a blind curve and it may not be sufficient especially when it comes to tourist related activities if there is ever buses and things like that which is a bigger vehicle they're not going to be able to see. From our vantage point we went inside your parking at the bottom floor and I tried to go out and I'll tell you right now just even stick out was a safety hazard to begin with because that Happy Land Road goes down on an elevated path. We don't know how people drive, but some people are driving a little too fast and so if they see a vehicle is trying to get out there's a possibility of some kind of safety hazard so be very careful with that. And that is why I brought up the egress/ingress I just want to make sure that you guys are...it's understood. I know it's only 22-units....in the hotel industry most places this might be different you're not going to provide ballrooms or anything else so there won't be additional activities for more flow of traffic in and out of your area. You're going to keep what's going on on the first floor; you said there was a bar and maybe a restaurant. And so the second floor and the third floor is only I'm not too sure how much of the third floor because I couldn't find it in this plan what the existing uses were, but I'm glad you said you are going to erase it completely. Give us the detail of the amount you can use which is your square footage, so that is what we are concerned about. Will there be additional commercial activities that will contribute towards the hotel itself. [SIC]

Ray Cayanan replies that there will be no ballroom activities for this project.

Francis Damian you will just keep everything as is.

Ray Cayanan there will be a small area for reception/lobby, and the rest will be the units and laundry room.

Francis Damian you need to be concerned about the things that are going on. You already know you are going to have additional staff members where previously there were none. So, those things need to be taken into consideration as well as the fact that your parking is going to have a total number of parking that you can't have available so that is going to contribute to your basic staff. That is all I really wanted to bring up. It was more concerns for you guys and something you should consider into the future. I didn't see really the handicap parking and stuff like that. If there is a way that you can configure that whole parking area; close the top floor, build something on the bottom so they can go up. That is your call, not mine. Those are all for consideration. [SIC]

Gil Suquitan (BSP) in regards to the businesses with parking in front. I think it's important to speak to them. Should there be a fire or should there be an earthquake and the guests are going to evacuate; they're going to get stuck right there and walk straight into the streets. So, it is absolutely crucial that it is an active loading/unloading zone only. Not just for your consumers, but for you as a business owner. We did a site visit yesterday we did notice the planters that were there. The planter near your second floor parking you need to select them very carefully because as it grows you're going to have an obstruction of the view which will cause a heartache or a bottleneck already in a very close community. In addition to that, the planter in the front and the planter on the sides when selecting your trees or shrubs; if it becomes overgrown it's going to impact the infrastructure that is right nearby which is a drain and which is also your utility post. We are here to advocate for green spaces and making it a more cohesive and appealing. With you investing in your hotel it's going to be there for quite some time, and so those trees are going to grow and we want to make sure that the esthetic beauty does not interrupt the existing infrastructure. We are hopeful that you utilize the resources that the Department of Agriculture or work with your architect to design something not only esthetically beautiful, but that it is controlled to not to impact because you are right there at the corner. Help me to understand where the government sidewalk ends and where your property ends. [SIC]

Chairman Aguilar the government side ends at the government sidewalk. A lot of times these properties, to include Pleasure Island, they kind of meshed it together and that apparently is becoming the trend in Tumon; trying to make the buildings fit into the government infrastructure...to show a mesh of uses that kind of drowns out public infrastructure for a reason; not to hide infrastructure, but to actually blend it in.

[Discussion ensues]

Ray Cayanan in the existing site plan it was indicated and how it was meshed together, and part of the road is on the property line (about 6-feet out).

Chairman Aguilar this building was constructed when.

Magi Kallingal 1998.

Chairman Aguilar in 1998 there were different rules, codes and requirements. The biggest challenge really is that you will need to right-fit the new design, configurations to current Code; and that in itself, is a big challenge. When the building was originally approved it was approved in a shoebox design. It was known that the property was odd-shaped and approved under a former tentative subdivision, and if the records were to be retrieved the footprint should be the same; and therefore, ergo, six-feet is allowable just by virtue of the original approval. There is a current trend in Tumon where buildings are being converted; the property next to this project site is doing the same thing.

Celine Cruz the lot adjacent to this particular property has a current application for a Zone Variance for height and density. Ms. Cruz added that there are going to be quite a few impacts happening in this corner, if it is approved by the GLUC. However, she felt that the impact of this project will be much less than the other project that was mentioned. This is a good transition from the previous use to now this proposed use, and it makes sense for what is happening in Tumon.

Chairman Aguilar what is the number of room demand as of 2017.

Francis Damian the trend is upward right now towards the tourist industry. They set a number a long time ago and said we are going to reach this level by this administration. If they have not met it it is near.

Chairman Aguilar the number is 1,500 to 2,000 hotel rooms needed.

Francis Damian the deal with the flooding in your area is going to contribute to the tourists that's going to want to stay in that hotel when you finally build it and all that. So, be very cognizant of all that. Remember it's going to be impactful towards you guys as well as those cars parking in the front that needs to be removed because sooner or later there is going to be a tourist that is going to get hit if these guys are not careful. There is a bar on the inside and a restaurant so you know they are drinking. And if that occurs it may actually be bad towards your business that kind of stuff so we are always weary of things like that. [SIC]

Magi Kallinga! comments she has spoken with her tenants on numerous occasions, but they are not listening.

[Discussion ensues on parking alongside the road]

Chairman Aguilar any other comments and/or questions.

Mary Rose Wilson the elevator is it still working. If it is working when was the last time it was inspected.

Magi Kallinga! responds "yes."

Mary Rose Wilson once this is approved it has go through inspection. Just make sure.

Chairman Aguilar work closely with your Case Planner and ARC members, and if you need contact information we can provide you with that. If there are any changes between now and your GLUC hearing, please advise us in advance.

IV. Approval of ARC Agenda

Chairman Aguilar next item on the agenda – approval of the regular agenda for the next ARC meeting on Thursday, February 1, 2018 which is final.

Chairman Aguilar GLUC Agenda for February 8, 2018 is tentative. Chairman Aguilar explained that the reason for the applications being pushed into February is because the advertisement vendor "really messed up" and did not follow the open government law requirements, and we were forced to cancel the January 25th meeting. Applications on the January 25th agenda had to be pushed into February.

Chairman Aguilar if everyone is okay with Item A, I will entertain a motion to approve.

Francis Damian makes a motion to approve the ARC agenda for February 1, 2018.

Mary Rose Wilson seconds the motion.

Chairman Aguilar motion made by BSP, seconded by DPW. All in favor say "aye" [BSP, DPW, GWA, DPR/HPO, GPA, EPA]. **[Motion passed; 6 ayes 0 nay]**

We also have the GLUC regular hearing for February 8, 2018, and it is tentative. These applications have been sitting for quite awhile, and victims of the open government law requirements. We do have issues with this former rule and still a rule which was passed by the Guam Land Use Commission a little under ten years ago who did not want the ARC to decide what their agenda is. There is no rule or policy that governs that but it was an internal decision made by the ARC. And when the research was done, the Commission at the time decided that they dictate the GLUC agenda and nobody else. I would like to bring back the idea of you approving with the respect to being comfortable with the applications moving forward. As originally intended, it was to make sure that the position statements were submitted to allow us to catch these issues before it goes to the GLUC; and therefore; avoiding any type of railroading of the ARC to the side.

We have item IV-B, which is the GLUC regular hearing for February 8, 2018, and it may change. If you want to approve this tentative agenda, I will entertain a motion.

Francis Damian I approve the agenda as presented for February 8, 2018 for the Guam Land Use Commission.

Chairman Aguilar is there a second.

Tony Palomo second.

Chairman Aguilar motion by BSP, seconded by GPA; all in favor say "aye" [BSP, GPA, DPW, DPR/HPO, GWA, EPA], all opposed say "nay." **[Motion passed; 6 ayes, 0 nay]**

V. Administrative & Miscellaneous Matters

Chairman Aguilar BSP, do you have anything to say on the upcoming planners' symposium.

Francis Damian Assembly of Planners is slated for March 13th or March 14th; but trying to verify that right now. It maybe moved a day or day back. That symposium is going to be, and you are all invited. It's an assembly of planners and deals with all planning aspects the way the development is going and how it can be improved. Also, the master plans that are currently existing in relation to zoning laws, and what we are trying to do is trying to entice and acknowledge to everyone else maybe make it more educational for everybody so that you guys are more aware of all our mandates. We don't have an agenda and still being worked on. We should know more and I will let you know more after each meeting. We would like to see all you guys because you made a difference to us. Maybe the Guam Land Use Commission doesn't see the importance of why we do this at our level, but it is very important because it lets us all know what your expertise is according to what your agency is and how you guys can build a better Guam. [SIC]

Chairman Aguilar I beg to differ, but the GLUC really depends upon the comments made by the ARC members.

One of the things that will be emphasized is a unified permit tracking program through an ARC/GIS platform. The technology is available, the money is available through grants hopefully through BSP.

And for the record, nobody wants to be transparent on this island. Property owners, certain government agencies do not want to be transparent for whatever reason. The fact of the matter is, we have to be transparent.

[Lengthy discussion ensues on ARC/GIS and the symposium]

Angel Marquez I have a comment. I want to encourage the Department of Agricultural to participate because right now almost all projects under the new requirements for the NOI permits for more than one acre lots is controlled by DoAG and (other agency was undecipherable). Without the feedback from these two agencies, we cannot approve the plans because of the NOI (Notice of Intent) is very stringent. It is a local and federal law.

Chairman Aguilar asked for a copy of the law so that he can further look into it before providing any comments.

Outside of the symposium, I want to do a day at the chalkboard conducting presentations, working around the agencies and spend half a day doing this. This is an open invitation to the ARC members and your Directors or Managers and actually sit down and do a day of ARC policy reviewing.

Francis Damian just as long as we don't leave it to just as ARC that is meeting because I would like to talk about minor setback variances and summary zone changes and stuff like that too. I'm not too sure who else gets these applications, but we are always getting these applications and we need to take a look at how that is impacting our overall development of the island. It's almost like it's starting to become an invisible law now.

Chairman Aguilar no, we just need to distribute the information and it can be really confusing. Otherwise, I do want to pick a date to do that. I want to do land subdivision course and perhaps maybe even some contribution from NavFac what's happening in the fence line to whatever capacity you can because we are very sensitive to the national security requirements.

Dan Guerrero yes, and I think everybody here, this body is involved. We all have a stake. Whatever is going on inside the Base doesn't mean that it is not impacting those who live outside of the Base.

[Discussion ensues]

Chairman Aguilar if there is nothing further, I will entertain a motion for adjournment.

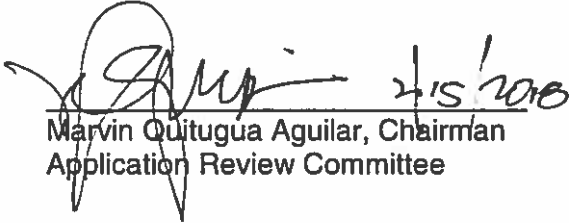
VI. Adjournment

Motion to adjourn was made by Angel Marquez (GEPA), seconded by Tony Palomo (GPA); with all in favor.

The regular meeting of the Application Review Committee for Thursday, January 18, 2018 was adjourned at 10:30 a.m.

Approved by:

Transcribed by:


Marvin Quitugua Aguilar, Chairman
Application Review Committee


M. Cristina Gutierrez, Recording Secretary
DLM, Planning Division

Date approved: 2/15/2018

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, January 18, 2018 Special _____

Time: 9:30 AM Adjournment: 10:30 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairman)	
2 DPW/Vertical	(Member)	
DPW/Horizontal	(Member)	
3 Guam EPA	(Member)	
4 Bureau of Statistics & Plans	(Member)	
Bureau of Statistics & Plans	(Member)	
5 Department of Agriculture	(Member)	
6 Guam Waterworks Authority	(Member)	
Guam Waterworks Authority	(Member)	
7 Guam Power Authority	(Member)	
8 Department of Parks & Recreation-HPO/Parks	(Member)	
9 Joint Regional Marianas	(Ex-Officio member)	
10 Department of Chamorro Affairs	(Ex-Officio Member)	
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 _____

Penmer Gulac, Planner IV _____

Celine Cruz, Planner IV _____

M. Cristina Gutierrez, WPS II



Application Review Committee

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

AGENDA

Thursday, January 18, 2018 at 9:30 a.m.

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

I. Attendance

Roll Call [] Quorum [] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes of December 7, 2017

III. New Business

Tentative Development Plan

- A. Application No. 2018-09; KALS, LLC represented by GU.MA Architects, LLC; a request for a Tentative Development Plan to convert an existing commercial structure (K-Plaza) to mixed commercial uses and hotel; Lot 5094-R1 (Tumon), in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone. Case Planner: Celine Cruz

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, February 1, 2018 - Final
B. GLUC Regular Hearing, Thursday, February 8, 2018 – Tentative

V. Administrative & Miscellaneous Matters

VI. Adjournment

TIMELINE FOR ABOVE APPLICATIONS
Day #1 – January 18, 2018
Day #30 – February 18, 2018 [Pursuant to P.L. 33-209]
Day #60 – March 18, 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, February 1, 2018 at 9:30 a.m.

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

I. Attendance

Roll Call [] Quorum [] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes of January 18, 2018

III. New Business

Conditional Use

- A. Application No. 2018-10; Applicant, Dr. Thomas and Mrs. Raven Shieh represented by Harry D. Gutierrez; Conditional Use permit request to allow for the construction of a two-story structure with a medical clinic on the first floor and multi-purpose room on the second floor, on Lot 2129#1-REM-2, in an "R-2" (Multi Family Dwelling) zone, in the Municipality of Tamuning, under Application No. 2018-10.
Case Planner: Penmer Gulac

Zone Change

- B. Application No. 2018-11; Applicant, Behnam Ghafghazi represented by Harry D. Gutierrez; Zone Change request from "A" (Rural) to "M-1" (Light Industrial) zone, on Lot 5, Block 1, Tract 221, in the Municipality of Barrigada, under Application No. 2018-11.
Case Planner: Penmer Gulac

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, February 15, 2018 - Tentative
B. GLUC Regular Hearing, Thursday, February 22, 2018 – Tentative

V. Administrative & Miscellaneous Matters

VI. Adjournment

TIMELINE FOR ABOVE APPLICATIONS
Day #1 – February 1, 2018
Day #30 – March 1, 2018 [Pursuant to P.L. 33-209]
Day #60 – April 1, 2018 [Pursuant to E.O. 96-26]
GLUC Tentative Meeting – Next available date



GUAM LAND USE COMMISSION

Chairman John Z. Arroyo
Vice Chairman Victor F. Cruz
Commissioner Conchita D. Bathan

Commissioner Tae S. Oh
Commissioner Hardy T.I. Vy

Michael J.B. Borja, Executive Secretary
Nicolas E. Toft, Legal Counsel (OAG)

AGENDA

Regular Meeting

Thursday, February 8, 2018 @ 1:30 p.m.

Department of Land Management Conference Room
590 S. Marine Corps Drive, 3rd Floor, ITC Building, Tamuning
[As advertised in the Guam Daily Post on February 1st and February 6th, 2018]

- I. **Notation of Attendance** Quorum No Quorum
- II. **Approval of Minutes**
 - GLUC Regular Meeting of Thursday, January 25, 2018
- III. **Old or Unfinished Business**

Zone Change

- A. Application No. 2017-12, Applicants, Rosalina E. Werkkunen and Leonora E. McGeough represented by Harry D. Gutierrez; Zone Change request from "A" (Rural) to "C" (Commercial) zone, on Lots 1-3-R1 and 1-2, Tract 1141, in the Municipality of Dededo. Case Planner: Penmer Gulac [**Continuation – GLUC Hearing 11/28/2017**]
- B. Application No. 2017-04, Applicant Kevin J. Yang represented by Daniel D. Swavely; Zone Change request from "A" (Rural) to "C" (Commercial) zone, on Lot 7, Tract 10417, in the Municipality of Yigo. [**Continuation – GLUC Hearing 12/14/2017**]
Case Planner: Celine Cruz

IV. **New Business**

Zone Change Amendment

- C. Application No. 2017-26, Applicant, Yong Ja Oh represented by FC Benavente, Planners; request to amend from PDD (Planned District Development) to "C" (Commercial) zone for the proposed construction of a neighborhood convenience shopping store with storage and accessory uses, on Lot 27NEW, Block 2, Tract 240, in the Municipality of Dededo. Case Planner: Penmer Gulac

Zone Variance

- D. Application No. 2017-06 Applicants Virgilio and Susan La Rosa; Zone Variance for Use for a proposed mini-canteen/eatery and catering services with a portion of an existing residential structure, Lot 4, Block 15, in an "R-1" (Single Family Dwelling) zone, in the Municipality of Dededo. Case Planner: Penmer Gulac

V. Administrative & Miscellaneous Matters

VI. Adjournment