



# GUAM LAND USE COMMISSION

Chairman Tae S. Oh  
Commissioner Conchita D. Bathan  
Commissioner Hardy T.I. Vy

Commissioner Leilani R. Flores  
Commissioner [Vacant]

Joseph M. Borja, Executive Secretary  
Nicolas E. Toft, Legal Counsel (OAG)

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## AGENDA - REVISED

### **Regular Meeting**

**Thursday, January 23, 2020 @ 1:30 p.m.**

Department of Land Management Conference Room  
590 S. Marine Corps Drive, 3<sup>rd</sup> Floor, ITC Building, Tamuning  
*[As advertised in the Guam Daily Post on January 16, 2020 and January 21, 2020]*

- I. **Notation of Attendance**                      [ ] Quorum                      [ ] No Quorum
- II. **Approval of Minutes**
- GLUC Regular Meeting Minutes of Thursday, November 14, 2019
- III. **Old or Unfinished Business [None]**
- IV. **New Business**

#### Conditional Use

- A. Application No. 2018-42, the Applicant, Sang Woo Suk represented by Harry D. Gutierrez; request for a Conditional Use permit to allow for the construction and operation of a modular food establishment, on Lot 5378-1EAST-3, in the Municipality of Mangilao, in an "R-2" (Multi Family Dwelling) zone.  
Case Planner: Penmer Gulac

#### Zone Change

- B. Application No. 2019-21, the Applicant, EMC Incorporated represented by Harry D. Gutierrez; request for a Zone Change from "R-2" (Multi Family Dwelling) to "C" (Commercial) zone, for the proposed construction of a two-story commercial complex with retail and office spaces; accessory warehouse/storage, and two (2) residential duplex units on the second floor, on Lot 1123-1-R6, in the Municipality of Mongmong-Toto-Maite.  
Case Planner: Penmer Gulac

#### Subdivision Variance

- C. Application No. 2019-26, the Applicant, as represented by Anthony Artero (Estate of Jose C. Artero) represented by FC Benavente, Planners; a request for a Subdivision Variance for lot ratioing for the purpose of lot parceling family distribution, on Lot 11, Tract 34000 (Uraño), in the Municipality of Dededo, in an "H" (Hotel/Resort) zone.  
Case Planner: Frank Taitano

**Horizontal Property Regime**

- D. Application No. 2019-10, the Applicant, Harmon Star Corporation represented by Atty. Terrence Brooks, Esq.; requests issuance of a Final Public Report for an existing two-story apartment structure (Tumon Isla 16), consisting of 15 residential units, 1 commercial unit and 32 parking stalls, on Lot 5188#1-7-3NEW, in the Municipality of Tamuning, in an "H" (Hotel/Resort) zone, HPR No. 171.  
Case Planner: Celine Cruz

**V. Administrative & Miscellaneous Matters**

**Tentative Subdivision-Extension of Time**

- D. Application No. 2018-21, TRI Inc. represented by FC Benavente, Planners; request for an Extension of Time pursuant to E.O. 96-26 and Section 62504(b), Chapter 62, 21GCA, for a previously approved Tentative Subdivision Plan for 17 single family residential units, on Lot 2303-R8NEW, in the Municipality of Mangilao, in an "R-1" (Single Family Dwelling) zone.  
Case Planner: Frank Taitano

**VI. Adjournment**