

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
DLM Conference Room, 3rd Floor, ITC Bldg., Tamuning, GU 96913
Thursday, April 20, 2023 • 9:31 a.m. to 9:49 a.m.

I. Attendance/Roll Call

Chairperson Cruz called to order, the regular meeting of the Application Review Committee for Thursday, April 20, 2023. Present at today's meeting were:

Chairperson Celine Cruz (DLM), Mary Rose Wilson (DPW), Yvonne Manglona-Juaneza (BSP), Nonie Amar (GEPA), Tony Palomo (GPA), Brian Hess (GWA), Jeffrey Quitugua (DoAG), Russell Kanai (DPR/HPO), Dan Guerrero (JRM), Grace Vergara (Case Planner), and Planning Staff.

Noting a quorum for today's meeting Chairperson Cruz moved on to the next item on the agenda.

II. Approval of Minutes

Chairperson Cruz before the members today was the approval of the ARC Minutes from its last meeting held on March 16, 2023. Members were emailed the draft of the Minutes; and, Chairperson Cruz asked for a motion for action.

Tony Palomo, GPA made a motion to approve the Minutes of Thursday, March 16, 2023.

Mary Rose Wilson, DPW seconds the motions.

Chairperson Cruz accepts the motion made by Mr. Palomo, and seconded by Ms. Wilson. There was no discussion, errors or omissions noted, Chairperson Cruz puts the motion to a vote with all in favor of approval.

[Motion carries; 8 ayes, 0 nays]

III. New Business

Zone Change

- A. Application No. 2022-48, the Applicants, Jongsung Kim and Joanne Kim represented by W.B. Flores & Associates; are requesting a Zone Change from "A" (Rural) to "C" (Commercial) zone, for the proposed construction of a mixed-use professional and medical services building with allied retail and support services at the front and a single-family residence at the rear of the property, on Lot 4A, Tract 295, in the Municipality of Barrigada. Case Planner: Grace Vergara

Willie Flores (with Lina Rojas, Project Manager) Mr. Flores stated that this is a pretty straightforward project. The applicants are the owners of Premier Dentistry located in the former Atlanta Building. In the last couple of years since opening the clinic, they have outgrown the space and need additional space to expand for medical staff and services.

The subject parcel is located along Route 16 where JK Tiles, Besta Market and other existing commercial businesses are located. They have approached the Mayor's Office and have discussed the project with the mayor.

There are flooding issues in that area, and they have communicated with the Mayor of Barrigada on whether or not this activity will add to the flooding issues. The design plan is to completely enclose the compound to ensure that exterior flooding does not come into the property and also that their property does not contribute to the issues that already exist. Mr. Flores noted that they have been working very closely with Mayor Blas and DPW operations to get this flooding issue resolved.

Premier Dentistry is a specialized dentist clinic. Dr. Jongsung Kim (owner) specializes in oral surgery and his partner, Dr. Rim provides services such as dental implants, bone grafting, and other services. The allied services may include a pharmacy and dental supplies. Dr. and Mrs. Kim would like to stay on the property and there is a proposed residential structure at the west end which is the lower part of the complex.

In closing, Mr. Flores hopes that they can respond and clarify any questions that the members may have regarding the project.

Chairperson Cruz turned the floor over to the members for questions, comments, or concerns.

Tony Palomo, GPA reported that there is power available, and asked that they bring the proposed plans and meet with Louie Camacho to discuss the project.

Brian Hess, GWA commented that water and sewer are available for the project, and asked that they contact GWA at least six months before the building permit application for discussion on the project. GWA wants to ensure that there is adequate capacity for sewer and water for the subject property.

Dan Guerrero, JRM had no comments at this time.

Russell Kanai, DPR/HPO remarked that they have no objection to the project; and advised Mr. Flores that during the permitting process, a site inspection will be conducted.

Jeffrey Quitugua, DoAG stated that the department is not opposed to the application for rezoning. However; on the permitting side, DoAG would like to be involved with the design plans. Based on the drawings provided in the application the whole has already been disturbed. They want to ensure that the ponding basin is designed to retain the water to ensure that it is minimized. There are also certain species around the area that they are concerned with.

Yvonne Manglona-Juaneza, BSP commented that the lot is in the Hagatna watershed so the stormwater will drain out into the east Hagatna beach, and their concern is that given the nature of medical and dental services, asked if any hazardous waste would be generated from the clinic.

Willie Flores responded that there would be none.

Nonie Amar, GEPA there is a 14-inch line on Route 16 and the commercial development can connect to that sewer line. Mr. Amar asked about the connection of the sewer for the residential home because it appears that the lot slopes down and the distance was quite far.

Willie Flores replied that it has not been determined at this time. The alternative would be to utilize a small lift station/lift pump for the residence.

Nonie Amar, GEPA confirmed that there is sewer connection; but it is a distance from the property (straight line) about 415 feet.

Willie Flores the architectural design is being done by Andy Cristobal and they are working with him on the design. Mr. Flores agreed with GEPA that it was a distance from the sewer connection and will be recommending to the applicant to provide a sewer lift station/lift pump for the residence.

Nonie Amar, GEPA asked how they will avoid the run-off going into other properties during clearing and construction.

Willie Flores temporary berms will be used.

Mary Rose Wilson, DPW asked that during the permitting process, they submit ponding basin calculations, and provide a traffic impact analysis since this area has high traffic volume.

Grace Vergara, Case Planner no comments.

Chairperson Cruz had no comments for Mr. Flores. Next item on the agenda –

IV. Approval of ARC Agenda

Chairperson Cruz advised that there are no agenda items for the meeting of May 4, 2023; and, there is no tentative agenda for the GLUC meeting of May 11, 2023 at this time.

V. Administrative & Miscellaneous Matters

Chairperson Cruz asked if there were any administrative or miscellaneous matters.

Brian Hess, GWA asked if future applications can be sent by email.

Chairperson Cruz responded that it can be done. Madam Chair added that CDs are provided, but can be transmitted to members via WeTransfer.

Brian Hess, GWA for future applications, Mr. Hess asked if the Case Planners can provide the latest property map of the subject property showing that it has been subdivided.

Chairperson Cruz explained that a lot of times Planning is also not aware when an applicant has a subdivision map running currently with an application, but will be more cognizant of this.

Yvonne Manglona-Juaneza, BSP comments that BSP has recently had to re-evaluate all the public access sites at the hotels, and added that the Hyatt Hotel has closed off the beach access with a fence.

Chairperson Cruz replied that she was not too sure if hotel properties generally sever out the beach access, and hotels do not necessarily want to give up land in Tumon because of its value, but they also do not do what it takes to maintain the area. Closing off access could be part of their maintenance because they find that people are dumping along the trail, and possibly close it in the evening and forget to open it up during the day. **[Discussion ensues]**

Chairperson Cruz noted no further discussion, Chairperson Cruz moved on to the next item on the agenda and asked for a motion.

VI. Adjournment

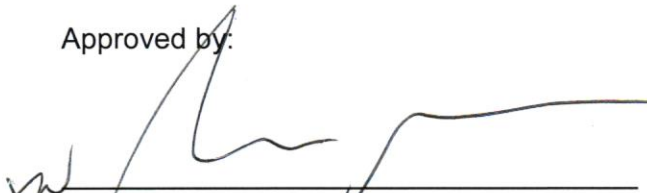
Nonie Amar (GEPA) made a motion to adjourn today's meeting and was seconded by Brian Hess (GWA). Chairperson Cruz puts the motion to a vote with all in favor of adjournment.

[Motion carries; 8 ayes, 0 nays]

The regular meeting of the Application Review Committee for Thursday, April 20, 2023 was adjourned at 9:49 a.m.

Approved by:


Date approved:



Celine L. Cruz, Chairperson
Application Review Committee

5/18/23

Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

APPLICATION REVIEW COMMITTEE

Committee Attendance Sheet

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

MEETING: ☒ Regular ☐ Special

Thursday, April 20, 2023

Time: 9:31 AM

Adjournment: 9:49 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairperson)	
2 DPW/Vertical	(Member)	Maryrose Wilson
DPW/Horizontal	(Member)	
3 Guam EPA	(Member)	NONIE L. ANAR, PE
Guam EPA	(Member)	
4 Bureau of Statistics & Plans	(Member)	Yvonne Mangiona-Tuaneza
Bureau of Statistics & Plans	(Member)	
5 Department of Agriculture	(Member)	Jeffrey Quintagua
6 Guam Waterworks Authority	(Member)	Brian W. Hess, PE
Guam Waterworks Authority	(Member)	
7 Guam Power Authority	(Member)	Ty Posen
8 Department of Parks & Recreation-HPO	(Member)	Russell Kanai
9 Joint Regional Marianas	(Ex-Officio member)	Dan Guerrero
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

Joseph M. Borja, Director

Celine Cruz, Chief Planner

Frank Taitano, Planner IV

Penmer Gulac, Planner IV

M. Grace Vergara, Planner III

Sonoga Gogue, Planner III

Theresa D. Guevara, Planner II

Edward Sanchez, Planner I

M. Cristina Gutierrez, WPS II

Sabina Waguk, CSR



Application Review Committee

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

AGENDA

Thursday, April 20, 2023 @ 9:30 a.m.

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

TIMELINE FOR APPLICATION ON THIS AGENDA

Day #1 – April 20, 2023

Day #30 – May 20, 2023

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, March 16, 2023

III. New Business

Zone Change

- A. Application No. 2022-48, the Applicants, Jongsung Kim & Joanne Kim represented by W.B. Flores & Associates, are requesting a Zone Change from "A" (Rural) to "C" (Commercial) zone; for the proposed construction of a mixed-use professional and medical services building with allied retail and support services at the front and a single-family residence at the rear of the property, on Lot 4A, Tract 295 in the Municipality of Barrigada.

Case Planner: Grace Vergara

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, May 4, 2023 [No Agenda]
B. GLUC Regular Hearing, Thursday, May 11, 2023 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment



Application Review Committee

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

AGENDA – NO AGENDA

Thursday, May 4, 2023 @ 9:30 a.m.

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

TIMELINE FOR APPLICATION ON THIS AGENDA

Day #1 – May 4, 2023

Day #30 – June 4, 2023

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, April 20, 2023

III. New Business

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, May 18, 2023 [Tentative]
- B. GLUC Regular Hearing, Thursday, May 25, 2023 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment



GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez

Vice Chairman Arthur D. Chan, Jr.
Commissioner Leilani R. Flores.

Commissioner Nonito V. Blas, Jr.
Commissioner (Vacant)

Lourdes A. Leon Guerrero, Governor
Joshua F. Tenorio, Lt. Governor

Joseph M. Borja, Executive Secretary
Kristan K. Finney, Legal Counsel (OAG)

AGENDA - Tentative

Thursday, May 11, 2023 @1:30 p.m.

Department of Land Management Conference Room

3rd Floor ITC Bldg., Tamuning, GU 96913

[As advertised in the Guam Daily Post on May 4th and May 9th, 2023]

Livestreamed on YouTube at Guam Department of Land Management Channel

- I. **Notation of Attendance/Roll Call** ☐ Quorum ☐ No Quorum
- II. **Call to Order**
- III. **Approval of Minutes**
 - GLUC Regular Meeting Minutes of Thursday, April 27, 2023
- IV. **Old or Unfinished Business [None]**
- V. **New Business**
- VI. **Administrative & Miscellaneous Matters**
- VII. **Adjournment**