



Application Review Committee

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

AGENDA - REVISED

Thursday, November 6, 2025@ 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 – November 6, 2025

Day #30 – December 6, 2025

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, October 16, 2025

III. New Business

Zone Change

- A. Application No. 2024-59, the Applicant, Xiaoli Zhang represented by FC Benavente, Planners, is requesting a Zone Change from "A/C" (Rural/Commercial) zone to "M1" (Light Industrial) zone, for the proposed development of four, two-story structures with commercial space on the first floor and multi-family dwellings on the second floor, on Lot 1-2NEW, Tract 1141, in the Municipality of Dededo. Case Planner: Penmer Gulac

Zone Variance

- B. Application No. 2025-09, the Applicant, Edward G. Perez, represented by W.B. Flores & Associates, is requesting a Zone Variance for Sign, for the proposed installation of an off-premise business information free-standing, double-sided sign, with a sign area of 448 square feet, on a portion of Lot 1353-1-2, in the Municipality of Hagatna, in an "M1" (Light Industrial) zone. Case Planner: Sonny Gogue
- C. Application No. 2025-54, the Applicant, TRI Inc., represented by W.B. Flores & Associates, is requesting a Zone Variance for Setback, to bring into compliance, five (5) lots with various front, rear, and side yard setbacks, on Lots 4, 5, 8, 9 and Lot 14NEW-3, Tract 18209, in the Municipality of Mangilao, in an "R1" (One Dwelling) zone. Case Planner: Frank Taitano



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IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, November 20, 2025 [Final]
- B. GLUC Regular Hearing, Thursday, November 27, 2025 [Thanksgiving Holiday]

V. Administrative & Miscellaneous Matters

VI. Adjournment