



# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairman Ronald C. Pangilinan  
Commissioner Leilani R. Flores

Commissioner Gerald P. Yingling  
Commissioner Joseph A. Rios

Joseph M. Borja, Executive Secretary  
N. Lee Miller, Jr., Legal Counsel (OAG)

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## **AGENDA**

**Thursday, January 8, 2026 at 1:30 p.m.**

**Department of Land Management Conference Room**

**3<sup>rd</sup> Floor ITC Bldg., Tamuning, GU 96913**

*[As advertised in the Guam Daily Post – December 30, 2025 and January 6, 2026]  
Livestreamed on YouTube at the Guam Department of Land Management Channel*

**I. Notation of Attendance/Roll Call** [ ] Quorum [ ] No Quorum

**II. Approval of Minutes**

- GLUC Regular Minutes [None]

**III. Old or Unfinished Business [None]**

**IV. New Business**

### Zone Change

- A. Application No. 2025-42, the Applicant, Guam Waterworks Authority, is requesting a Zone Change from "A" (Agricultural/ Rural) to "PF" (Public Facility) for the proposed construction of a wastewater pump station on Lot 19-2, Tract 293, in the Municipality of Mangilao.  
Case Planner: Sonny Gogue
- B. Application No. 2022-01, the Applicant, Guam Capital Investment Corporation, represented by FC Benavente, Planners, is requesting a Zone Change from "M2" (Heavy Industrial) to "M1" (Light Industrial) to allow for the conversion of vacant commercial spaces on the second floor of an existing building to be used for six (6) multi-family dwelling units on a portion of Lot 236-REM, Parcels #9, #11, and #13, in the Municipality of Hagat.  
Case Planner: Grace Vergara
- C. Application No. 2025-07, the Applicants, Eddie C. Palomo, Jason S. Tedtaotao and Mary Audrey C. Tedtaotao, represented by FC Benavente, Planners; requests a Zone Change from "R1" (One Family Dwelling) zone to "C" (Commercial) zone, for the proposed construction and operation of a retail & wholesale hardware business with an accessory storage building, on Lot 10062-1-R7, in the Municipality of Dededo. Case Planner: Penmer Gulac

Tentative Subdivision

- D. Application No. 2025-73, the Applicants, Henry M. Simpson, Jr. and Carolyn S. Simpson, represented by Duenas, Camacho & Associates, are requesting approval of a Tentative Subdivision to create an agricultural subdivision consisting of 47 single-family lots, on Tract 24405 (formerly Lot No. 401-21-R14NEW-R6), in the Municipality of Santa Rita-Sumai, in an "A" (Agricultural/Rural) zone.  
Case Planner: Grace Vergara

**V. Administrative & Miscellaneous Matters**

- E. Application No. 2021-29B, Perez Properties, Inc. requests for its second extension of time pursuant to E.O. 96-26, for a previously approved Tentative Subdivision known as Villa Sirena on Tract 18208 (Formerly Lots 1087-A-1 thru 1087-A-6, and Lot 1087-B-1) in the Municipality of Barrigada, in an "R1" (One-Family Dwelling) zone.  
Case Planner: Grace Vergara
- F. Core Tech International Corporation: Request for consideration of reinstatement of Conditional Use Permit for Temporary Workforce Housing Facility (TWHF) on Lot 10184-R17 (Application No. 2009-56).
- G. Appointment of an alternate commission member to preside over meetings in the absence of the Chairperson and Vice-Chairperson.

**VI. Adjournment**