

**APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES**  
**DLM Conference Room, 3<sup>rd</sup> Floor, ITC Bldg., Tamuning, Guam 96913**  
**Thursday, December 4, 2025 • 9:33 a.m. to 10:01 a.m.**

I. Attendance/Roll Call

Chairperson Cruz called to order the regular meeting of the Application Review Committee for Thursday, December 4, 2025, at 9:33 a.m.

Present were: Chairperson Celine Cruz (DLM), Peter Bautista (GEPA), Christian Benitez (BSP), Jacob Miller (GWA), Albert Padua (GPA), Russell Kanai (DPR), Planning Staff Grace Vergara, and Sonny Gogue.

Chairperson Cruz confirmed a quorum for today's meeting and proceeded with today's agenda.

II. Approval of Minutes

Chairperson Cruz for approval today, are the Minutes of Thursday, November 20, 2025. Members were provided with a draft in advance for review. Madam Chair noted there were no edits or omissions received and was ready to entertain a motion.

Peter Bautista, GEPA made a motion to approve the Minutes of Thursday, November 20, 2025.

Russell Kanai, DPR seconds the motion.

Chairperson Cruz accepted the motion made by GEPA and seconded by DPR. There was no discussion on the motion. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried; 6 ayes, 0 nays]**

III. New Business

Zone Change

- A. Application No. 2026-03, the Applicant, Eric Eun-Ha Choi (Guam Business Capital, LLC), represented by TG Engineers, PC, is requesting a Zone Change from "A" (Agricultural) zone to "R1" (One Family Dwelling) zone, for the proposed development of a single-family dwelling subdivision, on Lot 7128-1, in the Municipality of Yigo.  
Case Planner: Grace Vergara

Chairperson Cruz welcomed the applicant's representative to the meeting, asked them to state their name for the record, and to proceed with their presentation.

Marvin Aguilar Senior Planner with TG Engineers, PC, and is representing the application that is before the committee today. The request is for a rezone from agricultural to a one-family dwelling zone. Mr. Aguilar provided the following PowerPoint presentation.

Slide 1 the request is for a parcel located on Lot 7128-1 in Yigo, to rezone from A-zone to R1 zone.

Slide 2 the purpose of this request is to align its zoning overlay. Mr. Aguilar stated that further in his presentation, he would be able to show the distribution of properties that are adjacent to the subject lot that have been rezoned in the past and have been developed into successful R1 subdivisions. The parcels are 7128-R3, -3-3, -3-R4 and -2. The rezoning of this property will address project housing shortages on Guam and will address the current and potential population growth in Yigo.

Slide 3 – the property attributes – 50,000 square feet, about 12.36 acres. The property is accessed through SongSong Way. Water, power, and public sewer are all available and ready for connection. This property is over the aquifer recharge and will need to connect to the public sewer.

Slide 4 – is the vicinity map; the property is in Yigo, and they are about 3-1/2 miles from the entrance to the main gate of Andersen AFB. Mr. Aguilar pointed out that the property can be accessed through SongSong Hills Subdivision and that road connects to Paradise Meadows, but there is an easement to the subject.

Peter Bautista asked if there would only be one primary ingress/egress.

Marvin Aguilar responded that there are two primary egress/ingress; however, it can also be accessed through Paradise Meadows, but it is a private access. They are looking at access for infrastructure through this easement.

Peter Bautista, GEPA asked if this project was affiliated with the existing subdivisions.

Marvin Aguilar replied that they were not. The undeveloped property between SongSong and Paradise is the former Gentry project that did not continue.

[Lengthy discussion ensues on access/easements to the subject lot.]

Chairperson Cruz turned the floor over to the members for questions.

Jacob Miller, GWA inquired about the type of easement and if it included water and sewer.

Marvin Aguilar responded that the easement going into Paradise Meadows has infrastructure. The easement on the applicant's side has been graded down; it is accessible, but there is no infrastructure coming in from this direction (pointing to the monitor).

Jacob Miller, GWA asked if the easement going north had water or sewer, or whether it was just for access.

Marvin Aguilar replied that it is a legal easement, but everything to support infrastructure for this subdivision comes from a different direction and can be tapped into. If there are any conflicting attributes of the existing infrastructure, the developer will have to install the infrastructure.

Chairperson Cruz noted that, if this pertained to Paradise Meadows, the area is designated as a public access and utilities easement. The construction of a fence or gate creates the appearance of a gated community; however, when these applications are submitted to the GLUC, there is no mention that they are intended to be gated communities.

[Discussion ensues]

Jacob Miller, GWA asked if the project is intended for seventy-four single-family dwellings.

Marvin Aguilar the developer, would like to utilize the maximum allowable density for the project.

Christian Benitez, BSP remarked that the property is within a very low-density residential designated area under the North/Central Guam Land Use Plan for the protection of the aquifer. The north/central land use plan prescribes a density of no more than one unit per acre within this designation; however, because sewer infrastructure has already been developed, a higher density may be considered. He also emphasized that the developer must ensure the stormwater and sewer systems are sufficient to protect the aquifer.

Albert Padua, GPA requested that the load capacity for the subdivision be submitted.

Russell Kanai, DPR stated that DPR has no objection to the request; however, during the clearing and grading phase, the property may need to be surveyed for possible findings of artifacts. In addition, Mr. Kanai advised that a recreational area be incorporated into the subdivision.

Peter Bautista, GEPA asked why the developer is applying for a zone change and not for a tentative subdivision.

Chairperson Cruz explained that the applicant has to get a zone change to present the subdivision with the lot sizes that the applicant intends to develop.

Marvin Aguilar noted that the application for a tentative subdivision is forthcoming.

Peter Bautista, GEPA stated that the parcel is situated within a groundwater protection zone and is designated as an agricultural, low-density area. The developer is required to design a stormwater management plan that includes provisions for recharge and pre-treatment. The existing sewer infrastructure will manage the density of the development. Mr. Bautista expressed his preference for incorporating the area's natural resources, including open spaces, trees, and recreational areas, into the project.

Grace Vergara, Case Planner no comments.

Chairperson Cruz had no comments and thanked Mr. Aguilar for his presentation. The next item on the agenda.

IV. Approval of ARC Agenda

Chairperson Cruz there are no agenda items for Thursday, December 18, 2025. There will be no meeting, and wished the members a Merry Christmas.

V. Administrative and Miscellaneous Matters

Chairperson Cruz turned the floor over to BSP for an announcement.

Christian Benitez, BSP the members were informed that an email has been sent about the upcoming ARC workshop scheduled for January 14, 2026. Mr. Benitez asked the members to save the date and encouraged them to register for the workshop.

[Discussion ensues]

Chairperson Cruz there is no further business. Madam Chair asked for a motion to adjourn today's meeting.

VI. Adjournment

Christian Benitez, BSP made a motion to adjourn.

Jacob Miller, GWA seconds the motion.

Chairperson Cruz accepted the motion made by BSP and seconded by GWA. There was no discussion on the motion. Madam Chair put the motion to a vote, with all members in favor of adjournment.

The regular meeting of the Application Review Committee for Thursday, December 4, 2025, was adjourned at 10:01 a.m.

Approved by:

Date approved:

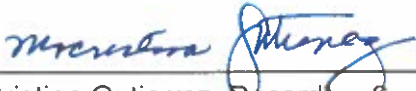


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Celine L. Cruz, Chairperson  
Application Review Committee



Transcribed by:



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M. Cristina Gutierrez, Recording Secretary  
Planning Division, DLM