

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
DLM Conference Room, 3rd Floor, ITC Bldg., Tamuning, Guam
Thursday, March 5, 2026 • 9:30 a.m. to 10:36 a.m.

I. Attendance/Roll Call

Chairperson Cruz called to order the regular meeting of the Application Review Committee for Thursday, March 5, 2026, at 9:33 a.m.

Present were: Chairperson Celine Cruz (DLM), Rudy Cabana (DPW), Peter Bautista (GEPA), James Pangelinan (BSP), Russell Kanai (DPR), Planning Staff Sonny Gogue, and Lorna Macaranas.

Madam Chair confirmed a quorum for today's meeting and moved on to the next item on the agenda.

II. Approval of Minutes

Chairperson Cruz before the committee today, are four sets of Minutes from November 20, 2025, December 4, 2025, January 15, 2026 and February 5, 2026. Members were provided with the drafts in advance, and they have been reviewed. Madam Chair asked for one motion to approve all four Minutes.

Russell Kanai, DPR made a motion to approve the Minutes as stated by the Chairperson.

James Pangelinan, BSP seconds the motion.

Chairperson Cruz accepted the motion made by DPR and seconded by BSP. There was no discussion on the motion, and there were no edits or omissions noted. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried with a vote of 5 ayes and 0 nays]**

III. New Business

Zone Variance

- A. Application No. H2026-23, the Applicant, NPLJ, LLC represented by Taniguchi, Ruth, Makio Architects, is requesting a Zone Variance for Height and Stories for the proposed construction of the Dos Amantes Residents for five, seven-story multi-family buildings with amenities, on Lot 5040-11NEW, a portion of Lot 5040-5 and a portion of Lot 5040-6, in the Municipalities of Dededo and Tamuning, in an "M1" (Light Industrial) zone. Case Planner: Sonny Gogue

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

Michael Makio is the Principal Architect with TRMA Architects, and with Mr. Makio are Jonathan Metra, David Leon Guerrero, and Willie Flores, who is working with TRMA on the project for the civil and planning-related matters.

Mike Makio explained that this project has gone through a few iterations, and this is the third time before the Committee. The project was initially started in 2017 and 2018. There was a Notice of Action, and that project was quite different; the plans was for three bedrooms and two baths, with a different development team, and at that time in 2017, they were looking at this project in a different way.

That project was approved just before COVID happened, the issues with H2 visas, and the endangered snails. This all happened within twelve months of receiving the approval. The NOA expired, and it was discovered that the snails had created a colony, and they were working with the U.S. Fish and Wildlife Service to organize a response. The owners had not given up but stepped away and reformed themselves a little over four years ago. They brought in other partners into the development, created a housing analysis, and reorganized the project.

Initially, the project was a one, two, and three bedroom project; and in its most current iteration, it will be one and two bedroom units, and this is because other developers in the same location are already providing multi-family housing and subdivisions to meet the three and four bedroom needs.

This project involves two locations, each with its own Mayor. Both Mayors have expressed their support for the project and are actively maintaining communication to discuss its development. They are also engaging with the communities throughout this process.

W.B. Flores and his team have been working with the Guam Fire Department to go through apparatus access. In the infrastructure routing, there has been great development in this area to expand the infrastructure, and it is just staying on top of the most current information, and trying to establish the best paths and connection points, and capacity for the utilities. The application does include analysis for the water, power, and sewer, and there is some anticipation for solar power that the developer would like to explore.

Mr. Flores is expediting and communicating with the Guam Power Authority, Guam Waterworks, and Public Works to ensure that concerns are addressed. In previous conversations, there was some discussion regarding stormwater treatment, but mainly on connection paths.

In terms of parking, for the 595 units that are proposed, 360 one-bedroom units and the corresponding parking, and 135 two bedroom units and the corresponding parking are what is provided in the application.

The primary parcel is Lot 5040-11NEW; the adjacent parcels Lot 5040-5 and Lot 5040-6 are also being utilized for parking. It was mentioned earlier that a biological survey was conducted initially in 2018, and a colony of endangered snails was discovered. But because of this discovery, they have shifted a lot of the access roads and parking capacity to Lot 5040-5. Mr. Makio clarified that the snail colony was discovered on Lot 5040-6, and they continue to work with their biologist to study the snails. As it is planned at this moment, based on the identification of the colonies, they will be avoiding it completely, which is the preferred approach by the U.S. Fish and Wildlife Services. The way the parking is placed out in the plans, it takes a very small strip along the edges of Lots 5040-5 and 5040-6, which is intentional; and the access road is on the most northernmost edge of Lot 5040-5, and again, this is intentional to maintain that distance from the colonies.

In discussions with Guam EPA, the running concerns were stormwater management. There were previous concerns from the original application, Mr. Makio explained that they elevated the units, with a parking garage underneath, and it was supposed to be helpful because the northern plateau is known for radon mitigation. And because they re-configured the buildings, what they opted to do was to remove the raised flooring and put the parking along the perimeter of the building; but they will be including a radon mitigation system under the building; and this was completely generated by the developer, and it was not a concern that was raised by any of the agencies.

The parcel had been cleared of environmental hazards, and they believe that the closest adjacent historical reference is across the street on Route 3. The area has been cleared for some time.

Guam Power Authority will work closely with the developer to determine the actual capacities as the engineering progresses, and the same holds true with Guam Waterworks. Both GPA and GWA have stated that even if they are in favor of the project, they will state that they are not guaranteeing capacity, and this will not be determined until the actual permitting phase of the project.

Willie Flores explained that the concern with this area is the access, and the primary access is to Marine Corps Drive, which is a right turn only. Tanguissan Beach Road does not have the capacity to handle this, and it is an issue. Core Tech Development is next door to the subject parcels, and they are able to access along their warehouse, which is close to their Summer Vista development. The road that they would like to use was the road that leads to the southern pump station, on the back side of the workforce housing, but Core Tech blocked access to that and they have requested Department of Public Works to work on this. Mr. Flores noted that the Navy has indicated that they wanted to open the easement, which is along the wastewater treatment plant along the cliff to the backside of South Finegayan. In his latest discussions with the Navy, this is still an option, but they would prefer the DPW option using the access to the southern link pump station.

[Discussion ensues on traffic congestion and the Ukudu TWHF]

Peter Bautista, GEPA asked if they had visuals on the proximity of GRMC and the Ukudu workforce facility and the development's access that is being discussed. Mr. Bautista further added that it was a big puzzle, a big mess that was ready to explode [sic].

Mike Makio replied that they did not have access to the private developer's plan.

[Lengthy discussion ensues]

Peter Bautista, GEPA commented that this project is like the Marines' barracks or for single people.

Mike Makio replied that based on the housing analysis, this was the opening gap. There is a lot of emphasis on building three and four bedroom homes, and that market is well attended to. This developer is focused on one and two-bedroom units.

Peter Bautista, GEPA asked about the price points for the units and if it was affordable. Mr. Bautista also asked about the landscape view.

Mike Makio responded that he was unsure of the price point. Mr. Makio explained that this is a seven-story structure, and they did not anticipate blocking any views.

[Lengthy discussion ensues on views, smart growth, amenities, and solar energy]

Peter Bautista, GEPA asked where the location was for the pre-cast for the development.

Mike Makio explained that this was not pre-cast, and they are using volumetric modulars. The system will be designed and engineered conventionally, but it is actually modular, which is fabricated off-island and brought to the island.

[Discussion ensues]

James Pangelinan, BSP with the approval of the zone variance for height for this application, Mr. Pangelinan asked if it would increase the maximum occupancy for this development.

Mike Makio responded that the allowable occupancy for this development is 598, and the current occupancy is 595.

Peter Bautista, GEPA asked what the ratio for space to structure was.

Mike Makio replied that the permeable surface was higher than it needed to be.

[Lengthy discussion ensues. Chairperson Cruz returned to the regular order format.]

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

Rudy Cabana, DPW clarified that there are five structures at seven stories (Mr. Makio responded "yes.") Mr. Cabana inquired about the flight paths for aircrafts.

Mike Makio replied that they had received initial clearance from the FAA back in 2017.

Rudy Cabana, DPW asked if it was written in black and white; if so, asked for a copy.

Willie Flores remarked that he was pretty sure that it was cleared since a parcel next to the subject lots was processed through the Commission for a height variance for a structure with twenty stories, and was confident that they wouldn't have this issue for this project.

Russell Kanai, DPR stated that DPR does not have any objections to the height variance. He added that they have not seen a more recent archaeological report that indicates there were no findings, but, during the permitting clearance, they will do an archeological assessment at the site. Additionally, when DPR superimposed the map over the property, there were sections that were not touched, and they are concerned about these sections. They found prehistoric pottery at the Ukudu site, and they are concerned about whether there may be further findings at this location.

James Pangelinan, BSP had no comments or questions at this time, but he will reach out should he have any questions or comments.

Peter Bautista, GEPA remarked that it was a really thought-out project and that his only concern was the niche. The structural modularity (height, visibility) of the project was explained. The access was somewhat explained, but still needed to be confirmed.

Willie Flores replied that at this point, there is no choice but Marine Corps Drive. They are working with DPW on access.

[Discussion ensues on traffic impact]

Peter Bautista, GEPA stated that traffic/access concerns are the mandates of DPW and not EPA, but wanted to address it at this meeting. The mandates that apply to GEPA are the biological assessment and findings of the endangered snails, which have been mitigated. The other concerns are the drainage, stormwater run-off, and discharge into the aquifer. There are ponds throughout, and sized per their requirements. Inquired if there were any sinkholes.

Mike Makio replied not that they are aware of.

Peter Bautista, GEPA this is out of the GPZ (Ground Protection Zone). He added that sewer and water connections are available, and the developer is working with GPA.

Mike Makio replied yes.

Russell Kanai, DPR commended Mr. Makio's team for having a variety of amenities for this development. Mr. Kanai also questioned the map in the application that refers to the neighboring lot of Nan, Inc., and asked if this was part of the development.

Willie Flores explained that Maui Development was approved for the twenty-story height variance, but is considering backing out, and possibly taken over by Future World instead.

Peter Bautista, GEPA stated he had no further comments and will prepare their position statement.

Chairperson Cruz turned the floor over to the Case Planner for comments.

Sonny Gogue, Case Planner had no comments or questions.

Chairperson Cruz asked if there was a potential for this project to be converted to a Horizontal Property Regime (condominiums).

Mike Makio responded that he does not believe it will be.

Chairperson Cruz has there been any discussion on converting to HPR.

Mike Makio remarked that the current discussion concerns leasing the housing.

Chairperson Cruz stated how this may play into other concerns, such as several access points into the property, and whether they would be gated accesses. There are amenities designed for the 595 units, and asked if it could be potentially opened up to the community.

Mike Makio they have ongoing conversations with the Mayors of Tamuning and Dededo. There was a comment made for the previous application about providing a definition of what type of community-based businesses or small businesses are for the development.

Chairperson Cruz stated that she sees that there has been coordination with the Guam Fire Department, and the Guam Fire Department is an ex officio member of the ARC. There is, to a certain extent, a possibility that the department may hold out for a position statement from them. Madam Chair added that there may be a need to coordinate more with GFD for this project. For larger projects, the department wants to ensure that all the bases have been covered. Madam Chair mentioned that the Planning staff has attended municipal public hearings and has been asked if the Fire Department has been consulted. She emphasized that, as an ex officio member, they are notified when there are applications available for pickup, and it is their responsibility to collect them. The department needs to make an extra effort to include GFD in discussions regarding larger-scale projects such as this one.

[Discussion ensues]

Chairperson Cruz lastly, the application mentions portions of -5 and -6 lots that will be used mainly for parking, and the parking is part of the entire program. Madam Chair stated that some considerations will need to be made to consolidate the lots and making it one large lot that encompasses the portion of, portion of, and the full Lot 5040-11NEW. This ensures that the parking numbers will always remain the same.

[NOTE: remaining comments made by Chairperson Cruz could not be transcribed due to a malfunction of the recording device.]

IV. Approval of ARC of Agenda

Chairperson Cruz noted that there are no agenda items for the ARC, March 19, 2026 meeting, and an agenda for Thursday, March 26, 2026 for the GLUC has not been prepared at this time.

V. Administrative and Miscellaneous Matters

Chairperson Cruz opened the floor to the members for administrative or miscellaneous matters.

Peter Bautista, GEPA inquired about the three quarterly meetings.

Chairperson Cruz informed the members that BSP is hosting a one day workshop that is scheduled for Tuesday, March 10th at the Hilton Hotel. The meetings will be held consecutively; the first meeting series is regarding the Seashore Reserve Plan, the second is the Guam Silver Jacket, and the last is the Watershed committee.

James Pangelinan, BSP inquired on the status of the draft resolution to align Public Law 38-74.

Chairperson Cruz replied that Planning is having difficulty in finding the time to prioritize this. Madam Chair stated that she will reach out to Christian Benitez to take the lead and draft a resolution based on discussions with the members.

James Pangelinan, BSP asked Madam Chair to send an email to Christian (Benitez) regarding this.

Chairperson Cruz replied that she will send an email, and asked Mr. Pangelinan to inform Mr. Benitez in advance.

[Discussion ensues]

Chairperson Cruz noted that there was no further business for today's meeting, Madam Chair asked for a motion for adjournment.

VI. Adjournment

Peter Bautista, GEPA made a motion to adjourn today's meeting. The motion was seconded by Russell Kanai, DPR.

Madam Chair accepted the motion made by GEPA and seconded by DPR. The motion was put to a vote with all members in favor of adjournment.

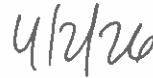
The regular meeting of the Application Review Committee for Thursday, March 5, 2026 was adjourned at 10:36 a.m.

Approved by:

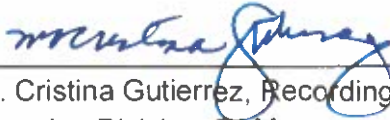
Approved by:



Celine L. Cruz, Chairperson
Application Review Committee



Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Planning Division, DLM

Note: I, M. Cristina Gutierrez, was not present at this meeting. These minutes were transcribed to the best of my ability using the recording provided to me.

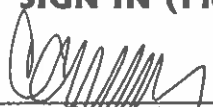
APPLICATION REVIEW COMMITTEE

Committee Attendance Sheet

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

MEETING: Regular Thursday, March 5, 2026 Special _____

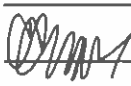
Time: 9:30 AM Adjournment: 10:30 AM

MEMBER	STATUS	SIGN IN (Please Print)
1 DLM, Guam Chief Planner	(Chairperson)	
2 DPW/CIP	(Member)	Rudy P. Cabana
3 Guam EPA	(Member)	Peter Bantista
4 Bureau of Statistics & Plans	(Member)	James Angelina
Bureau of Statistics & Plans	(Member)	
5 Department of Agriculture	(Member)	
6 Guam Waterworks Authority	(Member)	
Guam Waterworks Authority	(Member)	
7 Guam Power Authority	(Member)	
8 Department of Parks & Recreation-HPO	(Member)	Russell Kanai
9 Joint Regional Marianas	(Ex-Officio member)	
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 _____

Rossana S.M. Tiston, Deputy Director _____

Celine Cruz, Chief Planner  _____

Frank Taitano, Planner IV _____

Penmer Gulac, Planner IV _____

M. Grace Vergara, Planner IV _____

Sonoga Gogue, Planner III _____

Theresa D. Guevara, Planner II _____

M. Cristina Gutierrez, WPS II _____

Lorna Macaranas, Admin. Assistant _____



Application Review Committee

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

AGENDA

Thursday, March 5, 2026, at 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 – March 5, 2026

Day #30 – April 5, 2026

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes, Thursday, November 20, 2025
- ARC Regular Meeting Minutes, Thursday, December 4, 2025
- ARC Regular Meeting Minutes, Thursday, January 15, 2026
- ARC Regular Meeting Minutes, Thursday, February 5, 2026

III. New Business

Zone Variance

- A. Application No. H2026-23, the Applicant, NPLJ, LLC, represented by Taniguchi, Ruth, Makio Architects, is requesting a Zone Variance for Height and Stories for the proposed construction of the Dos Amantes Residents for five, seven-story multi-family buildings with amenities, on Lot 5040-11NEW, a portion of Lot 5040-5 and a portion of Lot 5040-6, in the Municipalities of Dededo and Tamuning, in an "M1" (Light Industrial) zone.
Case Planner: Sonny Gogue

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, March 19, 2026 [Tentative]
B. GLUC Regular Hearing, Thursday, March 26, 2026 [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, March 19, 2026, at 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 – March 19, 2026

Day #30 – April 19, 2026

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes, Thursday, March 5, 2026
- ARC Regular Meeting Minutes, Thursday, December 4, 2025

III. New Business [None]

IV. Approval of ARC Agenda

- A. ARC Regular Meeting, Thursday, April 5, 2026 [Tentative]
- B. GLUC Regular Hearing, Thursday, April 9, 2026 [Tentative]

V. Administrative & Miscellaneous Matters

VI. Adjournment



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)

AGENDA - Tentative

Thursday, March 26, 2026 at 1:30 p.m.

Department of Land Management Conference Room
3rd Floor ITC Bldg., Tamuning, GU 96913

*[As advertised in the Guam Daily Post – March 19, 2026 & March 24, 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 – February 26, 2026

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. Application No. 2025-29, the Applicant, Core Tech Development, LLC represented by TG Engineers, PC, is requesting a Zone Change from a split zone of "R2/ M1" (Multiple Dwelling/ Light Industrial) zone to a full "M1" (Light Industrial) zone for the proposed installation and operation of a photovoltaic solar and battery system energy storage facility, on Lot 10184-6 in the Municipality of Dededo.
Case Planner: Frank Taitano/Celine Cruz

V. Administrative & Miscellaneous Matters

Status Report

- B. Application No. 2014-04A-4, the Applicant, Hafa Adai Investments, Inc. represented by Daniel D. Swavely; submits its thirteenth (13th) annual status report Sigua Highlands.
Case Planner: Frank Taitano/Celine Cruz

VI. Adjournment