

APPLICATION REVIEW COMMITTEE REGULAR MEETING MINUTES
DLM Conference Room, 3rd Floor, ITC Bldg., Tamuning, Guam 96913
Thursday, November 6, 2025 • 9:40 a.m. to 10:52 a.m.

I. Attendance/Roll Call

Chairperson Celine Cruz called the regular meeting of the Application Review Committee to order for Thursday, November 5, 2025 at 9:40 a.m.

Present were: Chairperson Celine Cruz (DLM), Peter Bautista (GEPA), Christian Benitez (BSP), Albert Padua (GPA), Jude Calvo (GWA), Rudy Cabana (DPW), Russell Kanai (DPR), Planning Staff Frank Taitano, Sonny Gogue, and Recording Secretary Cristina Gutierrez.

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

II. Approval of Minutes

Chairperson Cruz for approval today, is the Minutes from the last ARC meeting that was held on Thursday, October 16, 2025. Members were provided with a draft via email in advance. Chairperson Cruz asked for a motion for action.

Peter Bautista, GEPA made a motion to approve the Minutes of Thursday, October 16, 2025.

Christian Benitez, BSP seconds the motion.

Chairperson Cruz accepted the motion made by GEPA and seconded by BSP. There were no discussions, errors, edits, or omissions. Madam Chair put the motion to a vote, with all members in favor of approval. **[Motion carried with a vote of 7 ayes and 0 nays.]**

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" (Agricultural/Commercial) zone to "M1" (Light Industrial) zone, for the proposed development of four (4), two-story structures for commercial and multi-family dwelling use, and a single family dwelling structure, on Lot 1-2NEW, Tract 1141, in the Municipality of Dededo. Case Planner: Penmer Gulac

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

Felix Benavente stated that the project description is for a commercial building and no activities on the second floor.

Mr. Benavente explained the location of the project site, which is located off Route 3, halfway between the intersection of Marine Corps Drive, Route 3, and Swamp Road. It is about a couple of hundred feet away from Okkodo High School.

The lot is a double-frontage lot with the main access from Route 3, the alternative access is from Ukudu Street, and to the south is an additional access from Inda Street (sp?). Further north is an industrial building and the Serrano workforce housing. Across the street on Route 3 are all M-1 zoned properties to include the Pacific Industrial Park and other light industrial zoned businesses.

Mr. Benavente explained that the parcel was originally two lots; the first lot was zoned "A" and the other lot is zoned commercial; it is a split-zoned lot. The application is to rezone both lots to M-1 zone for uniformity. The subject lot was formerly Lot 1-2 and Lot 1-1 and now Lot 1-2NEW. The lower lot is zoned commercial lot, and the upper former lot is zoned agriculture.

The project will connect to the public sewer; stormwater will be contained onsite; and there will be a trash receptacle by a private contractor. There will be twenty-three (23) apartment units with two enclosed parking spaces inside the garage.

Chairperson Cruz asked Mr. Benavente for clarification on the use, as it was mentioned earlier that it was for commercial use.

Felix Benavente explained that the one building will be all commercial, no apartments on the second floor, which is what he meant. There is a total of five buildings.

The portion outlined in blue (referring to the monitor) is the commercial building. The yellow portion is a single-family, two-story house, and on the upper portion is the frontage of North Ukudu Street. Mr. Benavente pointed out (referring to the conceptual site development plan on the monitor) a building that will be a six-unit apartment building, and to the lower left corner are two eight-unit apartment buildings. The parking is located in the left corner, with excess parking on the upper portion for the apartments. The commercial building located at the bottom right corner (in blue) has parking towards the Route 3 side. There is a total of five buildings: one commercial and three apartment buildings, and one single-family house.

In summary, each unit will have two bedrooms, with a kitchen, dining, two bathrooms, and a laundry room, fully fenced, with a park and landscaping throughout as appropriate. There will be house rules for the health, safety, and general welfare of the community.

In closing, Mr. Benavente explained that the purpose of the rezoning is to get a uniform zoning of a light industrial zone. The project site is a good location for an M-1 zone, and the proposed use fits well with the M-1 permitted uses.

Chairperson Cruz opened the floor to the committee for questions.

Rudy Cabana, DPW no questions.

Jude Calvo, GWA no comments.

Russell Kanai, DPR stated that DPR has no objection to the zone change request; however, during the permit clearance, they will conduct a site inspection of the property. In addition, for the park area, Mr. Kanai will provide the name of the person that the developer will have to see to discuss their plans for the recreational activities.

Albert Padua, GPA requested a load capacity for the project.

Felix Benavente responded that they did not include the report. Should the application be approved, the report will be submitted during the permitting phase.

Christian Benitez, BSP no comments at this time.

Peter Bautista, GEPA commented that he read the application, and it appears to be a well-proposed project. Mr. Bautista asked why the property is being rezoned to M-1 when most of the light industrial zones are on the opposite side of the highway. The east side includes a school, residential homes, and storefront properties. He added that he does not recommend changing the zone to M-1 because light industrial areas are moving toward the school and residential zones, and R-2 is a more suitable zoning, which he is recommending.

Felix Benavente explained that there is an M-1 zone located in front of the school where the Serrano workforce housing is located. Additionally, in the lower part of the map, there are several M1 zones across the street from the GRMC facility.

Peter Bautista, GEPA remarked that the M-1 zone does not make sense except from a business sense. The developer is encroaching on the area near a school. While the M-1 zone is more open in terms of land uses, Mr. Bautista does not feel it was appropriate to transition to M-1 zoning in areas where multi-family residences exist, especially when families are living in the area.

The property is located in the ground protection zone, and there is sewer available for the proposed housing development. There is sufficient parking for the apartment units, and ample visitor's parking, and questioned where the green space was located. He added that the rezone request to M-1 is a problem with GEPA.

Rudy Cabana, DPW inquired if a conditional use would be better suited rather than rezoning to light industrial, which will create an impact on the area.

Felix Benavente explained that M-1 zones allow for single-family and multi-family dwellings.

Rudy Cabana, DPW remarked that apartment buildings are allowed in a commercial zone with a conditional use permit.

Chairperson Cruz responded yes and understands the rationale behind the request. Chairperson Cruz informed the members that schools are only outright permitted in an M-1 zone. M-1 zones are intended for high-intensity, high-density uses, and the project addresses the uses that they

are proposing. All other uses in an M-1 zone can happen, and Chairperson Cruz understands the concerns of the committee, but it is the most appropriate zone that accommodates the proposed uses.

Chairperson Cruz further explained that the Okkodo High School is not located in a school zone, and was permitted to be built at this location by public law. The zoning was not addressed when the decision was made to locate the school at its site. Across the street and the Dos Amants map has quite a few light industrial uses identified.

[Discussion ensues]

Felix Benavente apologized to the members that some of the information included in the application was not made clear, and will email the members better graphics of the maps.

Peter Bautista, GEPA stated that he wanted clarity on where the park would be located.

Felix Benavente pointed out the location of the park to which Mr. Bautista remarked, "in front of the road?" Mr. Benavente replied that there is a buffer between the road and the park.

[Lengthy discussion on parks ensues]

Chairperson Cruz thanked Mr. Benavente for his presentation and moved on to the next item on the agenda.

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

Chairperson Cruz turned the floor over to Mr. Flores for his presentation.

Willie Flores (with Lina Rojas, Project Manager, and the applicant Edward Perez). Mr. Perez owns the property next to the former Land Management building in Anigua, next to the Governor's office. The applicant has been trying to obtain a sign permit in that area for over ten years. They have run into regulatory issues that have prevented them from erecting a billboard sign.

Mr. Flores provided the following PowerPoint presentation.

Slide 1 – is the vicinity map. Mr. Flores explained that the proposed project site is next to the former Land Management building heading towards the Governor's Office.

Slide 2 – Overall Site Plan – the project is currently vacant with the exception of an old picnic shelter towards the beach side that still exists, and was not removed when the old DLM building was demolished.

Slide 3 – the purpose of the request is to have advertising opportunities for Mr. Perez be visible, as you are coming from the north heading south, and it will be seen on the oceanside lane, and coming from the south, it can be visible from the land-side lane.

Slides 4 – 5 are photos of the proposed sign.

Mr. Flores explained that the applicant wanted to erect a digital sign; however, digital signs are only allowed in Tumon. It is a static, non-moving, non-flashing sign. It will be lit using solar-powered lights. The sign will be 8-feet high x 28-feet long. The bottom of the sign will be approximately 4 feet above the ground level. The total height from the ground to the top of the sign is 12 feet.

It is a steel-framed sign, and the developer is unsure at this time about the type of facing that will be used. This will allow Mr. Perez's customers to readily change the display on the sign. They have consulted with Parks and Recreation on the area because it is very close to historic sites. They suspect that there are burial sites, but most likely on the other side, next to the river.

This concluded Mr. Flores' presentation, and he was ready to answer questions from the committee.

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

Rudy Cabana, DPW commented that the property is near the beach, and during typhoons, the water rises. Mr. Cabana inquired about the stability of the sign.

Willie Flores responded that the sign face can be secured during typhoons, and they will look into the design of the footings and foundation, as well as the archeological protection issues and the waves and back.

Jude Calvo, GWA no comments.

Russell Kanai, DPR stated that DPR has no objection to the zone variance application; however, during the permitting process, they will assist the developer in monitoring the site during the construction phase. It is a very sensitive area, and they have to narrow down where the villages were located.

Albert Padua, GPA commented that he could not understand why an owner can put up a sign on his own property.

Willie Flores replied that it was due to the law on sign regulations.

Chairperson Cruz explained that sign regulations are very restrictive, particularly digital signs outside of the Tumon area. About ten years or so ago, several sign variance applications were presented to the Guam Land Use Commission. At that time, the Attorney General determined that the GLUC did not have the authority to issue variances for signs. For a significant period, the Department did not accept applications for sign variance applications following the directive from the Attorney General's Office. Various entities that wanted to put up signs in the past approached the current Attorney General, who asked DLM why the department was not accepting applications. The AG's office provided updated guidance, and this is the reason why the application is being entertained.

Madam Chair explained the various signs that are allowed by law. The request that is before the committee today is for a more permanent sign with the displays that will change. Additionally, Chairperson Cruz informed the members that Vice Speaker Ada has proposed a bill (Bill 175-38) with regard to billboard signs, and a round-table meeting has been scheduled for November 20, 2025.

[Discussion ensues]

Willie Flores mentioned that, regarding DPW's concerns, Mr. Flores stated that the sign will be constructed within the guidelines and requirements of the American Association of State Highway Transportation Officials.

Christian Benitez, BSP asked for clarification on the requirements for a variance and if it was for the sign.

Willie Flores replied that yes, the application is for a Zone Variance for Sign.

Chairperson Cruz commented that the sign face is limited to sixty square feet of area and not to exceed twelve feet high. Additionally, signs have to display the business purpose where the sign is located.

[Discussion ensues]

Rudy Cabana, DPW asked what the elevation would be for the sign.

Willie Flores replied that it is four feet above ground. The bottom of the sign will be four feet above the ground, and the top will be about twelve feet above the ground.

Christian Benitez, BSP asked what would be displayed on the sign.

Willie Flores replied that the sign will display business ads, and that the applicant will rent out the space to potential businesses.

Christian Benitez, BSP stated that one of BSP's considerations will be the impact on the visual quality since it is adjacent to the seashore.

Willie Flores responded that it will be a more pleasant visual quality than the rows of tires and junk cars that are displayed in the area. Mr. Flores added that the view of the beach will not be blocked.

Christian Benitez, BSP another concern is the area where the old pavilion is located, and public access to the area.

Willie Flores responded that this is beyond the scope of this project since it is not a structure. The application is not for the development of any structure or permanent fixture other than the sign.

Peter Bautista, GEPA asked what the elevation of the bottom of the sign is relative to the mean sea level.

Willie Flores replied that, depending on the tide, it would be between 8 to 10 feet.

Sonny Gogue, Case Planner had no comments.

Frank Taitano remarked that when reading the Zoning Law, which includes political and temporary signs, the provisions are basically created to address establishments. There are no provisions in the Zoning Law to address off-site signs. With this new bill that is being introduced, and the effort by the Legislature to address signs, the missing segments of signs can be addressed.

[Discussion ensues]

Chairperson Cruz thanked Mr. Flores for being present today and moved on to the next item on the agenda.

Zone Variance

- 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 lots with various front, rear, and side yard setbacks, on Lots 4, 5, 6, 8, 9 and Lot 14NEW-3, Tract 18209, in the Municipality of Mangilao, in an "R1" (One Family) zone. Case Planner: Frank Taitano

Willie Flores with Mr. Flores is Lina Rojas, Project Manager and Jose Untalan, Project Manager of TRI Inc.

Mr. Flores stated that this project was previously approved by the Guam Land Use Commission, and when the project was approved, the legal setbacks and compliance setbacks were part of the plans.

As the project progressed, the contractor began experiencing issues, and this is when the developer decided to bring in a bonding company since the original contractor was not able to keep up with the development to include the issues with setbacks.

TRI Inc. brought this issue to the attention of the Department of Land Management and advised that an application for a Zone Variance for setbacks would be submitted. Mr. Flores also informed the committee that the homes have already been built. Since the houses are newly constructed, potential buyers would be informed of the setback issues.

The project is located on Old Price Road, and it is a fairly compact subdivision. There was preliminary work conducted with GPA, GWA, and GEPA on the utilities. The developer was able to work out a solution with GWA where the lines were upgraded. The concern of GEPA was whether there was adequate space to comply with the stormwater requirements, and after several iterations with designs, they obtained GEPA's approval.

The setback issues are as follows:

- Lot 4 – front side setback; the potential owner lost about ten inches;
- Lot 5 – rear side setback of 9.7 feet short of the 10 feet;
- Lot 8 – right side setback of 7 feet, short 12 inches;
- Lot 9 – two-inch setback issue; and,

The application for setbacks will be presented to the GLUC for the Commission's consideration to approve the variances. The setback issues were not intentional and were due to errors of the contractor; the matter was brought to the attention of Land Management, Public Works, and the Fire Department; and lastly, potential owners will be made aware of the setback variances that are being requested.

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

Rudy Cabana, DPW no questions.

Jude Calvo, GWA no questions.

Russell Kanai, DPR stated that DPR has no objections to the application for the variance; however, the full technical report is still pending, and asked Mr. Flores to submit that to DPR.

Albert Padua, GPA inquired about access to the transformer and whether or not there was documentation to allow GPA entry [Mr. Flores advised that there was documentation and would provide them with a copy.] Additionally, Mr. Padua questioned whether the development was sitting on the correct property line.

Chairperson Cruz replied that an as-built survey was done by a certified Surveyor.

Christian Benitez, BSP no questions.

Peter Bautista, GEPA remarked that the application was impressive and included an exhaustive amount of paperwork and documentation for the variance request. He applauds the owner for addressing the issue for future buyers. Mr. Bautista inquired if the land to the north was Navy property.

Willie Flores replied that it was private property.

Peter Bautista, GEPA asked if the subdivision encountered flooding.

Willie Flores responded that during the construction phase, the contractor had to repair a washout that went on to Price Road.

Peter Bautista, GEPA inquired about the development's stormwater retention system.

Willie Flores stated they used infiltration galleries, inlets, catch basins, a forebay, and a ponding basin.

Peter Bautista, GEPA asked about the residential waste disposal system and if the subdivision was connected to sewer.

Willie Flores replied that it was connected to the public sewer.

Frank Taitano no questions or comments.

Chairperson Cruz had no comments and moved on to the next item on the agenda.

IV. Approval of ARC Agenda

Chairperson Cruz for approval today is the ARC agenda for Thursday, November 20, 2025, and the members were provided with a copy. Regarding the agenda for the GLUC meeting scheduled for November 27, 2025, which is a Thanksgiving holiday, the meeting will be moved to Tuesday, December 2, 2025. Madam Chair asked for a motion to approve the ARC agenda.

Peter Bautista, GEPA made a motion to approve the ARC agenda for Thursday, November 20, 2025.

Russell Kanai, DPR seconded the motion.

Chairperson Cruz accepted the motion made by GEPA and seconded by DPR. There was no discussion, Madam Chair put the motion to a vote with all members in favor of approval. **[Motion passed with a vote of 7 ayes and 0 nays]**

V. Administrative or Miscellaneous Matters

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

Peter Bautista, GEPA mentioned the applications that he received for Summary Zone Changes, and asked if these applications were placed on the agenda.

Chairperson Cruz explained that Summary Zone Change applications do not go through the ARC process; instead, a Request for Certification is sent to the ARC for their position statement on the request that is being made.

[Discussion ensues to include DLM/BSP workshop]

VI. Adjournment

Chairperson Cruz there is no further business for the ARC. Madam Chair asked for a motion for adjournment.

Rudy Cabana, DPW made a motion to adjourn.

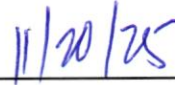
Peter Bautista, GEPA seconds the motion.

Chairperson Cruz accepted the motion made by DPW and seconded by GEPA. Madam Chair put the motion to a vote, with all in favor of adjournment. **[Motion passed with 7 ayes and 0 nays]**

The regular meeting of the Application Review Committee for Thursday, November 6, 2025 at 10:52 a.m.

Approved by:

Date approved:



Celine L. Cruz, Chairperson
Application Review Committee

Transcribed by:



M. Cristina Gutierrez, Recording Secretary
Land 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 Thursday, November 6, 2025 Special _____

Time: 9:40 AM Adjournment: 10:52 AM

| MEMBER | STATUS | SIGN IN (Please Print) |
|--|---------------------|--------------------------|
| 1 DLM, Guam Chief Planner | (Chairperson) | <u>[Signature]</u> |
| 2 DPW/CIP | (Member) | _____ |
| 3 Guam EPA | (Member) | <u>[Signature]</u> |
| 4 Bureau of Statistics & Plans | (Member) | <u>Christian Benitez</u> |
| Bureau of Statistics & Plans | (Member) | _____ |
| 5 Department of Agriculture | (Member) | _____ |
| 6 Guam Waterworks Authority | (Member) | <u>[Signature]</u> |
| Guam Waterworks Authority | (Member) | _____ |
| 7 Guam Power Authority | (Member) | <u>[Signature]</u> |
| 8 Department of Parks & Recreation-HPO | (Member) | <u>Russell Kamari</u> |
| 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 [Signature]

Frank Taitano, Planner IV [Signature]

Penmer Gulac, Planner IV _____

M. Grace Vergara, Planner IV _____

Sonoga Gogue, Planner III [Signature]

Theresa D. Guevara, Planner II _____

Edward Sanchez, Planner I _____

M. Cristina Gutierrez, WPS II [Signature]



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



Application Review Committee

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

- 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



Application Review Committee

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

AGENDA

Thursday, November 20, 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 20, 2025

Day #30 – December 20, 2025

I. Attendance

Roll Call

[] Quorum

[] No Quorum

II. Approval of Minutes

- ARC Regular Meeting Minutes for Thursday, November 6, 2025

III. New Business

Zone Change

- A. Application No. 2025-67, the Applicant, Salas Development LLC represented by W.B. Flores & Associates; is requesting a Zone Change from "R2" (Multiple Family) zone to "C" (Commercial) zone, to continue the commercial use of an existing commercial building (formerly Bank of Guam), on Lot 40, Block 10, in the Municipality of Hagatna. Case Planner: Frank Taitano
- B. Application No. 2026-01, the Applicants, Daniel Berman and Tina Valdez, represented by TG Engineers, PC; are requesting a Zone Change from "R2" (Multiple Family) zone to "M1" (Light Industrial) zone, to allow for the operation of a warehouse, on Lot 1391-1, in the Municipality of Hagatna. Case Planner: Penmer Gulac
- C. Application No. 2025-71, the Applicant, Guam Evergreen, Corp., represented by FC Benavente, Planners; is requesting a Zone Change from "A" (Agricultural/Rural) zone to "M1" (Light Industrial) zone, for a proposed warehouse structure, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada. Case Planner: Theresa Guevara

Zone Variance

- D. Application No. 2025-72, the Applicant, Guam Evergreen, Corp., represented by FC Benavente, Planners; is requesting a Zone Variance for Use, to allow for the location, operation and maintain a space rocket tracking station in an "A" (Agricultural/Rural) zone, on Lot 6-R1, Block 1, Tract 221, in the Municipality of Barrigada. Case Planner: Theresa Guevara



Application Review Committee

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

- IV. Approval of ARC Agenda
 - A. ARC Regular Meeting, Thursday, December 4, 2025 [No Agenda]
 - B. GLUC Regular Hearing, Thursday, December 11, 2025 [Tentative]
- V. Administrative & Miscellaneous Matters
- VI. Adjournment