



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

Tuesday, December 30, 2025, 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 – December 19, 2025 and December 28, 2025]
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

V. Administrative & Miscellaneous Matters

Tentative Subdivision – Extension of Time

- C. 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

- D. 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).
- E. Appointment of an alternate commission member to preside over meetings in the absence of the Chairperson and Vice-Chairperson.

VI. Adjournment