



# GUAM LAND USE COMMISSION

Chairperson Anita B. Enriquez  
Vice Chairperson Nonito V. Blas, Jr.  
Commissioner Leilani R. Flores

Commissioner (Vacant)  
Commissioner (Vacant)

Joseph M. Borja, Executive Secretary  
Kristan K. Finney, Legal Counsel (OAG)

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## **AGENDA**

**Thursday, February 8, 2024 @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 – February 1<sup>st</sup>, 2024 and February 6<sup>th</sup>, 2024]*  
*Livestreamed on YouTube at Guam Department of Land Management Channel*

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

II. **Approval of Minutes**

- GLUC Regular Meeting Minutes of Thursday, December 14, 2023

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

IV. **New Business**

### Zone Change

- A. Application No. 2018-63, the Applicants, Elizabeth G. Duenas, Pejman and Jacquelin M. Gouniai represented by FC Benavente, Planners; requests a Zone Change from “A” (Rural) to “M-1”(Light Industrial) zone, for future construction of a warehouse and office building, vehicle parking, equipment storage, materials yard, and other permitted uses within a light industrial zone, Lot 5224-1-6-R1, Tract 308, in the Municipality of Barrigada. Case Planner: Grace Vergara
- B. Application No. 2019-42, the Applicant, Johnny Hang Lee represented by FC Benavente, Planners; requests for a Planned Unit Development Zone Change, from “PUD R-1” (Single Family Dwelling) to “PUD R-2” (Multi Family Dwelling), for the proposed construction of a four-plex residential apartment building, Lot 16, Block 21, Tract 240, in the Municipality of Dededo. Case Planner: Penmer Gulac
- C. Application No. 2022-12, the Applicant, The Tent Corporation, represented by FC Benavente, Planners; requests a Zone Change from “A” (Rural) to “M-1” (Light Industrial) zone, for a proposed operation of an auto rental office and terminal with vehicle storage, Lot 2, Block 2, Tract 221, in the Municipality of Barrigada. Case Planner: Sonny Gogue

### Zone Variance

- D. Application No. 2020-37, the Applicants, ECD Properties, LLC, and Deepak & Kiran Sadhwani represented by FC Benavente, Planners; requests a Zone Variance for Setbacks, Lot 5224-1-20-9NEW-NEW-1, Tract 308 for a 0-right side yard setback, and Lot 5224-1-20-9NEW-NEW-R2, Tract 308 for a 0-left yard setback, in the Municipality of Barrigada, in an “M-1” (Light Industrial) zone. Case Planner: Frank Taitano

- E. Application No. 2020-12, the Applicant, Marion S. Lujan represented by Royden Aguilar; requests a Zone Variance for Setback, for an existing concrete structure with a front yard setback of 6.19-feet, short 8.81-feet from the required 15 feet, Lot 10, Block 3, Tract 19311, in the Municipality of Chalan Pago & Ordot, in an "R-1" (Single Family Dwelling) zone. Case Planner: Penmer Gulac

**V. Administrative & Miscellaneous Matters**

Presentation

- F. Department of Agriculture and University of Guam; Presentation of the Guam Habitat Conservation Plan. Case Planner: Celine Cruz

**VI. Adjournment**