



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

Thursday, September 11, 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 – September 4th, 2025 & September 9th, 2025]
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, August 14, 2025

III. Old or Unfinished Business [None]

IV. New Business

Zone Change

- A. Application No. 2020-18, the Applicant CPI Investments (Guam) Inc., represented by FC Benavente, Planners, is requesting a Zone Change from "A" (Agricultural/Rural) zone to "R2" (Multiple Dwelling) zone, for the proposed development of townhouse units, on Lots 7024-4-2B; 2024-4-2C; 2024-4-3A; and, Lot 2024-4-3B, in the Municipality of Yigo. Case Planner: Celine Cruz
- B. Application No. 2024-63, the Applicant, PIDC Guam, Inc., represented by TG Engineers, PC, is requesting a Zone Change from "A" (Agricultural/Rural) zone to "C" (Commercial) zone, for the proposed construction and operation of a hardware store, on Lot 20-1-1NEW, in the Municipality of Santa Rita-Sumai. Case Planner: Penmer Gulac
- C. Application No. 2024-64, the Applicant, PIDC Guam, Inc., represented by TG Engineers, PC, is requesting a Zone Change from "A" (Agricultural/Rural) zone to "M1" (Light Industrial) zone, for the continued operation of a construction laying yard, equipment staging, and construction facility, on Lot 238-1-B, in the Municipality of Santa Rita-Sumai. Case Planner: Penmer Gulac

Zone Variance

- D. Application No. 2024-53, the Applicant, ERC Trading Incorporated represented by TG Engineers, PC; is requesting a Zone Variance, to allow the use of an existing structure for indoor storage of hardware goods and materials, on Lot 5372-2-R1, in the Municipality of Mangilao, in a "R-2" (Multi Dwelling) Zone. Case Planner: Theresa Guevara

V. Administrative & Miscellaneous Matters

VI. Adjournment