



CARL T.C. GUTIERREZ
GOVERNOR OF GUAM

MAR 20 1997

The Honorable Antonio R. Unpingco
Speaker
Twenty-Fourth Guam Legislature
Guam Legislature Temporary Building
155 Hesler Street
Agana, Guam 96910

OFFICE OF THE LEGISLATIVE SECRETARY
ACKNOWLEDGMENT RECEIPT
Received By <u>D. J. J.</u>
Time <u>11:20am</u>
Date <u>3/20/97</u>


Dear Speaker Unpingco:

Enclosed please find a copy of Substitute Bill No. 107 (COR), "AN ACT TO AMEND SECTION 61307 OF TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO ADDING "MINI-STORAGE/MINI-WAREHOUSE" AS A CONDITIONAL USE IN COMMERCIAL ("C") ZONES.", which I have signed into law today as **Public Law No. 24-07**.

This legislation allows the mini-storage or mini-warehouse business to be conducted in a Commercial ("C") Zone as a Conditional Use. This business was not known in the early days of enactment of Guam's zoning code. Therefore, without the amendment contained in this bill, mini-storage or mini-warehouse business cannot be conducted unless located in a Light Industrial ("M-1") Zone.

The Conditional Use would allow the Territorial Land Use Commission to review an application to conduct this business, to ensure that the character of the Commercial ("C") Zone is maintained.

Very truly yours,


Carl T. C. Gutierrez
Governor of Guam

Attachment
00105

Office of the Speaker
ANTONIO R. UNPINGCO
Date: <u>3/20/97</u>
Time: <u>10:30 pm</u>
Rec'd by: <u>[Signature]</u>
Print Name: <u>O. Moragne</u>

TWENTY-FOURTH GUAM LEGISLATURE
1997 (FIRST) Regular Session

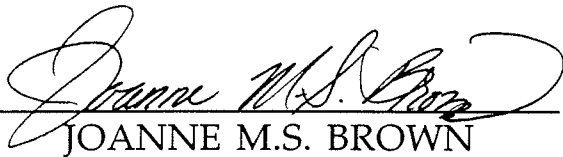
CERTIFICATION OF PASSAGE OF AN ACT TO THE GOVERNOR

This is to certify that Substitute Bill No. 107 (COR), "AN ACT TO AMEND SECTION 61307 OF TITLE 21 OF THE GUAM CODE ANNOTATED, RELATIVE TO ADDING "MINI-STORAGE/MINI-WAREHOUSE" AS A CONDITIONAL USE IN COMMERCIAL ("C") ZONES," was on the 8th day of March 1997, duly and regularly passed.



ANTONIO R. UNPINGCO
Speaker

Attested:



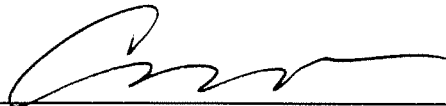
JOANNE M.S. BROWN
Senator and Legislative Secretary

This Act was received by the Governor this 12th day of March,
1997, at 8:40 o'clock a.M.



Assistant Staff Officer
Governor's Office

APPROVED:



CARL T. C. GUTIERREZ
Governor of Guam

Date: 3-20-97

Public Law No. 24-07

**TWENTY-FOURTH GUAM LEGISLATURE
1997 (FIRST) REGULAR SESSION**

Bill No. 107 (COR)

As substituted by the Committee
on Agriculture, Land, Housing,
Community and Human
Resources Development.

Introduced by:

J. C. Salas
E. J. Cruz
L. F. Kasperbauer
T. C. Ada
F. B. Aguon, Jr.
E. Barrett-Anderson
A. C. Blaz
J. M.S. Brown
Felix P. Camacho
Francisco P. Camacho
M. C. Charfauros
W. B.S.M. Flores
Mark Forbes
A. C. Lamorena V
C. M. Leon Guerrero
L. Leon Guerrero
V. C. Pangelinan
A. L.G. Santos
F. E. Santos
A. R. Unpingco
J. WonPat-Borja

**AN ACT TO AMEND SECTION 61307 OF TITLE 21 OF
THE GUAM CODE ANNOTATED, RELATIVE TO
ADDING "MINI-STORAGE/MINI-WAREHOUSE" AS A
CONDITIONAL USE IN COMMERCIAL ("C") ZONES.**

1 **BE IT ENACTED BY THE PEOPLE OF THE TERRITORY OF GUAM:**

2 **Section 1. Legislative Findings.** The Guam Legislature has recognized
3 the shortage of storage facilities currently affecting those residents who are not

1 involved in commercial and/or industrial type activities and/or uses. Not only is the
2 availability of these storage facilities limited, but are, in most cases, located in areas
3 that are inconvenient and/or not readily accessible by the average resident. As a
4 result of Guam's population growth in both density and development throughout the
5 Island, there is a definite need to provide a service to those residents who require
6 storage facilities and are not necessarily involved or connected to any commercial or
7 industrial type activity. Therefore, in order to address and help alleviate the shortage
8 of this particular type of facility, its accessibility and its affordability to those
9 residents who find themselves in need of storage space for household goods;
10 business goods, exclusive of contractor's supplies/equipment; and industrial type
11 goods/supplies or equipment, the Guam Legislature finds it necessary to amend that
12 Section of the Zoning Code to include Mini-storage/Mini-warehouse within a "C"
13 (Commercial) Zone found in Subsection (b), Conditional Use, of Section 61307 of
14 Title 21 of the Guam Code Annotated. Additionally, these facilities shall not be
15 used for any wholesale or retail operations.

16 **Section 2. Amendment to §61307.** Section 61307 of Title 21 of the
17 Guam Code Annotated is hereby amended to read:

18 **"§61307. "C" Commercial Zone.**

19 (a) **Use Permitted.**

- 20 (1) One-family dwellings.
- 21 (2) Duplexes.
- 22 (3) Wholesale and retail stores, shops and businesses.
- 23 (4) Amusement enterprises.
- 24 (5) Automobile service station, including minor repairs.
- 25 (6) Bakeries.
- 26 (7) Mortuaries.
- 27 (8) Offices, business or professional, inclusive of professional
28 healing arts offices and clinics, and banks.

1 (9) Personal service shops, including barber shops, beauty parlors,
2 laundromats, and the like.

3 (10) Repair shops and service shops, including shoe repairs,
4 plumbing, dressmaking, and the like, but not including automobile repair
5 shops for major work.

6 (11) Restaurants and cafes.

7 (12) Studios.

8 (13) Other uses which in the judgment of the Commission, as
9 evidenced by resolution in writing, are similar to those listed herein.

10 (14) Uses customarily accessory to any of the above listed uses,
11 including only those accessory to manufacturing, storage, compounding or
12 processing activities which are necessary for the ordinary conduct of said
13 listed uses and which are an integral part thereof.

14 (15) Accessory structures for the above.

15 (b) **Conditional Use.**

16 (1) Hospital and clinics.

17 (2) Public utility and other public buildings.

18 (3) Shopping centers.

19 (4) Recreation, including cockpits, marinas, amusement centers and
20 drive-in theaters.

21 (5) Multi-family.

22 (6) Hotels, motels and tourist accommodations.

23 (7) Air, bus, taxi and auto rental terminals.

24 (8) Auto sales and car wash.

25 (9) Parking garages and lots.

26 (10) Service vehicle storage.

27 (11) Mini-storage or mini-warehouse.

28 (12) Laundries and cleaning and dyeing establishments.

29 (13) Schools and churches.

30 (14) Parks, playgrounds and community centers.

1 (15) Utilities and public facilities.

2 (16) Accessory uses and structures for the above.”

3 **Section 3. Grandfather Provision.** Any application to the Territorial

4 Land Use Commission (TLUC) for a Mini-storage or Mini-warehouse facility,

5 which has been approved by the TLUC prior to the enactment of this Amendment,

6 whether or not approved by the Governor of Guam, shall be exempt from the TLUC

7 Conditional Use application process and shall be deemed approved. The Department

8 of Land Management is hereby directed to issue a formal “Notice Of Action” for

9 these applications.