

YAMAGUCHI, Et. Al.
A(T) 62-4

July 3,

1962

Received from John B. Gibson for
Yonaguchi family insurance after
Sept - 10/100 100 Dollars

For Cat Dearing by L & C received 10/27/62

\$

50.00

August L. Kane
Secretary

Made in U. S. A.

LUC File A(T)- 62-4

Petitioner: Yamaguchi, Et. Al. County Honolulu

Date petition and fee
received from County
with recommendation: 6-27-62

Suspense date for LUC action: _____

Publication of hearings

<u>Dates</u>	<u>Newspaper</u>
<u>7-10-62</u>	<u>HONOLULU ADVERTISER</u>
<u>7-10-62</u>	<u>HONOLULU STAR BUDLETIN</u>
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>6-21-62</u>	<u>City Hall Annex</u>	<u>City Planning Comm.</u>
<u>8-2-62</u>	<u>Land Use Commission</u> <u>Hearing room</u>	<u>LUC</u>
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
<u>6-21-62</u>	<u>RECOMMENDED APPROVAL</u>	<u>C. P. C.</u>
_____	_____	_____
_____	_____	_____

Notes:

7-16-62 Staff inspection by Darnell, Mullahey & Kim
7-25-62 Inspection by LUC and staff

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR May 10, 1962

Date forwarded to LUC
with recommendation June 25, 1962

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC June 27, 1962

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Honolulu, Island of Oahu, map number and/or name Tax Map Key: 8-7-09: 1 to change the district designation of the following described property from its present classification in the General Plan, C&C of Hon. open area residential a(n) agricultural district into a(n) apartment recreational district.
(existing zoning) (Preliminary land use plan attached.)
~~open area~~ - farming

Description of property:

See tax map attached.

The parcel of land is situated at Lualualei, off Lualualei Road

Petitioner's interest in subject property:

Owners: Eisen Yamaguchi, Kane Yamaguchi, Edwin S. Yamaguchi, Francis Yamaguchi and Hatsue Yamaguchi; Mr. Jack H. Ujimori is the authorized agent for the owners
Petitioner's reason(s) for requesting boundary change:

see attached sheet

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is not usable or adaptable for use according to its present district classification.

(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.

RECEIVED

JUN 27 1962

State of Hawaii
LAND USE COMMISSION

Signature(s)

Hatsue Yamaguchi
Eisen Yamaguchi
Edwin Yamaguchi
Francis Yamaguchi

Address:

Telephone:

Address 3810 Claudine St.
Telephone 716835

Reasons for requesting boundary change:

1. The land is not suitable for agricultural and/or farming uses. The soil condition does not lend itself to this type of development - coral outcrop.
2. It is overgrown with Kiawe trees.
3. The land is adjacent to the lime stone quarry site.
4. The lime stone is being quarried as an ingredient for manufacturing cement at the Permanente Plant, which is in close proximity to the land requested for change in classification.
5. The land is situated along the approach to the Lualualei Naval Station.

The petitioners submit that the land in question will be more desirable for residential and recreational uses. There is a demand for moderate income housing in the area to meet the urban growth that is taking place in the Waianae area and its environs. This area lags in urban growth due to the lack of adequate water supply. The Board of Water Supply, about a year or so ago, completed the construction of a main distribution line into Waianae. This distribution system provides adequate water for development of lands that have remained idle over the period of years. Further, the Hawaiian Electric Company is now constructing an atomic energy power plant at Kahe Valley, which will enhance the development of the Waianae area and provide employment. This trend in development, together with other urban developments in the Waianae and Nanakuli areas, makes it feasible for the development of this land into a desirable residential community. The climate is ideal, and there are several beaches in the area that are available for swimming and recreational uses.

A copy of the proposed subdivision was filed with the Planning Commission on April 9, 1962, prior to the deadline date of April 11, 1962, for establishing the green belt boundaries.

The petitioners ask that favorable consideration be given their request to change the land use classification of agriculture imposed on their land to residential so that they may proceed with their development.

RECEIVED

JUN 27 1962

State of Hawaii
LAND USE COMMISSION

ITINERARY FOR LAND USE COMMISSION

PUBLIC HEARINGS

AUGUST 2, 1962

THURSDAY - AUGUST 2

10:00 A.M. PUBLIC HEARING - Oahu

1:10 P.M. Leave Honolulu - TPA, Flt. 792

1:47 P.M. Arrive Maui - TPA, Flt. 792

Transportation to be provided by Robert Ohata

INSPECTION of Maui items

8:00 P.M. PUBLIC HEARING - Wailuku (Board Chambers)

Return left open - Commissioners staying over for
Maui Conference - 8/3, 4 & 5

Following making trip:

Chairman Bryan	E. H. Cook
E. Kanemoto	F. Lombardi
Y. Ige	
S. Friel	R. Darnell
W. Gregg	Y. Shigezawa
F. Sunn	W. Mullahey
R. Williams	A. Kai

NOTICE OF PUBLIC HEARING
TO CONSIDER APPLICATION FOR
TEMPORARY DISTRICT BOUNDARY
CHANGE WITHIN THE COUNTY OF
HONOLULU, BEFORE THE LAND USE
COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, Oahu, on August 2, 1962 at 10:00 A.M. or as soon thereafter as those interested may be heard, to consider the application for Temporary District Boundary Change within the County of Honolulu as provided for in Section 6, Act 187, Session Laws of Hawaii, 1962. Temporary District Boundary Change application to be heard is:

PETITIONER	TAX MAP KEY	PERMISSION REQUESTED
Waianae Associates	8-6-01: 4 & 11	Change from Agricultural district to Urban district classification.
✓ Yamaguchi Et. Al.	8-7-09-1	Change from Agricultural district to Urban district classification.
Kido, M. Et. Al.	5-4-04-4,5,7	Change from Agricultural district to Urban district classification.

Maps showing the area under consideration for Temporary District Boundary Change and copies of the rules and regulations governing the application for Temporary District Boundary Change are on file in the offices of the Honolulu Planning Commission and the Land Use Commission and are open to the public for inspection during office hours.

All written protests or comments regarding the above Temporary District Boundary applications may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of public hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

E. C. Bryan, Chairman
E. C. BRYAN

R. J. Darnell, Executive Officer
R. J. DARNELL

(Legal ad - 2 cols. w/border)
(To appear on 6/10/62)
(HONOLULU STAR-BULLETIN)
(HONOLULU ADVERTISER)

Meeting of the Planning Commission
Minutes
June 21, 1962

PUBLIC HEARING
GENERAL PLAN
WAIANAE
EAST SIDE OF
LUALUALEI ROAD
MAUKA OF FARRING-
TON HIGHWAY
RESIDENTIAL USE
(E. YAMAGUCHI)
(LAND USE COMM.
PETITION)

A public hearing was held to consider a proposal to amend a portion of the Waianae General Plan by designating a portion of the open space use to residential use and readjusting the open space use boundary; and to consider a petition to amend the temporary district boundary by designating a portion of the agricultural zone as an urban zone, for area of land containing approximately 398 acres situated on the east side of Lualualei Road, approximately 2000 feet mauka of Farrington Highway in Nanakuli, Waianae.

The public hearing notice published in the Honolulu Star Bulletin on June 10, 1962, was read by the Director who reported that no written protests had been filed. He pointed out the area in question situated on the mauka side of Farrington Highway off Lualualei Road designated on the General Plan as open space. The owner of the land has requested that his property be designated for residential use to permit a residential development with a golf course in the center.

The Director pointed out that a small triangular portion of the applicant's land is designated on the General Plan for residential use while the remainder is in open space. The open space designation was made because of topography and economics. The upper portion of this land is extremely steep but the lower portion, slightly steep, is developable. Because development of this sloping land would be expensive due to higher development cost and extension of utility lines, the Planning staff in preparing the General Plan for the Waianae district recommended the plan as adopted on the belief that development would take place in the lower flat land before the upper steep land.

However, since the owner of the upper land has stated that he is ready to develop his land and has submitted a development plan, the Director recommended that the agricultural boundary be moved back to conform with the boundary requested by the applicant but zoning for residential use should be granted for only a portion of the area. By this action, a determination can be made whether or not the applicant is acting in good faith regarding his proposed development. Upon sufficient evidence that development is proceeding accordingly, additional zoning can then be granted.

Mr. George Houghtailing, representing the owner of the land, requested residential zoning for the entire area indicated rather than piece meal as recommended by the Director. He indicated that in planning a residential development, the water reservoir, the sewage treatment plant site and other facilities must be included in the planning to determine the approximate cost and improvements required. Although the owner will develop in increments, zoning of the entire area is required so that planning for the area can be done properly. He indicated that this area is not suitable for agricultural use. The

area is undeveloped and it adjoins an industrial area.

The public hearing was closed and the matter was taken under advisement on motion of Mr. Lee and second of Mr. Lemmon.

In discussing this matter later, the Commission took into consideration the statement made by Mr. Houghtailing.

The Director stated that the existing water line runs along Farrington Highway and a secondary feeder line to the upper section is required. The developer, in order to determine his economic return, basis his computation on development of the entire area by justifying the off-site or development cost from his subdivision to the nearest utility. This determination cannot be made on partial development.

Reand. General
Mr. Lemmon indicated that Mr. Houghtailing has appeared before the Commission on several occasions representing developments ready to proceed immediately but these usually have not materialized. He stated that no information based on economics or need has been given to justify this change at this time. The General Plan for this area was recently adopted. He believed that this application should be denied.

Mr. Centeio believed that this land designated as open space should be given an opportunity to be developed since the owner has stated that he can and is ready to develop the area. If the area were being used for agricultural or some other use, the Commission may have justification to deny the application but this area is not being used for any purpose. He believed that the Commission should have some faith in the applicant's proposed development. He stated that construction of a treatment plant and other improvements are very costly and permitting only incremental zoning may jeopardize financing of the entire project for the owner.

Mr. Norwood noted that the proposed development plan shows a great concentration of residential lots with no plans for open green areas or parks other than a golf course. He asked whether this is a good layout plan.

The Director reported that in the planning for this area, public facilities were designated in the lower area because land conditions were more favorable for development sooner than the upper area. However, should developments in the upper section require the location of public facilities, amendments to the plan can be made later.

In discussing this matter further, the Director explained that his recommendation is to change the open space designation to residential use for the area outlined by the applicant's plan and to submit this recommendation to the Land Use Commission when forwarding the petition of the applicant requesting an amendment to the temporary district boundary by designating a portion of the agricultural zone to an urban zone. Zoning, however, should be for only a portion of the area.

He stated that in the planning for the area, it was believed that the upper area would eventually be developed

for residential use but this was not foreseen within the next 20 year period because of the higher cost of development. For this reason the area was designated as open space. No economic study was made to justify this change, but he believed that an owner in the upper area ready to develop prior to owners in the lower section, should be given the opportunity to proceed.

A motion to recommend to the City Council that a portion of the open space designation on the General Plan be changed to residential use and to recommend to the Land Use Commission that the temporary district boundary be amended by designating a portion of the agricultural zone to urban zone was made by Mr. Lee, seconded by Mr. Norwood and carried. Mr. Lemmon voted in the negative. The applicant will be advised that zoning will be considered for only a portion of this area.

REPORT OF THE COMMITTEE OF THE WHOLE

NO. 36

September 4, 1962

MR. CHAIRMAN:

Your Committee of the Whole, after consideration of the following items, begs leave to recommend as follows:

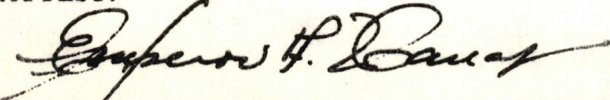
1. That the Administration be requested to submit a report by next Tuesday, September 11, 1962, on how much of a backlog there is and how well pumping crews are meeting cesspool service calls to the City; and the communication from the Mayor (MM-559) enclosing a detailed explanation of the awarding of Contract No. 9 (1962) for the treatment and maintenance of cesspools with chemicals and enzymes to the highest of two bidders, as well as the communications from AAA Service, Inc., (M-799) presenting a statement with regard to the awarding of Contract No. 9 for the treatment and maintenance of cesspools with chemicals and enzymes, and (M-805) advising that AAA Service, Inc. is ready, willing and also able to conform and comply with every requirement of the specifications required by their contract for the treatment of cesspools, but the City must assume responsibility for the loss of cesspools caused by delays which are occasioned by acts over which they have no control, be received and filed;
2. That the subject matter contained in Bill No. 84 entitled: "An Ordinance to amend the General Plan of the City and County of Honolulu by deleting therefrom the Kahaluu-Waihee-Kaalaea Section and adopting in lieu thereof a new General Plan for said Kahaluu-Waihee-Kaalaea Section and adopting a new General Plan Map therefor," and the communication from the Planning Commission (D-1478) advising that the Commission voted to recommend approval of the General Plan for the Kahaluu-Waihee-Kaalaea Section as presented at the hearing, including the proposed new location of the Kahaluu Sewage Treatment Plan site, and further recommending approval of Bill No. 84 (1962), be received and filed;
3. That the Administration to submit, in two weeks, a report of the problems and expenses that would be incurred if the City undertook the jurisdiction and custody of military offenders; and the communication from Chief Dan Liu (D-1459) clarifying the police department's position in the matter of abrogation of the jurisdictional custody agreement between the military and civil authorities be received and filed;
4. That action on the subject matter contained in Bill No. 90 entitled: "An Ordinance to repeal Section 21-2.11, R.O. 1961, and to insert in lieu thereof a new Section 21-2.11, relating to single-family cluster developments," together with the communications from the Community Affairs Committee of the Chamber of Commerce (M-584) commending the Planning Director, his staff, and the Planning Commission upon the development of the "Cluster Development" amendment to residential portions of the zoning ordinance, from the Planning Department (D-1210) defining the word "cluster" as used in Bill No. 90, and from the Traffic Engineer and the Chief

CITY COUNCIL
CITY AND COUNTY OF HONOLULU

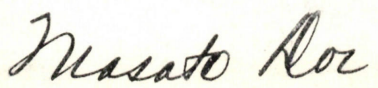
The foregoing is a copy of Committee Report on this date adopted by the CITY COUNCIL of the City and County of Honolulu.

Honolulu, Hawaii

ATTEST:



EMPEROR A. HANAPI, CITY CLERK



MASATO DOI, CHAIRMAN & PRESIDING OFFICER, CITY COUNCIL

Reference:

Resolution No.

Bill No.

COMMITTEE
REPORT NO.

Dated this _____ day of _____ 19____

Engineer (D-1388) recommending that Bill No. 90 be further deferred until a public hearing is held on certain proposed amendments and a decision for adoption is made by the Planning Commission, be deferred until October 2, 1962;

5. The following actions relating to the improvement of Manoa Road be taken:
 - a. Adopt the recommendation of the Chief Engineer to master plan Manoa Road, from Lowrey Avenue to Kumuone Street, to retain a 76-foot right-of-way at the mauka boundary and to retain a 56-foot right-of-way at the makai boundary, with a 40-foot pavement through the right-of-way;
 - b. Request the Planning Commission, working in conjunction with the Corporation Counsel, to take the necessary steps to effect the amendment to the General Plan for Manoa Road as recommended by the Chief Engineer and prepare the appropriate resolution or ordinance for consideration by the Council; and
 - c. File the communications relating thereto, i.e., D-807 from the Chief Engineer, D-1060 from Deputy Corporation Counsel Henry N. Kitamura, D-1209 from the Chief Engineer and Planning Director, and D-1412 from the Chief Engineer;
6. That action on the subject matter contained in Bill No. 147 entitled: "An Ordinance to rezone a portion of Rural Protective Zone situated at Waialua, Oahu, Hawaii, to Rural Resort Hotel District 1 No. 3," be deferred;
7. That the subject matter contained in Bill No. 153 entitled: "An Ordinance regulating the use of certain portions of Fort Street by providing for the temporary closing thereof; establishing one-way traffic pattern on Pauahi Street between Fort and Bethel Streets," as well as the communications from the Traffic Department (D-1512) submitting a summary of comments received from various agencies on the closing of Fort Street, and Aloha Week Hawaii, Inc. (M-809) hoping that the request of the Downtown Merchants and the Aloha Week Committee to close Fort Street to vehicular traffic during Aloha Week would be given favorable consideration, be received and filed;

(Mr. Amona cast a dissenting vote)
8. That the subject matter contained in Bill No. 148 entitled: "An Ordinance to amend Section 17 (Kaimuki) of the General Plan of the City and County of Honolulu by designating a portion of Class A Residential District No. 10 situated at Kaimuki, Honolulu, Oahu, Hawaii, an area for commercial purposes," be received and filed;

9. That action on the communication from the Chief Engineer and the Planning Director (D-1411) reporting on Mrs. Hun Yip Wong's request for a building permit to construct a dwelling at the makai-ewa corner of Io Lane and Kilipaka Lane in the vicinity of Lanakila and School Street, said property containing 6,063 square feet and will be affected by the master plan improvement of Io Lane, be deferred;
10. That the communication from the Planning Commission (D-1379) transmitting an ordinance to amend a portion of the Waianae Section of the General Plan of the City and County of Honolulu, covering land situated at Lualualei, Waianae, Oahu, Hawaii, by (a) changing the designated land use of a certain portion thereof from open space to residential purposes; and (b) establishing a golf course therein, be received and filed.

(Mr. Chikasuye and Mr. Takabuki cast dissenting votes)

11. That the following actions relating to the Kailua Access Road be taken:
- a. Accept the recommendation of the Chief Engineer to encourage the Kailua High School P.T.A. to approach the Governor for an appropriation of \$25,000 to construct sidewalks and curbs and to widen Ulumanu Street;
(Mr. Heen cast a dissenting vote)
 - b. Request the Corporation Counsel to render an opinion on whether an abutting owner on Ulumanu Street can legally sustain an objection to the widening of Ulumanu Street if the money were provided by the State of Hawaii;
 - c. Request the Planning Director to check with the State Highway Department as to the feasibility of providing another private entry into the Kailua High School premises for egress purposes only to check further to see whether the State Highway Department will permit the retention of the roadway serving the Kukanono Tract;
 - d. Request the Chief Engineer's Office to make an estimate of the egress from Kailua High School to Kailua Road on the basis of a 24-foot driveway only;
 - e. File the communication from the Traffic Engineer, Chief Engineer, and Acting Planning Director (D-1467) recommending that the pavement of Ulumanu Drive be widened to conform to the existing 60-foot right-of-way to provide relief to Kailua High School as soon as possible, provided certain improvements on Kailua Road are made concurrently;

REPORT OF THE COMMITTEE OF THE WHOLE

12. That Resolution No. 329, providing for the acquisition of a drainage easement, off Pahia Road, at Kanohuluiwi, Kaneohe, Koolaupoko, Oahu, Hawaii, be reported out for consideration;
13. That the Resolution proposing to amend Section 5-504 of the Charter of the City and County of Honolulu be reported out for consideration.

Respectfully submitted,

(S) MATSUO TAKABUKI
MATSUO TAKABUKI, Chairman

(S) WILLIAM K. AMONA
WILLIAM K. AMONA, Member

(S) CLESSON Y. CHIKASUYE
CLESSON Y. CHIKASUYE, Member

(S) MASATO DOI
MASATO DOI, Member

(S) ERNEST N. HEEN
ERNEST N. HEEN, Member

(S) BEN F. KAITO
BEN F. KAITO, Member

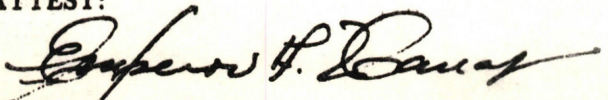
(S) HERMAN G. P. LEMKE
HERMAN G. P. LEMKE, Member

CITY COUNCIL
CITY AND COUNTY OF HONOLULU

The foregoing is a copy of Committee Report on this date adopted by the
CITY COUNCIL of the City and County of Honolulu.

Honolulu, Hawaii

ATTEST:


EMPEROR A. HANAPI, CITY CLERK

MASATO DOI, CHAIRMAN & PRESIDING OFFICER, CITY COUNCIL

Dated this 4th day of September 1962

Reference:

Resolution No.

Bill No.

COMMITTEE

REPORT NO. 36

Refer to
M-913 (1962)

October 10, 1962

Mr. R. J. Darnell
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

RECEIVED
OCT 12 1962
State of Hawaii
LAND USE COMMISSION

Dear Sir:

Your communication of October 8, 1962 enclosing copies of petition for Temporary District Boundary Change and a copy of Special Permit granted by the Land Use Commission: (1) Eisen Yamaguchi, et al - A(T) 62-4; (2) Waianae Associates - A(T) 62-3; and (3) Consolidated Amusement Co., Ltd. - SP(T) 62-18, was referred to the Committee on Public Works at yesterday's meeting.

Respectfully,

CITY COUNCIL

By

EMPEROR A. HANAPI
City Clerk

ert

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

September 26, 1962

Mr. Jack Ujinori, Agent for

Eisen Yamasuchi et al

1071 Bishop Street

Honolulu, Hawaii

Dear Sir:

With reference to your petition (LUC File A(T) 62-4) to reclassify that property described as First Division 8-7-09: 1, from a Temporary Agricultural District to a Temporary Urban District, may I inform you of the following:

A public hearing was held on this matter by the Land Use Commission of the State of Hawaii in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 10:00 a.m., August 2, 1962.

Notice of the hearing appeared in the Honolulu Star-Bulletin, on July 10, 1962; and in the Honolulu Advertiser, on July 10, 1962.

The Land Use Commission, at its meeting in its Hearing Room, 426 Queen Street, Honolulu, beginning at 9:00 p.m., September 19, 1962,

amended Temporary District Boundary map s 0-2 (Waianae) and 0-5 (Schofield Barracks) as follows:

To place in the Temporary Urban District that portion of the subject property shown as colored in green and yellow, together with proposed interior streets, on the map submitted by the petitioner and labeled "EXHIBIT A".

The remainder of the property described in the petition remains in the Temporary Agricultural District.

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

SEA

OR 51 RIGHT OF WAY
FARRINGTON

HIGHWAY

TRUE NORTH
1" = 500'

ULEHAWA STREAM

U.S. NAVAL RIGHT OF WAY

398.438 ACS.
YAMAGUCHI ET AL

HELEAKALA

TMK 8-7-9-1

COUNCILMEN
MASATO DOI
Chairman & Presiding Officer

ERNEST N. HEEN
Vice-Chairman

MATSUO TAKABUKI
Floor Leader

CLESSON Y. CHIKASUYE
RICHARD M. KAGEYAMA
HERMAN G. P. LEMKE
WILLIAM K. AMONA

District A

YOSHIRO NAKAMURA

District B

BEN F. KAITO

District C

RON BENNETT
Administrative Assistant

TELEPHONE: 58-061

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

August 1, 1962

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii

Dear Sir:

In response to your submission of the petitions of Waianae Associates, M. Kido, et al., and E. Yamaguchi for amendment of temporary district boundaries, I have been directed by the City Council to transmit to you the following:

1. The City Council supports the petitions of Waianae Associates and of M. Kido, et al., inasmuch as their requests are in conformity with the General Plan adopted by the City Council.
2. The City Council has deferred action on any recommendation on the petition of E. Yamaguchi for further study.

Yours very truly,

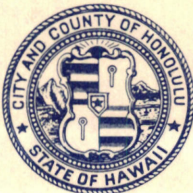
MASATO DOI
Chairman & Presiding Officer

RECEIVED

AUG 2 1962

State of Hawaii
LAND USE COMMISSION

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

June 25, 1962

PLANNING COMMISSION

GEORGE F. CENTEIO, CHAIRMAN
THOMAS N. YAMABE, II, VICE-CHAIRMAN
FRANK W. HUSTACE
WILLIAM R. NORWOOD
CYRIL W. LEMMON

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS

R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

RECEIVED

JUN 27 1962

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 So. Queen Street
Honolulu 13, Hawaii

Gentlemen:

Transmitted herewith is a petition for the amendment of temporary district boundary respecting the County of Honolulu, Island of Oahu, to change the district designation from agricultural to residential and recreational district, for portion of a parcel of land situated off Lualualei Road, approximately 2,000 feet mauka of Farrington Highway in Nanakuli, Waianae, identified as Tax Map Key 8-7-09: portion of Parcel 1.

The Planning Commission at its meeting on Thursday, June 21, 1962, held a duly authorized public hearing to consider the applicant's proposal to amend a portion of the Waianae General Plan by designating a portion of the open space use to residential and recreational use; readjusting the open space use boundary; and consideration of a petition to amend the temporary district boundary by designating a portion of the agricultural zone to an urban zone.

The Commission, after considering the Planning Director's report and recommendations, voted to recommend approval to the General Plan amendment as follows:

1. Designating a portion of the 397.4 acres of existing open space use to residential (153.5 acres) and golf course use (19.2 acres);

June 25, 1962

2. Adjust the open space boundary accordingly; and
3. Amend the temporary district boundary by designating a portion of the agricultural zone to an urban zone.

Very truly yours,

PLANNING COMMISSION

By 
Frederick K. F. Lee
Planning Director

RT:da

Encls - Petition
Check (\$50.00)

C
O
P
Y

May 11, 1962

RECEIVED
AUG 1 1962
State of Hawaii
LAND USE COMMISSION

Mr. Frederick K. F. Lee, Director
City Planning Department
City and County of Honolulu
Honolulu 13, Hawaii

Re: Proposed Subdivision
Lualualei, Waianae, Oahu
Tax Map Key: 8-7-09-1
Owner: E. Yamaguchi Etal

Dear Mr. Lee:

The proposed residential subdivision which is located adjacent to the existing Clarke-Halawa Quarry and also the Permanente Cement Plant are definitely ~~of~~ incompatible uses. From time to time, noise, vibration and dust problems emanating from such industrial plants are inevitable. These periodic nuisances will no doubt affect the residential subdivision.

In view of the above conditions, it is recommended that your office carefully evaluate the situation.

In the event that this subdivision cannot be prevented, it is our recommendation that the area be properly sewered.

Very truly yours,

/s/ Francis H. Woo

Francis H. Woo, Chief
Health Engineering Branch
Environmental Health Division

FHW:sy

cc: Sewer Division
Copied 8/1/62:mk

July 11, 1962

The Honorable Neal S. Blaisdell, Mayor
and the Honorable Members of the City Council
City and County of Honolulu
Honolulu Hale
Honolulu, Hawaii

Gentlemen:

I have been requested by the Land Use Commission to obtain your comments and recommendations regarding two petitions for change in Temporary District Boundary, in each case a request for change from an Agricultural district to an Urban district classification. One petition, that of M. Kido, deals with an area near Hauula; and the second, initiated by Yanaguchi, et. al., concerns property in Lualualei. We have already received recommendations for approval of both petitions from your City Planning Commission. Enclosed are copies of the petitions and supporting data submitted by the petitioners.

The Land Use Commission has re-scheduled the proposed July 24, 1962 public hearing on Oahu, to August 2, 1962. The hearing will be held in the Land Use Commission's Hearing Room at 10:00 a.m.

As was the case in our previous request to you in the matter of Waiensee Associates, the Land Use Commission would appreciate your written comments and recommendations prior to August 2.

Very truly yours,

R. J. DARNELL
Executive Officer

Enclosures

Wm. A.

STATE OF HAWAII
DEPARTMENT OF PLANNING & RESEARCH
HONOLULU, HAWAII
MEMORANDUM

Date 6-27-62

To Yamaguchi file

From WM.

Subject development plan submittal

A development plan has been submitted as part of this petition, it is a 200 scale layout for a portion of the petitioners' property.

STATE OF HAWAII
DEPARTMENT OF PLANNING & RESEARCH
HONOLULU, HAWAII
MEMORANDUM

Date 7-12-62

To Yamaguchi file

From WM.

Subject public hearing notice--Oahu

Phone conversation with Ujimori this afternoon regarding the LUC letter notification to petitioners of the Oahu Public hearing, specifically the notification to the Yamaguchi family. Ujimori is noted as the authorized agent for the Petitioners, the family is in different locations so Ujimori said that a letter to him would suffice...he also requested notification to Geo. Houghtailing of Community Planners...both done.

Ref. No. LUC 167

September 10, 1962

Mr. Jack H. Ujimori
Room 216
72 North King Street
Honolulu, Hawaii

Dear Sir:

The Land Use Commission of the State of Hawaii will hold a meeting in Honolulu on September 19, 1962, in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, directly following a public hearing which is scheduled for 8:00 p.m.

As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, Act 187, will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. George Houghtailing
WM:ak

Ref. No. LUC 128

August 16, 1962

Mr. Jack H. Ujimori
Room 216
72 North King Street
Honolulu, Hawaii

Dear Sir:

This letter is to inform you of the meeting to be held by the Land Use Commission at 12:00 noon, August 21, 1962 in its Hearing Room, Second Floor, 426 Queen Street, Honolulu, Hawaii at which time the petition of Ysmaguchi et al for change of temporary district boundary from Agricultural to Urban classification at Lualualei, Oahu, will be discussed by the Commission.

Although your presence is not required, you are cordially invited to attend the meeting.

Sincerely,

R. J. DARNELL
EXECUTIVE OFFICER

RJD: ph
cc: Mr. George Houghtailing
Mr. George K. Nakamura

Ref. No. LUC 85

July 12, 1962

Mr. Jack H. Ujimori
Room 216
72 North King Street
Honolulu, Hawaii

Dear Sir:

This is to inform you of a public hearing called by the Land Use Commission of the State of Hawaii on August 2, 1962 at 10:00 a.m. in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, Honolulu, Hawaii. Your petition for Temporary District Boundary change will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Star-Bulletin and the Honolulu Advertiser on July 10, 1962.

Very truly yours,

R. J. DARNELL
Executive Officer

WM:ak

cc: Mr. George Houghtailing of Community Planning, Honolulu

July 10, 1962

MEMORANDUM

TO: All Commissioners

FROM: R. J. Darnell, Executive Officer

SUBJECT: Schedule of Meetings and Hearings for July and August 1962

It has become necessary to change the date of the field officer public hearing in Hilo (for Edward S. T. Ching's Pahoehoe Special Permit application) from 1:00 p.m., July 23 to 1:00 p.m., August 1 in the Hilo District Court Room; and to change the date of the Land Use Commission's public hearing in Honolulu (for Waianae Associates' petition for district boundary change from Agricultural to Urban) from 8:00 p.m., July 24 to 10:00 a.m., August 2 (Land Use Commission Hearing Room). This is being done after consultation with Chairman Bryan.

The reason for the changes is that notice of hearing must be given at least 20 days prior to hearing, according to the Administrative Procedures Act, which supersedes the wording in Act 187. In addition, setting of hearings for July 23 and 24, as originally contemplated, posed excessive difficulties in making arrangements.

The re-setting of the Oahu hearing allows the Commission to add two additional items to the agenda (one in Hauula, and the other in Lualualei).

Accordingly, the attached schedule is offered for your study and approval.

Attachment
RJD:ak

SCHEDULE OF MEETINGS AND HEARINGS FOR JULY AND AUGUST 1962

July 24, 1962	2:00 p.m.	LUC meeting re Changes in Regulations.
	4:00 p.m.	Inspection: <u>M. Kido</u> petition, Agricultural to Urban, <u>Hauula</u>
	8:00 p.m.	HB&A progress report re 701 project

July 25 8:00 a.m Inspections: Yamaguchi et.al. petition,
Agricultural to Urban, Lualualei; and
Waianae Associates' petition, Agricultural
to Urban, Waianae.

August 1 1:00 p.m. Field officer public hearing, District Court Room, Hilo; re: Edward S. T. Ching application for Special Permit for drive-in restaurant, service station and accessory uses, Pahoa.

August 2 10:00 a.m. LUC public hearing, LUC hearing room,
Honolulu, re Kido petition, Yamaguchi
petition, Waianae Associates' petition;
and receive field officer recommendation
re: Ching's Pahoia application.

(Afternoon of August 2: Fly to Maui, inspect J. Kurasaki application for Special Permit for restaurant operation, Waiehu; and inspect East Maui Irrigation petition for district boundary change from Conservation to Agricultural.

August 2 8:00 p.m. LUC public hearing, Board of Supervisors' Chambers, Wailuku, re Kurasaki application, East Maui Irrigation Company petition; Frank Munoz petition for district boundary change from Agricultural to Urban, Pukalani; and Loyalty Enterprises petition for district boundary change from Agricultural to Urban, Wailea.

August 3 and 4 Conference of Planning Commissioners and
Directors, Wailuku Hotel, Wailuku, Maui.

August 21 to 2:00 p.m. Land Use Commission meeting.
August 22 Noon

LAND USE COMMISSION

PUBLIC HEARING

LUC Hearing Room

Honolulu, Hawaii

10:00 A.M. - August 2, 1962

Commissioners

Present:

Edward C. Bryan
Stanley C. Friel
Wayne Gregg
Edward Kanemoto
Franklin Y. K. Sunn
Roger T. Williams

Absent:

Yuichi Ige

Ex-Officio Members

Present:

Absent:

Frank Lombardi
E. H. Cook

Staff

R. J. Darnell, Executive Officer (XO)
Yoshio Shigezawa, Legal Counsel
W. M. Mullahey, Field Officer
Philip Chun, Department of Planning
and Research
Alberta Kai

Chairman Bryan called the public hearing to order and invoked divine aid that the Commissioners may give consideration in matters before them with a mind toward fairness and justice to the citizens of the State.

The Chairman announced that this public hearing was being held in accordance with notices published in the Honolulu Advertiser and Star Bulletin, July 10, 1962. The matters for consideration are the petition of Waianae Associates; of Yamaguchi et al; and of M. Kido et al; all petitions for change from Agricultural to Urban district classification.

After an affirmative answer from the XO that City Planning Commission and City Council had been notified of the hearing by letter, the Chairman requested that the letters and legal notices be made a part of the record.

Chairman Bryan stated that each applicant, interested person or agency would be given an opportunity to be heard and ask questions. Technical rules of evidence would not apply and everyone would confine any testimony to the matter in question.

Members of the Land Use Commission staff or anyone speaking in support of or in opposition to the applicant would also be available for questioning. In addition to the oral testimony, there would be a period of fifteen days from close of hearing for acceptance of written comments and protests; and these would be transmitted to applicants, interested parties and governmental agencies for their comments, if any.

PETITION OF WAIANAE ASSOCIATES FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE WAIANAE DISTRICT, OAHU: Described as TMK 8-6-01-4, 168.32 acres.

Hirotooshi Yamamoto of Waianae Associates (in absence of Senator Sakae Takahashi, who was on reserve duty with the military government) and a party in the venture, was sworn in and asked to state his business.

Mr. Yamamoto stated that the property in question, although purchased about two years ago, could not be developed previously, due to water shortage. Development was also hindered during the consideration of the Waianae Section of the General Plan for the City and County of Honolulu, which was adopted November of 1961 and cleared the way for urban development in the area. The Land Use Commission then designated the area as agricultural. He added that property taxes were now being assessed on the basis of over \$5,000 per acre, more suitable for residential land. Also, interest of over \$4,000 is being paid every month.

Chairman Bryan asked the XO to describe the subject property. The XO pointed out the location of the request on a map, and explained that the property totals 298.332 acres between the crest of Puu Pahehe on the north and Puu Mailiilii, mauka of Waianae. The valley is bisected by Lualualei Road, leaving a little less than half of the property on the south side of the road and approximately 168 acres on the north side. The farthest makai portion of the property is already in an urban area.

Mr. Yamamoto called attention to the fact that adjacent to the property is a lime plant operated by Gaspro, Ltd. (Hawaiian Cement Co. receives \$1.00 a year for the lease), which has a 99 year lease from January 29, 1960 with rights of perpetual renewal and expansional lease. Their area covers approximately seven acres and will probably operate perpetually.

Questions were deferred until the XO gave the staff report.

The XO stated that, before giving testimony, he would like to ask legal counsel whether he would have to disqualify himself from making a recommendation, since he had previously been involved in making suggestions as to the physical layout design of the subject property, when he was employed in the Department of Planning and Research.

In answer to questions of Mr. Shigezawa, the XO stated that he had no interest in the property; he was never retained by anyone to make recommendations regarding

the property, and did so as part of his former duties with the Department of Planning and Research. He stated that he had no reason to believe that his recommendation now would be other than impartial and objective.

Mr. Yamamoto gave his consent for the XO to speak; and the Commission concurred.

The XO was sworn in and again described the property and its location. He stated that since the more level portions of the area were requested for expansion of the town of Waianae into adjacent land not suitable for agriculture, and were shown on both the State and City Council general plans for urban designation, the staff would recommend that the urban line be changed to follow the urban lines of the City and County general plan; leaving in Agricultural classification the very steep portion, generally that over twenty percent in slope, since it would not affect the petitioners' interests and was not suitable for urban development.

Mr. Yamamoto requested that the petitioners' engineers set the boundary line because the water pressure and street layouts would depend on the elevation contour. At present the engineers are being hindered from making a final report because it involves sewage treatment plans by the city which have not materialized. Also, after City Planning approves the subdivision, the developers will be satisfied with the elevation boundaries set by the city engineers.

In answer to Commissioner Gregg's question as to whether the original request referred to zoning the entire piece of property, Mr. Yamamoto replied in the affirmative.

Chairman asked if the City and County had submitted any communications and the XO read letters in which (1) the City Council supported the petition, inasmuch as the request conforms with the adopted general plan; and (2) the City Planning Commission recommended that the agricultural boundary be amended to conform with the petitioners' request for the same reason. These letters were made part of the record.

Commissioner Sunn questioned the fact that City Planning recommended the entire area be zoned to urban classification; and that this did not agree with the XO's recommendation.

Chairman Bryan stated that an answer would be given as soon as possible although September 16 would be the earliest. The matter of an earlier indication would be referred to the Attorney General's office, since the Commission had been advised that, technically, no action or declaration of intention can be given prior to 45 days. Mr. Yamamoto was asked to be present at the August 21 hearing in order to draw conclusions and hear any interpretation of regulations. The public hearing was closed in the matter of Waianae Associates.

PETITION OF YAMAGUCHI ET AL FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE NANAKULI AREA, OAHU: Described as TMK 8-7-09-1, 398.438 acres.

Upon request of the Chairman, George K. Nakamura, attorney at law, entered his name as a matter of record as attorney for the petitioners in this case, and stated that he would make a general statement of reasons supporting the petition.

The XO, in answer to question of the Chairman, stated that the applicant, the City Planning Commission and City Council had been notified of the hearing. He proceeded to describe the subject property near Nanakuli, and pointed out the alignment of the future major highway planned to pass through the area.

Mr. Nakamura stated that for the purposes of more specific identity, the particular parcel fronts Lualualei Road leading up to the Naval station and the Kaiser Permanente Cement plant is located across the gate. The actual lower boundary is approximately 200 feet mauka of the existing Farrington highway. The land is not susceptible to agricultural farming, as it is predominantly coral outcrop overrun with kiawe trees; and is more a semi-industrial area. During the course of the past few months the City Planning Commission has considered the petitioners' request for a change in the general plan (which designated the area as open space use); and on file is such a petition to change the general plan in conformance with the request for residential and golf course use, as set forth in the map. In a communication from the City Planning Commission, dated July 26, 1962, the petitioners were informed that a public hearing was held to consider such action, with recommendation for approval; and the office of the Corporation Counsel is prepared to receive the matter to make such a change. Mr. George Houghtailing is retained as principal planning consultant and can give any detailed reasoning of matters in consideration.

In answer to a question by the XO, Mr. Nakamura stated that, with respect to the actual area desired for rezoning to Urban, it is only that which is colored yellow and green (within the 398.4 acres as shown on the petitioners' submitted map); and the petitioners have no real interest in rezoning the remainder. Whether the Commission should decide to leave it in an Agricultural district or change it to a Conservation district would make no difference to the petitioners.

The Chairman requested that the staff make its report.

The XO read letters as follows (and which were made a part of the record):

1. from the City Planning Commission, recommending approval as follows:
 - a. designate a portion of existing open space area to residential;
 - b. adjust open space boundary accordingly;
 - c. amend temporary district boundary by designating a portion of the agricultural zone to an urban zone.
2. from the City Council, deferring action on any recommendations for further study.
3. from the State Department of Health: letter addressed to Mr. Lee (May 11, 1962) from Francis Woo of the Health Department recommending that the City Planning Commission carefully evaluate the situation due to

present industrial use. The department recommended that, in the event that the subdivision cannot be prevented, the area should be properly sewered.

The XO asked Mr. Houghtailing whether the petitioned area had access to Farrington Highway via the Navy's Lualualei Road, and received an affirmative reply.

The XO stated that the staff recommendation was for approval of reclassification of the less-steep portions of the area to Urban designation, which would include the lower triangle and a sliver of the remaining, eastern portion; leaving the land generally over 20% in slope in Agricultural classification. This addition would allow for expansion of the urban center of Nanakuli into an area with little if any agricultural potential. He stated that although there might be reason for concern (for reasons of health, due to the aerial effluent from the cement plant across the road), as to whether the area was to be developed into residential use, the specific types of intensive urban uses to be allowed were more properly the business of the local planning agency.

There followed considerable discussion regarding the problem of setting a line between areas suitable for urban development as opposed to areas unsuitable, based on slope of land as a criterion. Chairman Bryan stated that the decision as to where the 20% line would fall should be left with the County Planning Commission and County authorities.

The Chairman informed Mr. Nakamura that the earliest reply the Commission could make would be on September 18, 1962, but that if it is determined, between the present time and that date, that there is the possibility of giving an earlier answer, the Commission would try to do it.

The public hearing was closed in the case of Yamaguchi et al.

PETITION OF M. KIDO ET AL FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE HAUULA AREA, OAHU: Described as TMK 5-4-04: 4, 5 & 7; 214.591 acres.

Mr. Mitsuyuki Kido introduced himself and his partners and stated that they have retained Mr. George Houghtailing as their planning consultant; and that Mr. Houghtailing would represent them at this hearing. Mr. Houghtailing was sworn in.

Upon request by the Chairman, the XO outlined the particular area involved, describing the property and giving the location, which is just north of Hauula on the Windward side of Oahu.

Mr. Houghtailing stated that the petitioners had filed for a change of land use classification, because for over a period of a year the subsequent owners as well as the owners had made application to the Planning Commission for subdivision of this area. He added that the area as outlined by Mr. Darnell is in the path of

urbanization between Laie and Hauula. Laie is a growing community and this portion is very close to Laie where there are modern facilities, a college which is located along a good beach frontage, and which has a residential development for beach lots, and a monastery in the vicinity. He further gave the history of the proposed development; how the petitioners met the standards of the Board of Water Supply and Highway Department; and how the matter has been deferred many times by the City and County.

The XO, upon request by the Chairman to give the staff report, presented the communications received from the City Planning Department and the City Council which were made a part of the record:

1. from City Planning Department, recommending that the petition be granted and that the district boundary line be relocated in accordance with the General Plan proposed by the City Planning Department; stating that the subdivision was disapproved because of the minimum lot size requirement of five acres under the State Land Use Commission regulations. (The Planning Department also posed a question to the Commission, asking whether, in the matter of subdivisions such as this, the Planning Director can defer disapproval or approval on such subdivision until a decision is made by the Land Use Commission. Chairman Bryan deferred answering this question until after the hearing.)
2. from the City Council, recommending approval of the petition, and stating that the request was in conformity with the General Plan adopted by the City Council.

The XO stated that the staff recommendation was that the urban district boundary be changed to conform to the line showing the limits of intensive urban uses, which has been set by the City and County of Honolulu, as shown on the plan posted on the Hearing Room wall.

Commissioner Sunn questioned whether the plan referred to was a proposed General Plan, or an adopted General Plan.

Mr. Houghtailing stated that the plan was adopted the same day the letter was written to the petitioners disapproving the subdivision (June 19, 1962).

Commissioner Kanemoto asked Mr. Houghtailing if the City Plan boundary is the same as his boundary, to which Mr. Houghtailing replied in the affirmative.

The XO continued with the reasons for staff recommendation. He stated that, although the portion of the area recommended for Urban classification is suitable for some type of intensive agriculture (since it was previously planted in sugar cane), this is one of the areas on Oahu that was considered too small in extent to attempt to save; and that urban pressure to expand Hauula would eventually force this area out of agriculture. It is not presently in agricultural use. The State and City-County general plans both call for a major highway alignment through the property at the foot of the pali, but the State Highway division has set no alignment in this area.

Chairman Bryan raised a question regarding the adjacent agricultural land on the south side, stating that this parcel would still be in an agricultural district bordered on two sides by urban districts, and he wondered whether urban classification should not go all the way across the stream to the south of the property.

The XO stated that the urban district does not cross the highway in the vicinity of the stream at present.

Chairman Bryan replied that that was what he was getting at: one slice of agricultural land would be left down the middle.

Commissioner Sunn stated that the question is whether or not the Commission should zone more land into Urban, and follow the General Plan?

Mr. Houghtailing stated that the extra area in question is in the path of urbanization; and that if the Land Use Commission wants to include more, the petitioners would have no objection, because it looks like that is what it should be. He further stated that there is an urgency in the petitioners' matter, in that things have lapsed since 1961 and the development is still in the application process. They want to move along and there are people who are interested in some of the business areas right now.

The Chairman noted that the staff report was given orally.

Chairman Bryan informed Mr. Houghtailing that September 18th was the earliest date that the Commission could make its decision; but that if it is found that there is a possibility that the LUC could give an answer sooner, he would be contacted immediately. He declared that all maps, letters, and documents referred to in this morning's hearing be made part of the record.

The public hearing closed in the matter of M. Kido et al.

RECEIVED

APR 10 1962

State of Hawaii
LAND USE COMMISSION

April 9, 1962

Mr. Frederick K. F. Lee, Planning Director
Planning Department
City Hall Annex
Honolulu, Hawaii

Subject: Proposed Subdivision, Lualualei, Waianae
Tax Map Key: 8-7-09-1
Owners: Eishin Yamaguchi & wf.,
Eizen and Eitei Yamaguchi
Surveyor: Community Planning, Inc.

Dear Mr. Lee:

Submitted herewith for your favorable consideration for tentative approval is proposed subdivision of Parcel 1, Tax Map Key 8-7-09, at Lualualei, Waianae, Oahu, into 605 lots with minimum lot areas of 6,000 square feet and minimum frontage of 60 feet.

A large area for park and a golf course is set aside on the Master Plan, same being noted as Lots 604 and 266.

The owners desire to have this area placed in the urban use and, therefore, request your favorable consideration at this time. A study is being made of the possible land use development, which will include hotel and apartment and industrial. This study has not been completed, but preparatory to the study, they would like to have this subdivision approved for residential use.

Very truly yours,

Eitei Yamaguchi