

O KIDO, M., Et. Al.
A(T) 62-5

July 3,

1962

Received from Yuen Tai Y. Chong
Community Planning for Monterey Kids
Fifty & no/100 Dollars

100

Public hearing by LUC received 6/27/62

\$ 50.00 (Ch #442) Leelanor L. Tai
Secretary

Made in U. S. A.

PAYEE: Detach this statement before depositing check.

COMMUNITY PLANNING, INC.
HONOLULU, HAWAII

DESCRIPTION

Filing fee - Petition for redefining land use boundaries - Kaipapau
Job #613-11

KIDO, M A(T) 62-5

LUC File A(T)- 62-5

Petitioner: M. KIDO, 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 STAR BULLETIN</u>
<u>7-10-62</u>	<u>HONOLULU ADVERTISER</u>
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>6-22-62</u>	<u>City Planning Comm.</u>	<u>City Planning Com.</u>
<u>8-2-62</u>	<u>LUC Hearing Room</u>	<u>LUC</u>
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
<u>6-22-62</u>	<u>RECOMMENDED APPROVAL</u>	<u>C.P.C.</u>
_____	_____	_____
_____	_____	_____

Notes:

7-24-62 staff and commission inspection
7-16-62 STAFF INSPECTIONS: DARNELL, MULLANEY, KIM

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 _____

Date forwarded to LUC
with recommendation 6/22/62

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC 6/27/62

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 08 to change the district designation of the following described property from its present classification in a(n) agriculture district into a(n) urban district.

Description of property:

See tax maps 5-4-04, 4, 5 & 7 - copy attached. (Preliminary land use plan attached.)

Petitioner's interest in subject property:

Owner under agreement of sale: (1) Stephen Asakura, (2) Irwin Thom,
(3) Mitsuyuki Kido

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.

Signature(s) Mitsuyuki Kido
Stephen Asakura
Irwin Thom

Address: Rm. 401 Central Pacific Bk.
Bldg.

Telephone: 66836

LAND USE COMMISSION
State of Hawaii

JUN 27 1962

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3/14/62

GENERAL PLAN STUDY FOR PORTION OF THE DISTRICT OF
KOOLAULOA EXTENDING FROM KUALOA TO LAIE

1 copy
from file
F. Lee

The district of Koolauloa is situated on the north shores of the island of Oahu on the windward side. This area from time immemorial has been the play area of Hawaiian Royalty and boasts of some of Oahu's most notable scenic and historic sites. Some of these are: Kahana Valley stretching from the sea to the top of Koolau Ridge; the Mormon Temple in beautiful Laie--the largest Mormon Temple west of Utah; the stone ruins of the old sugar mill erected in 1864 situated at Kaaawa; and Sacred Falls situated at the toe of majestic Koolau Range near Hauula and described as "a clear stream leaping out of sheer cliffs to a cool pool below."

The existing land use concentrates the population in eight villages along the coastal shoreline on both sides of Kamehameha Highway. The houses in this area were principally used as beach homes for families residing in Honolulu. In recent years, however, the trend has been to establish permanent residences especially in the villages of Kaaawa, Punaluu, Hauula and Laie. Most of these home owners commute to their place of business or employment in Honolulu, Kaneohe Air Base, Pearl Harbor and other centers. Commercial activity is limited to operations along Kamehameha Highway serving the villages and catering to highway trade. Industry is limited to quarries, sand removal and sugar mill operations. This district's base industry is agriculture--the growing of sugar cane and pineapple, truck farming, cattle and poultry raising, and a limited amount of hog raising.

Kahuku Plantation, the only plantation in this area, has approximately 2,500 acres in cane and there is approximately 800 acres under cultivation in pineapple concentrated in Pupukea.

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JUN 27 1962

State of Hawaii
LAND USE COMMISSION

There is some potential in resort development as this area provides fine beaches and spectacular scenery. Possibilities are good that prime areas in this region could provide attractive facilities for tourists as well as local families who cannot afford mainland vacations but could be attracted to spend it here in the cool and uncrowded environment providing good fishing and boating.

Extent of Study

The area covered by this study extends from Kualoa to Laie, comprising approximately 10,000 acres, of which 5,670 acres is usable. Kualoa which is the nearest point to Honolulu is 23 miles away from downtown Honolulu, a good 45-minute drive using narrow and winding Kamehameha Highway; and Laie, the most distant area under this study, is 35 miles from downtown Honolulu and requires a driving time of about 1-1/2 hours along present roadways. The coastal plain is quite narrow varying from 1,000 to 1,200 feet in Kaaawa; 1,500 to 3,000 feet in Punaluu and Hauula; and about 6,000 feet in Laie. Except for the valley areas which provide deeper indentations into the Koolau mountains, these depths of the coastal plain are quite typical in the Koolauloa district.

Population

The 1950 census indicates the population for this area as amounting to about 3,500 persons. The latest census studies taken in 1960 indicate a population of approximately 5,000 persons. The Planning Department estimates that the projected population for 1980 will amount to approximately 9,500 persons--an increase of 4,500 or approximately double the existing population. This compares with the projected population of 15,000 for the entire district of

Koolauloa, including the areas extending from Kahuku to Waimea Bay which has not been included in this study. The land is presently zoned as Rural Protective and Highway Protective, an interim type of zoning which was established in 1954 and 1951, respectively.

GENERAL PLAN FEATURES

The Planning Staff does not anticipate a population explosion in this area. The population will increase at a normal steady growth into the development of fine residential communities catering to families who desire to live in country type of atmosphere and older families who are in retirement or semi-retirement wanting to live in an atmosphere away from the hustle and bustle of our crowded metropolitan districts. Because of this complex these areas will become desirable for family weekend vacationers.

Highways and Street Pattern

The single major feature which will do the most for these neighborhoods is the construction of a fast convenient highway to Honolulu and other major employment centers. This facility should be constructed by the State Highway Department and included on the primary transportation system for Oahu. The Planning Department strongly urges that this highway be situated away from the existing built-up areas and on the periphery of our urbanizing communities as indicated on the proposed general plan map. This action will place the highway at the foot of the steep lands away from the effects of tidal waves and local traffic congestion. Another important consideration is that by locating this highway in the periphery area, we will minimize the displacement of families and the condemnation of high value lands, as well as minimizing construction costs to the

benefit of government and the people living in these neighborhoods. Kamehameha Highway should be retained as a local collector street providing access to the proposed arterial at convenient locations. The highway plan has been developed to provide fast through traffic via the arterial with access roads to built up neighborhoods provided at convenient strategic locations. We have used the arterial as the mauka boundary of our urbanizing neighborhoods. The one exception to this is in Hauula where a narrow strip mauka of the arterial has been designated for residential and resort purposes. The reason for this is that the topographic condition of the usable flat lands is irregular and a thin sliver of usable land has resulted between the arterial and the steep lands of the Koolau Range.

Land Use

Kuuloa-Kaaawa

The village of Kaaawa has developed into a fine quiet residential neighborhood containing an existing population of 1,000 persons. The Planning staff estimates a projected population of 2,000 persons.

Kaaawa has four areas of major interest:

- (1) The Kuuloa Point area with its fishpond and ocean frontage which is being recommended for development into a major park. Since the State has not indicated an interest in park development here, the responsibility for development will probably be with the City and County.
- (2) The stone ruins of an old sugar mill is located here and has been indicated for preservation as a historic site on the general plan.
- (3) The State is proceeding with preliminary plans for the acquisition and development of some 5,000 acres of Kahana

Valley as a State park. The City now owns in fee the beach frontage along Kamehameha Highway.

- (4) For many years tourists have stopped at the Crouching Lion in Kaaawa to lunch and admire the scenery from this vantage point. The general plan as proposed recommends that this area be designated for resort purposes and includes adjoining lands for future expansion. Total area comprises approximately 3-1/2 acres.

The 2,000 projected population will require a service commercial district of approximately two acres. This is accomplished by designating the 1/2-acre parcel for commercial use on the easterly end of the populated area, and about 1.5-acre parcel in the central portion of the populated area. It is proposed that the existing elementary school be relocated to a larger site away from Kamehameha Highway and the dangers of future tidal wave action. Existing public holdings along the shoreline would be retained to provide open vistas and access to the ocean.

Comparison of Existing and Proposed Land Uses
(Kuuloa-Kaaawa)

	<u>Existing</u>	<u>Proposed</u>
Agricultural	1,000 Acs.	106 Acs.
Residential	68	175.5
Apartment	-	-
Resort	-	3.5
Commercial		
General	2	2
Industrial	-	-
Public Facilities		
Schools	4	10
Open Spaces		
Parks & Playgrounds	6	1,673
Cemeteries	-	-
SUB-TOTAL	1,080	1,970
Vacant Land: Usable	826	-
Unusable	64	750
Steep (over 20%)	750	-
TOTAL	2,720 Acs.	2,720 Acs.

Hauula

For study purposes, the village of Punaluu has been included with the Hauula neighborhood. Hauula is centrally located in the Koolauloa district and it is recommended that the civic center be situated here in the vicinity of the existing Hauula Elementary School to provide a government complex of combined school-park and civic center use. As in Kaaawa, Hauula has developed as a residential community and all efforts should be made to retain this character. The exception to this rule is the Punaluu section where a fine resort complex could be provided. In keeping with this idea the general plan provides for approximately 26 acres in resort use, 21 acres in low density apartment use, with a 4-acre commercial center conveniently situated to serve both areas. The higher density use here makes it necessary that Punaluu Park be expanded and a continuous open area be provided from Punaluu Park to the area designated for resort use. This will help to provide the proper atmosphere to induce private development.

Hauula has an existing population of 1,800 persons. The 1980 projection to 4,000 is reasonable considering the potential for this area.

Hauula like the other windward sections is blessed with fine beaches and spectacular scenic beauty. Cooper's Ranch situated at the foot of Koolau Range has been in operation for many years. The general plan provides for expansion of this excellent facility and designates 25 acres for resort purposes. This, in contrast to shoreline resort development recommended in other areas, should be developed as a mountain resort. To take care of the projected population of 4,000 persons, the general plan provides for

approximately 10 acres of commercial use, 4 acres situated at Punaluu and 6 acres in Hauula proper with a proposed drive-in theater of 13 acres. It is suggested that the drive-in theater be located in Hauula because of its central position in the district of Koolauloa and the availability of large acreages of flat land which to this date has not been developed. The business operations in Hauula are scattered along Kamehameha Highway. It is proposed that serious effort be made to centralize the commercial activity in the areas suggested and that during the interim period the scattered commercial operations be continued as a non-conforming use.

Comparison of Existing and Proposed Land Uses
(Hauula)

	<u>Existing</u>	<u>Proposed</u>
Agricultural	959 Acs.	912 Acs.
Residential	116	663.5
Apartment	-	21
Resort	-	51
Commercial		
General	5	10
Drive in Theater	-	13
Industrial	-	-
Public Facilities		
Civic Center	2	5
Schools	6	8.5
Open Spaces		
Parks & Playgrounds	9	14.5
Cemeteries	1	1.5
SUB-TOTAL	1,098	1,700
Vacant Land:		
Usable	564	-
Unusable	38	1,500
Steep (over 20%)	1,500	-
TOTAL	3,200 Acs.	3,200 Acs.

Laie

The village of Laie has been primarily developed by the Mormon Church--the bulk of the lands being controlled by them and developed into a charming community for their church members. The general plan as proposed incorporates major features of the church master plan. Approximately 100 acres is set aside for the use of the Church College. Consideration for resort designation should be given for the development of the Polynesian Village which is still in the planning stage and for which a definite site has not been provided to date.

The existing population of Laie is approximately 2,000 and the planning staff projects a 1980 population of 4,000 or double the existing number of persons.

Because of the college complex and the need for dormitory facilities and the housing of transient church members, the plan provides for 7 acres of low density apartment use. For years the Laie village has catered to the tourist and provided hukilaus on their beach property and sold Polynesian curios. To provide for this and other commercial needs of the village, the plan indicates a 7-acre parcel for commercial activity. It is also proposed that the existing Laie Elementary School be enlarged to standard size. The proposed 5-acre light industrial area adjoining the existing cemetery and surrounded by green area will adequately provide the small amount of industrial needs for this neighborhood. The park area where hukilaus are being held is proposed to be developed as a private beach park by the church.

The tip of Laie Point has been designated as a scenic lookout area. A 10-acre beach park is proposed between the Church College

and Hauula to more evenly distribute the future park system on Oahu.

A study of the neighborhoods in Koolauloa strongly indicates the need to continue the residential character of these areas. Commercial activity has been limited to local neighborhood shopping areas, and apartment and industrial development have purposely been kept to a minimum. The need for industrial uses should be related as a service facility to the immediate needs of the community rather than to provide inducement as major industrial centers. The staff feels that if any concentration of industrial use is required it should be situated in Kahuku adjoining the mill operations of Kahuku Plantation.

Comparison of Existing and Proposed Land Uses
(Laie)

	<u>Existing</u>	<u>Proposed</u>
Agricultural	663 Acs.	1,340 Acs.
Residential	165	484.5
Apartment	3	7
Resort	-	-
Commercial		
General	1	7
Industrial	5	5
Public Facilities		
Civic Center	-	-
Schools	70	105
Open Spaces		
Parks & Playgrounds	14	45
Cemeteries	10	6.5
SUB-TOTAL	931	2,000
Vacant Land:		
Usable	1,054	-
Unusable	15	2,120
Steep (over 20%)	2,120	
TOTAL	4,120 Acs.	4,120 Acs.

SUMMARY OF EXISTING AND PROPOSED LAND USES

Portion of Koolauloa District

	<u>Existing Land Use in Acres (1958)</u>				<u>Proposed Future Land Use in Acres (1980)</u>			
	<u>Kaaawa</u>	<u>Hauula</u>	<u>Laie</u>	<u>Total</u>	<u>Kaaawa</u>	<u>Hauula</u>	<u>Laie</u>	<u>Total</u>
Agricultural	1,000	959	663	2,622	106	912	1,340	2,358
Residential	68	116	165	349	175.5	663.5	484.5	1,323.5
Apartment			3	3		21	7	28
Resort					3.5	51		54.5
Commercial								
General	2	5	1	8	2	10	7	19
Drive in Theater						13		13
Industrial			5	5			5	5
Public Facilities								
Civic Center		2		2		5		5
Schools	4	6	70	80	10	8.5	105	123.5
Open Spaces								
Parks & Playgrounds	6	9	14	29	1,673	14.5	45	1,732.5
Cemeteries		1	10	11		1.5	6.5	8
SUB-TOTAL	1,080	1,098	931	3,109	1,970	1,700	2,000	5,670
Vacant Land:								
Usable	826	564	1,054	2,444				
Unusable	64	38	15	117	750	1,500	2,120	4,370
Steep (over 20%)	750	1,500	2,120	4,370				
TOTAL	2,720	3,200	4,120	10,040	2,720	3,200	4,120	10,040

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)

L. C. AN. 8559-B : 35 E' 36
S e c 05

Capital Investment Co., Ltd.
(Mitsuyuki Kido & Wf. Shigeko E. -
1/4 - 1/4
Irvin W. C. Thom & Wf. Ah Yin -
1/4 - 1/4
Stephan R. Asakura & Wf. Fumiko
N. - 1/4 - 1/4)
202.923 Acs.
Grant 1802-2

Grant 2110

Grant 1802-1

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DEC. 1961

Thomas Seu Aana & Wf.
Sau Kwan Chun Tle
Seu Yuk In - 1/4
APP.
CT. 77.6 acs.

Thomas A. Jones &
Graf Shintaku - 1/4
7.409 Acs.
Joseph J. Locke & Wf.
Angeline A. - L/1
Jason W. Isete
- Rdm.
0.72 Acs.

Capital Investment Co., Ltd.
0.848 Ac.
Capital Investment Co., Ltd.
(Mitsuyuki Kido & Wf. Shigeko E. - 1/4 - 1/4
Irvin W. C. Thom & Wf. Ah Yin - 1/4 - 1/4
Stephan R. Asakura & Wf. Fumiko N. - 1/4 - 1/4)
10.920 Acs.

Thomas S. Aana - 1/4
Seu Yuk In - 1/4
18.428 Acs.

CORRECTED
AUG 31 1939
SEP 21
NOV 9 1939
JUL 14 1944
OCT 6 1955
Dec No. 1716
By: Tax Maps Bureau
Source: Survey Dept.

TRUE NORTH
Scale: 1 in. = 200 ft

PLAT 05

H A U U L A
FOREST RESERVE

PLAT 16

L. C. AN. 8171-1

- 8 Joseph H K Wright, et al.
- 9 Sarah K Pacheco
- 10 Annie L Wilson 3/4
- 11 Johannah T. Howell, 3/4
- 12 George Morishige & Wf Gertrude - 1/4
- 13 William D Toomey 3/4
- 14 Samuel K Toomey, Jr 3/4
- 15 Daniel K Toomey & Wf Hazel H Tle
- 16 Julia T Arnold 3/4
- 17 Rose K Wright 3/4
- 18 Hiroshi Kato & Wf Haruno - 1/4
- 19 Joseph H K Wright

See Let's for
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202.823 ACS
MITSUYUKI KIDO
STEPHEN ASAKURA
IRWIN THOM

KAIPAPAU STREAM

4

EAGLE-A
TYPE-ERASE
25% COTTON FIBER

TRUE NORTH
1" = 200'

5 0.848 ACS.

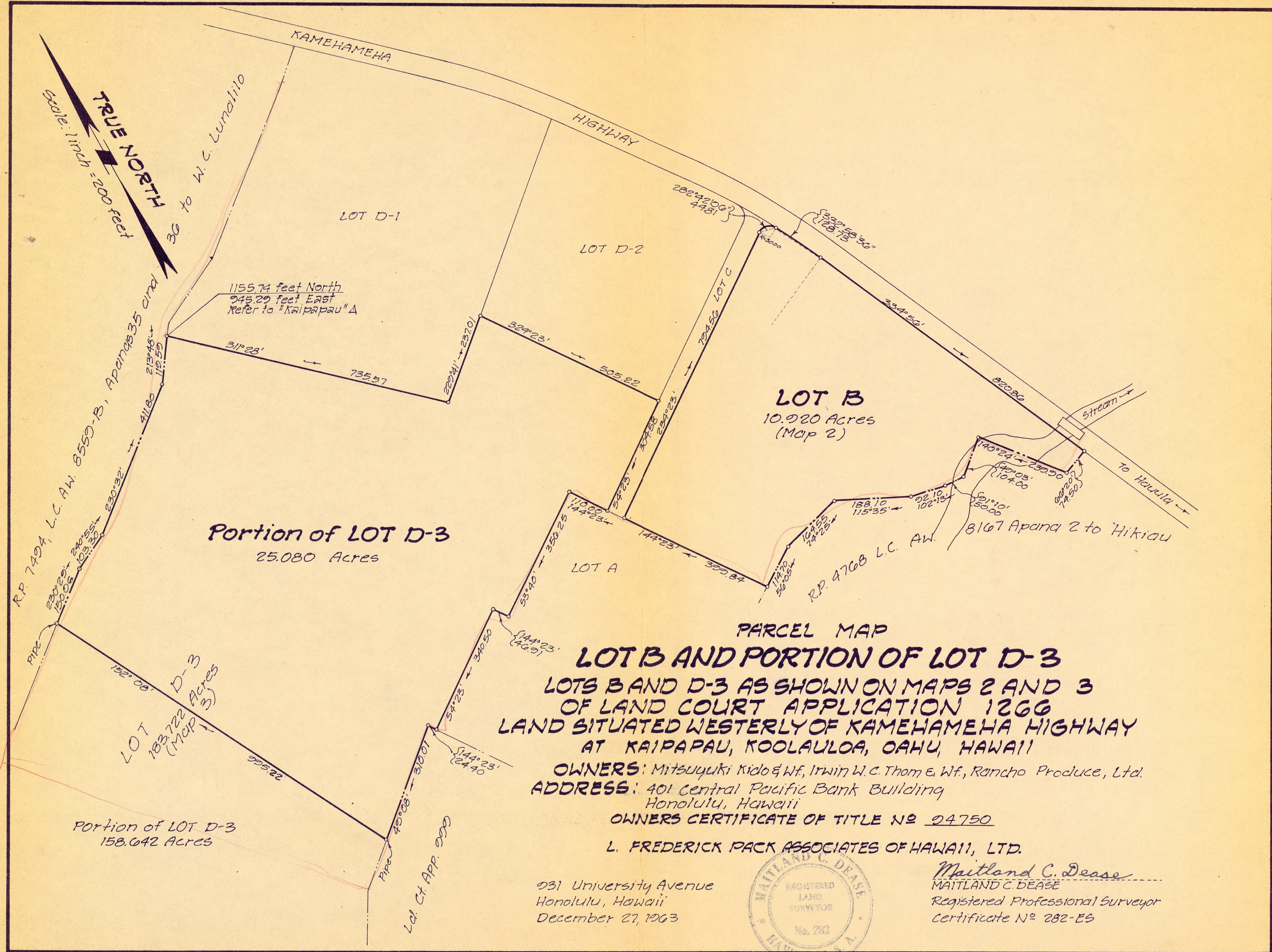
10.920 ACS

7
KANEHAMEHA

HIGHWAY

TMK 5-4-04-4,5+7

5
4
A

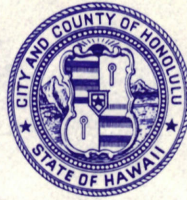


COUNCILMEN:

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



EMPEROR A. HANAPI
City Clerk
Copy for folder
625 attached

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

Refer to

HONOLULU 13, HAWAII Res. No. 64, M-162 & M-197 (1963)

March 13, 1963

RECEIVED

MAR 15 1963

State of Hawaii
LAND USE COMMISSION

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

Dear Sir:

Please be advised that Resolution No. 64, which authorizes the Planning Director to issue a conditional use permit to Mitsuyuki Kido, et al., to establish and operate a drive-in theater on approximately 12 acres of land, located within property described by TMK 5-4-04-5 and 7, and situated on the mauka side of Kamehameha Highway on the Hauula side of the Kaipapau-Laie boundary, opposite Kahikole Place in Kaipapau, Oahu, provided that final plans for landscaping of said theater to provide for the proper screening from public view of the theater facilities fronting the public highway are first approved by the Planning Director, was adopted by the Council, at yesterday's meeting.

In connection therewith, the Committee of the Whole recommended that the communication from R. J. Darnell, Executive Officer of the State Land Use Commission (M-162), enclosing a copy of a petition for temporary district boundary change granted by the Land Use Commission to Mitsuyuki Kido, et al., together with the communication from Consolidated Amusement Company, Limited (M-197), advising the Council on the progress of the Kailua Drive-In Theater, be received and filed.

Respectfully yours,

CITY COUNCIL

By

EMPEROR A. HANAPI
City Clerk

lv

cc - State Land Use Commission ✓
Consolidated Amusement Co., Ltd.

PUBLIC WORKS, Roads, Bridges, Public Highways, Garbage, Water, Sewers, Automotive Equipment and Traffic.

Richard M. Kageyama, Chairman; Ben F. Kaito, Vice-Chairman; Masato Doi, Member; Ernest N. Heen, Member; Matsuo Takabuki, Member.

FINANCE, Public Expenditure, Police, Fire, Health, Schools, Public Buildings, Parks and Playgrounds.

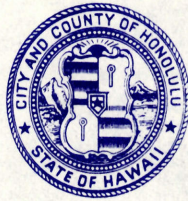
Herman G. P. Lemke, Chairman; Clesson Y. Chikasuye, Vice-Chairman; William K. Amona, Member; Masato Doi, Member; Yoshiro Nakamura, Member.

COUNCILMEN:

Masato Doi, Chairman & Presiding Officer
Ernest N. Heen, Vice-Chairman
Matsuo Takabuki, Floor Leader

Clesson Y. Chikasuye
Richard M. Kageyama
Herman C. P. Lemke

William K. Amona—District A
Yoshiro Nakamura—District B
Ben F. Kaito—District C



EMPEROR A. HANAPI
City Clerk

Refer to
M-162 (1963)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

March 6, 1963

RECEIVED

MAR 9 1963

State of Hawaii
LAND USE COMMISSION

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

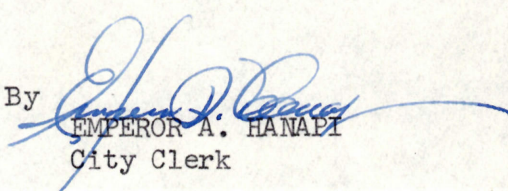
Dear Sir:

Your communication of February 26, 1963 enclosing a copy of a petition for Temporary District Boundary Change granted by the Land Use Commission to Mitsuyuki Kido, et al. - A(T) 62-5, was at yesterday's meeting referred to the Committee of the Whole.

Respectfully,

CITY COUNCIL

By


EMPEROR A. HANAPI
City Clerk

ert

PUBLIC WORKS, Roads, Bridges, Public Highways, Garbage, Water, Sewers, Automotive Equipment and Traffic.

Richard M. Kageyama, Chairman; Ben F. Kaito, Vice-Chairman; Masato Doi, Member; Ernest N. Heen, Member; Matsuo Takabuki, Member.

FINANCE, Public Expenditure, Police, Fire, Health, Schools, Public Buildings, Parks and Playgrounds.

Herman C. P. Lemke, Chairman; Clesson Y. Chikasuye, Vice-Chairman; William K. Amona, Member; Masato Doi, Member; Yoshiro Nakamura, Member.

Ref. No. LUC 459

February 26, 1963

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

Dear Mr. Lee:

Enclosed is a copy of a petition for Temporary District Boundary Change
granted by the Land Use Commission to:

Mitsuyuki Kido, et. al. - A(T) 62-5

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

Ref. No. LUC 460

February 26, 1963

The Honorable Members of the
City Council
City and County of Honolulu
Honolulu Hale
Honolulu, Hawaii

Attention: The Honorable Masato Doi, Chairman
and Presiding Officer

Gentlemen:

Enclosed is a copy of a petition for Temporary District Boundary Change
granted by the Land Use Commission to:

Mitsuyuki Kido, et. al. - A(T) 62-5

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

February 25, 1963

Messrs. Mitsuyuki Kido, Stephen
Asahara, Irwin Tam
Room 401, Central Pacific Bank Building
Honolulu, Hawaii

Dear Sir:

With reference to your petition A(T) 62-5 to reclassify that property
described as First Division
DK 5-4-04: 4, 5 & 7, 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 Advertiser, on June
10, 1962; and in the Honolulu Star-Bulletin, on June 10, 1962

The Land Use Commission, at its meeting in the Land Use Commission Hearing
Room, Honolulu, Hawaii, beginning at 9:00 p.m., September 19, 1962,
amended Temporary District Boundary map 0-3 (Hauula)

as follows:

To include within the Temporary Urban District all of parcels 5 & 7
and that part of parcel 4 to a depth of 1600 feet from Kalanienʻaʻole
Highway, to coincide with the City and County's proposed General Plan
for Koolauloa (which area is generally coincident with the colored
portions shown on the development plan submitted by the petitioner)
and mailed as "EXHIBIT A".

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

Messers: Mitsuyuki Kido
Stephen Asakura, Irwin Thom
Rm. 401, Central Pacific Bank Bldg.
Honolulu, Hawaii

Dear Sir:

With reference to your petition A(T) 62-5 to reclassify that property
described as First Division TMK 5-4-04: 4, 5 & 7, 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 Advertiser, on June 10, 1962
; and in the Honolulu Star-Bulletin, on June 10, 1962.

The Land Use Commission, at its meeting in The Land Use Commission Hearing
Room, beginning at 9:00 p.m. September 19, 1962,
amended Temporary District Boundary map 0-8 (Hauula)

as follows:

To include within the Temporary Urban District all of parcels
5 & 7 and that part of parcel 4 to a depth of 1600 feet
from Kalaniana'ole Highway, to coincide with the City and
County's proposed General Plan for Koolauloa (which area
is generally coincident with the colored portions shown on
the development plan submitted by the petitioner) and

mailed as Exhibit 'A'

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

MESSRS.: MITSUYUKI KIDO
STEPHEN ASAKURA
IRWIN THOM

Rm. 401 CENTRAL PACIFIC BANK Bldg.
Honolulu, Hawaii

Dear Sir:

With reference to your petition Luc file A(T)62-5 to reclassify that property described as ^{FIRST DIVISION} 5-4-04: 4, 5 & 7, 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 St, Honolulu, Hawaii, at 10:00 A.M. August 2 1962.

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

The Land Use Commission, at its meeting in the Land Use Commission Hearing Room, beginning at 9:00 p.m. Sept. 19, 1962, amended Temporary District Boundary map 0-8 (HAWULA)

as follows:

To include within the Temporary Urban
district All of parcels 5 & 7 and that part
of parcel 4 to a depth of feet
from Kalandanaloa Hwy to coincide with
the City & County of Honolulu's proposed
General development plan (which depth is approximately
the area shown on the development
plan submitted by the petitioner)

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Reasons for requesting boundary changes:

1. The portion of land proposed for residential and commercial presently is not used for agriculture.
2. Application was filed with the City Planning Commission for tentative approval of proposed subdivision into 102 lots with areas ranging from 10,000 square feet to 20.0 acres in March of 1961. Map attached shows the proposed subdivision filed with the City Planning Commission. The plan submitted shows the topography of the land and the 80 lots outlined in red are suitable for residential use and commercial use. The Chief Engineer by letter dated April 21, 1961, noted his comments to that effect.

Lots No. 81 to 102, inclusive, have ground slopes that are steep that may be developed for residential uses, provided it meets with all the standard requirements for grading. These lots, due to adverse topography, do not seem economically suitable for agricultural use.

Water and sanitary facilities will be designed to meet the City and County and Board of Water Supply standards.

A 70-foot setback for the widening of Kamehameha Highway is noted on the plan in keeping with the recommendation of J. C. Myatt, Deputy State Highway Engineer. The Planning Commission in July requested extension of time to act on this application. Accordingly, an extension of sixty days for consideration of the Kaipapau Subdivision and zoning was granted which was accepted by the Commission; the extension for action was September 13, 1961.

On August 14, 1961, Attorney Morio Omori wrote to the City Planning Commission, requesting a preliminary hearing on the rezoning request. A copy of Attorney Omori's letter is attached.

The Commission took no action, but again requested an extension of time which was granted until November 12, 1961.

Delays in processing this application from the date of filing-- April 1961 to the present date--were based on the premise that the General Plan for the area has not been approved.

RECEIVED

JUN 27 1962

State of Hawaii
LAND USE COMMISSION

It might be pointed out that in January 1956, the City Planning Commission looked with favor to a development plan submitted by Kenneth Olds for business and residential uses. This application is a matter of record in the City Planning Commission's office.

A public hearing was held on March 16, 1962 for approval of the General Plan for Koolauloa. The General Plan shows business use and residential use, as noted on the attached map, for the parcel requested for change in boundary from agriculture to urban.

From the records, it is noted that the proposed subdivision plan and request for zoning change was filed prior to the enactment of Act 187, Session Laws of Hawaii 1961.

The area proposed for residential and commercial uses lies between Hauula and Laie. Laie is developing into a modern urban area with residential, business, schools and parks, including a university. The parcel in question is in the path of urban development. It is close to a good swimming beach. The climate is ideal.

The petitioners submit that the land in question, particularly the area outlined in red on the map attached, is more desirable for residential, business and recreational uses.

In view of the petitioners' desire for development of this area since April 1961, request that favorable consideration be given to changing the land use classification of agriculture to urban so that they may proceed with the development of the land.

RECEIVED

JUN 27 1962

State of Hawaii
LAND USE COMMISSION

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

61(86)
L4C 38
RECEIVED

JUN 21 1962

State of Hawaii
LAND USE COMMISSION

June 19, 1962

Community Planning, Inc.
233 Merchant Street
Honolulu 13, Hawaii

Gentlemen:

Proposed Subdivision: Kaipapau - Kam Highway
Tax Key: 5-4-04: 4, 5, and 7
Owner: M. Kido, et al
Surveyor: Community Planning, Inc.

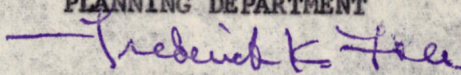
The Planning Director on June 14, 1962 reviewed the proposed consolidation and resubdivision of Lots B, C, and D of Land Court Application 1266 at Kaipapau into 100 lots with areas ranging from 10,000^{sq} ft to 20.0 acres together with 20, 44, and 60-foot right-of-way; one park site of 2.3 acres (Lot 74); and one reservoir and well site of 1.3 acres (Lot 73).

After due consideration, the Director disapproved the proposed plan on the basis that the subdivision does not meet the minimum lot size requirement of five acres under the regulations of the State Land Use Commission.

If you wish to pursue the matter further, we advise that application be made to amend the temporary district boundary established by the State Land Use Commission. The Planning Director will again consider your subdivision after the change in boundary is obtained, at which time you will be required to file a new application for subdivision.

Very truly yours,

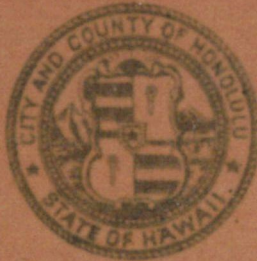
PLANNING DEPARTMENT


Frederick K. Lee
Planning Director

EY:ef

cc: State Land Use Commission ✓

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

June 22, 1962

PLANNING COMMISSION

GEORGE F. CENTEIO, CHAIRMAN
THOMAS N. YAMASE, 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

State Land Use Commission
426 South Queen Street
Honolulu 13, Hawaii

Gentlemen:

Submitted herewith is a petition for the amendment of a temporary district boundary for the County of Honolulu, Island of Oahu, Map No. 08 to change the property described by Tax Map 5-4-04, 4, 5 and 7 from an agricultural district to an urban district.

The Planning Commission recommends that the Petition be granted and the district boundary line be relocated in accordance with the General Plan as prepared by the Planning Department of the City and County of Honolulu. In the development of the General Plan for the urban areas of Honolulu, this area was considered a desirable urban center. Enclosed is a copy of the studies for this area.

The allegation that the applicant had filed with the Planning Commission the proposed subdivision in March of 1961 is true. The subdivision was filed at that time and has been under consideration since then. The subdivision was disapproved on June 12, 1962 on the basis that the subdivision does not meet the minimum lot size requirement of five acres under the regulations of the State Land Use Commission.

In lieu of disapproving subdivisions such as this and later, if the Petition is granted, to have the owner reapply, can the Planning Director defer disapproval or approval on such subdivisions until a decision is made by the Land Use Commission? Your processing of this Petition and reply to the question of deferral will be greatly appreciated.

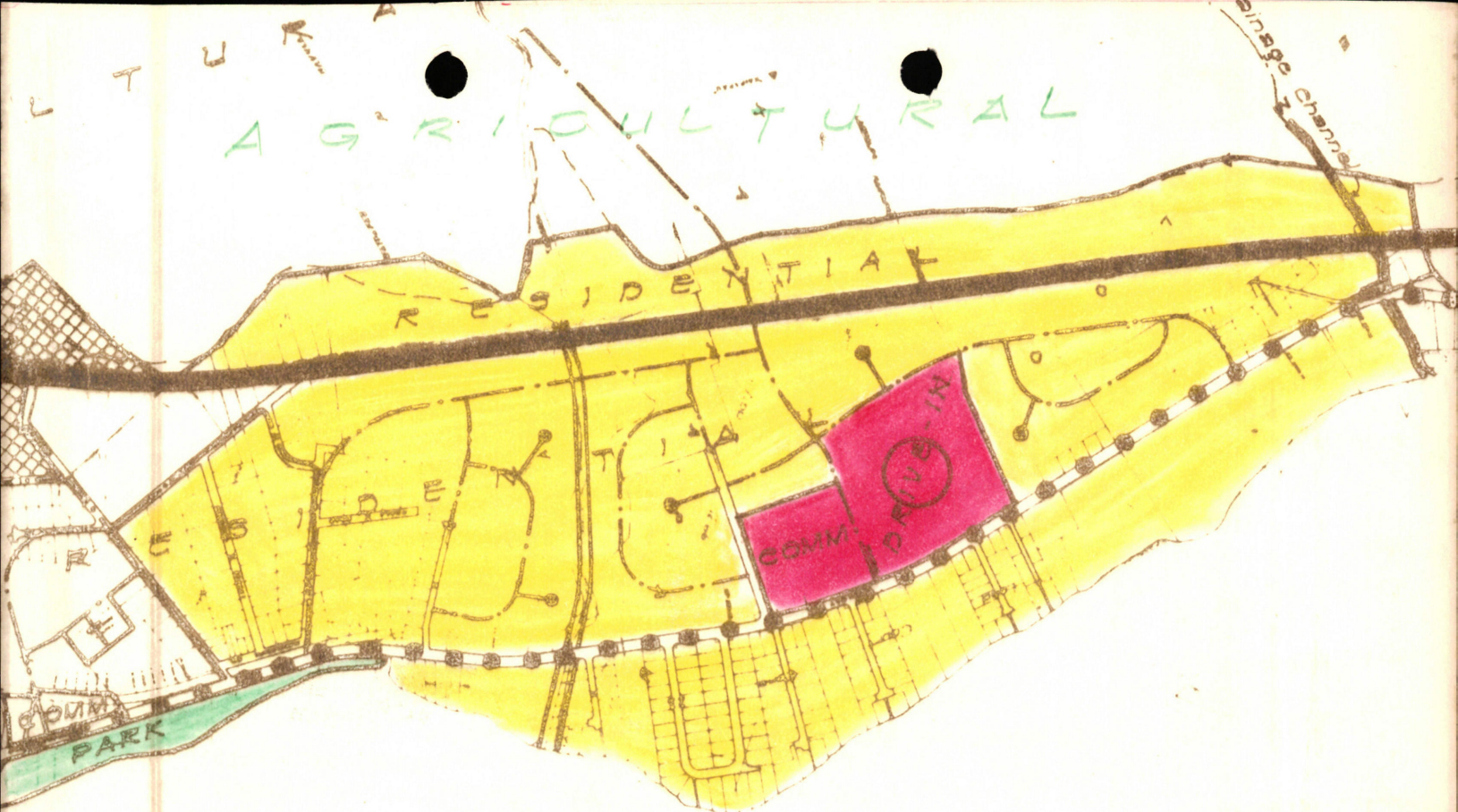
Very truly yours,

PLANNING DEPARTMENT

Frederick K. F. Lee
Planning Director

FKFL:ef

A G R I C U L T U R A L



GENERAL PLAN
AS PREPARED BY PLANNING DEPT.
CITY & COUNTY OF HONOLULU

LEGEND

- RESIDENTIAL
- APARTMENT
- COMMERCIAL
- RESORT
- INDUSTRIAL
- PUBLIC FACILITIES
- OPEN SPACES
- DRAINAGE CHANNEL
- AGRICULTURAL
- PROPOSED HIGHWAY
- PROPOSED WIDENING
- HEIALU

1" = 800'

1" = 800' (?)

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 Yamaguchi, 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 Waianae 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. B.

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

Date 6-27-62

To Kido file

From WM.

Subject Development plan submittal

A development plan has been submitted as part of this petition. It is at a scale of 1"=200' and represents a general development plan for all of the property petitioned.

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 Pehea 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 Waiwae 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 Bryen.

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 137. 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: M. Kido petition, Agricultural
to Urban, Hauula
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 Pahoa 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

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

Date 7-11-62

To Kido file

From WM.

Subject notification of inspection trip

Kido notified by phone of inspection trip scheduled for the morning of the 16th of July.

Ref. No. LUC 86

July 12, 1962

Messrs. Mitsuyuki Kido,
Stephen Asakura, and
Irwin Thom
Room 401
Central Pacific Bank Building
Honolulu, Hawaii

Gentlemen:

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

Ref. No. LUC 168

September 10, 1962

Messrs. Mitsuyuki Kido,
Stephen Asakura, and
Irwin Thom
Room 401
Central Pacific Bank Building
Honolulu, Hawaii

Gentlemen:

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

Messrs. Mitsuyuki Kido,
Stephen Asakura, and
Irwin Thom
Room 401
Central Pacific Bank Building
Honolulu, Hawaii

Gentlemen:

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 your petition for change of temporary district boundary from Agricultural to Urban classification at Kalpapau, 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

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.

LYC 38

61(86)

June 19, 1962

Community Planning, Inc.
233 Merchant Street
Honolulu 13, Hawaii

Gentlemen:

Proposed Subdivision: Kaipapau - Kan Highway
Tax Key: 5-4-04: 4, 5, and 7
Owner: M. Kido, et al
Surveyor: Community Planning, Inc.

The Planning Director on June 14, 1962 reviewed the proposed consolidation and resubdivision of Lots B, C, and D of Land Court Application 1266 at Kaipapau into 100 lots with areas ranging from 10,000^{sq} to 20.0 acres together with 20, 44, and 60-foot right-of-way; one park site of 2.3 acres (Lot 74); and one reservoir and well site of 1.3 acres (Lot 73).

After due consideration, the Director disapproved the proposed plan on the basis that the subdivision does not meet the minimum lot size requirement of five acres under the regulations of the State Land Use Commission.

If you wish to pursue the matter further, we advise that application be made to amend the temporary district boundary established by the State Land Use Commission. The Planning Director will again consider your subdivision after the change in boundary is obtained, at which time you will be required to file a new application for subdivision.

Very truly yours,

PLANNING DEPARTMENT

Frederick K. F. Lee
Planning Director

HY:ef

cc: State Land Use Commission