

Charles YANG, Et. Al.

A(T) 63-45

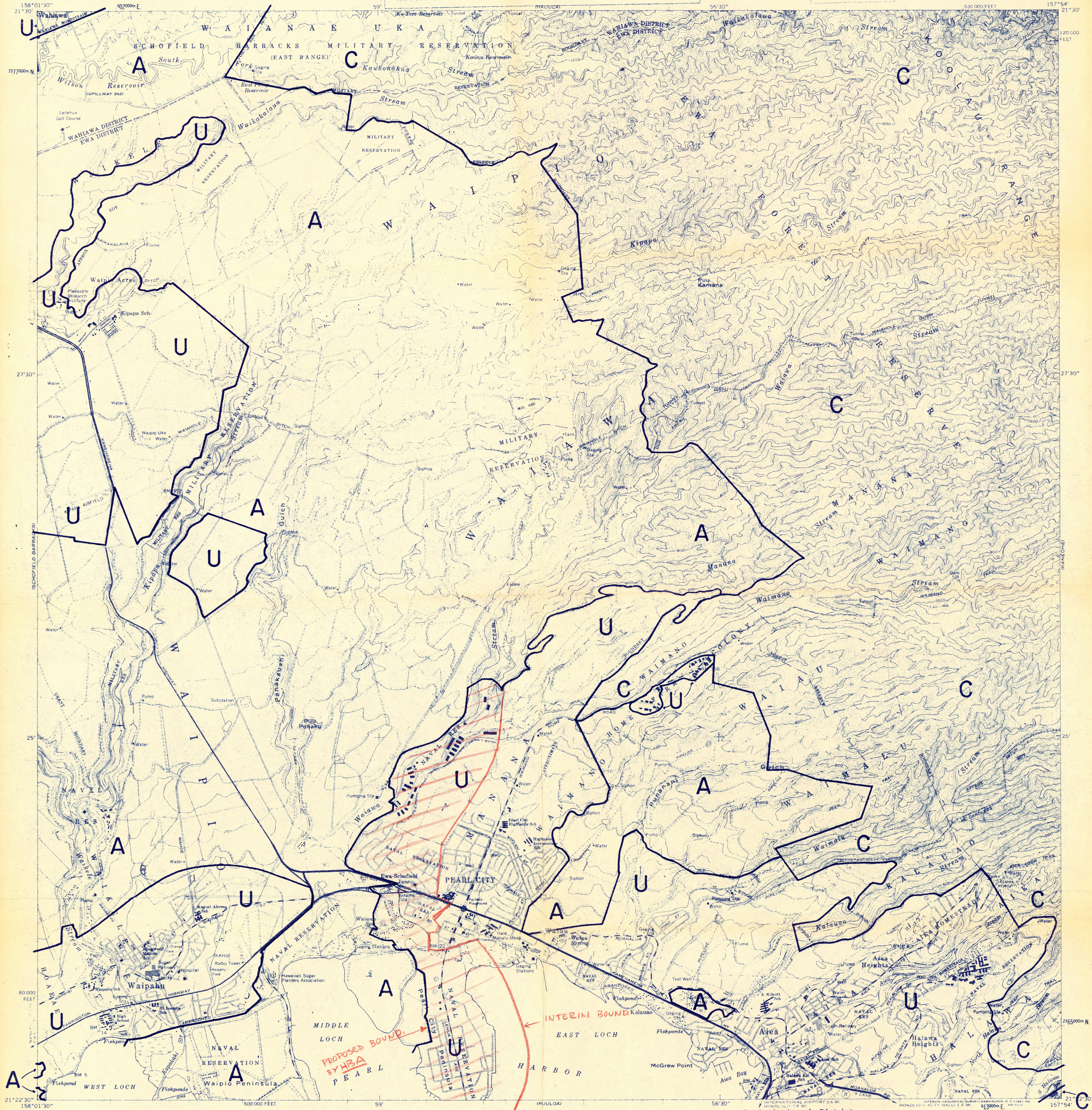
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LAND USE COMMISSION
JANUARY 1963
THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

DISTRICT MAP

0-9

WAIPAHA QUADRANGLE
HAWAII—CITY AND COUNTY OF HONOLULU
ISLAND OF OAHU
7.5 MINUTE SERIES (TOPOGRAPHIC)



Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Hawaiian Territorial Survey
Topography from aerial photographs by photogrammetric methods 1952
and by planimetric surveys 1928-1930. Revised from aerial
photographs taken 1959. Field check 1959
Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 3
1000-meter Universal Transverse Mercator grid ticks, zone 4
shown in blue
Red tint indicates areas in which only landmark buildings are shown

11°
TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN
DECLINATION, 1959

SCALE 1:24,000
1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER
CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT 20-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1 FOOT

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER 25, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

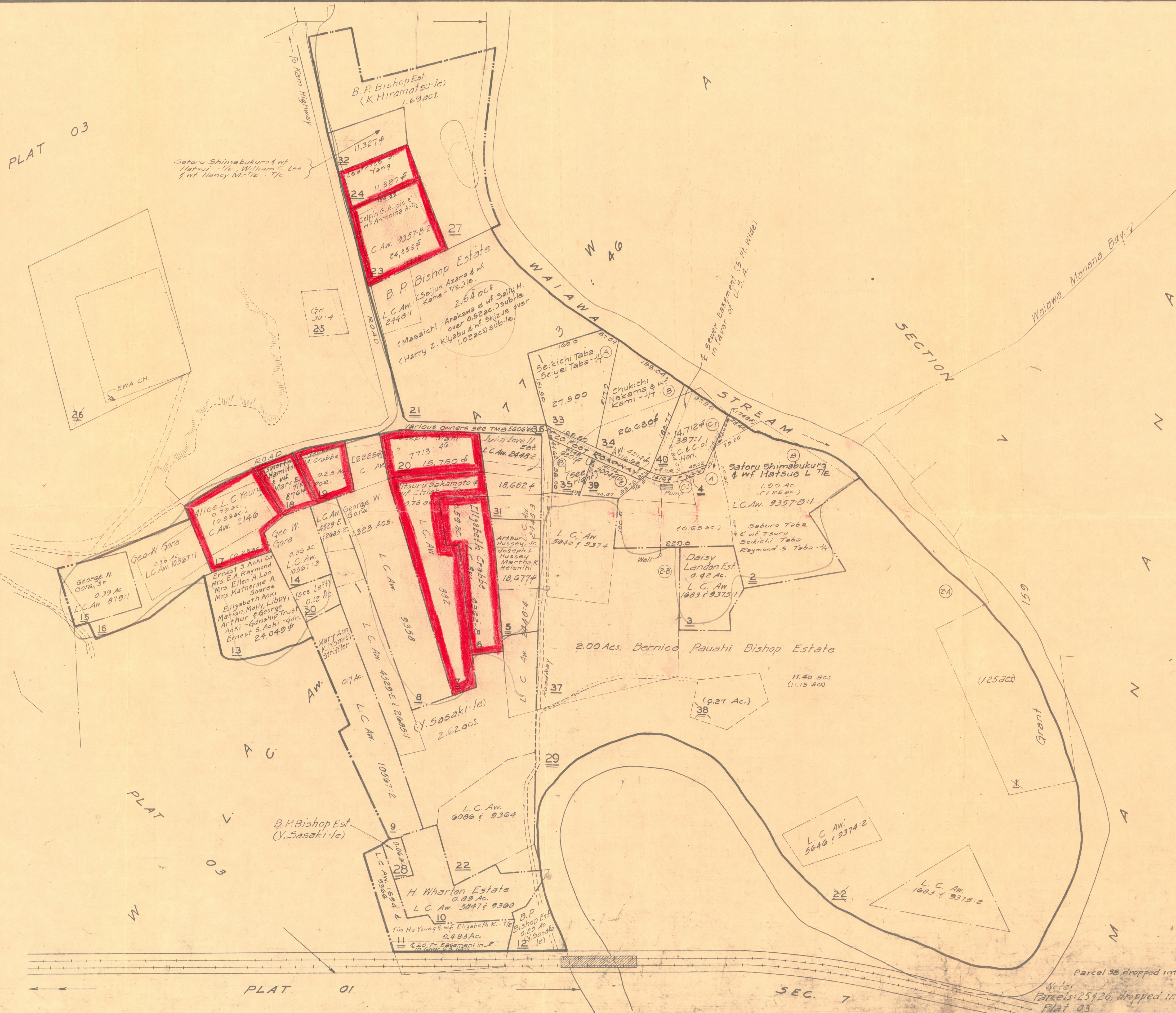
A = Agricultural District
C = Conservation District
U = Urban District

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
○ State Route

Map of the island of Oahu, scale 1:62,500, from an earlier survey is available

HAWAIIAN ISLANDS
QUADRANGLE LOCATION

YANG PETITION
WAIPAHA, HAWAII
N2122.5—W15754.7.5
NEW (T-2 No. 14, 1961) 1959



Owners of Parcel-35
Gora Taba & Seizin Taba
1/4

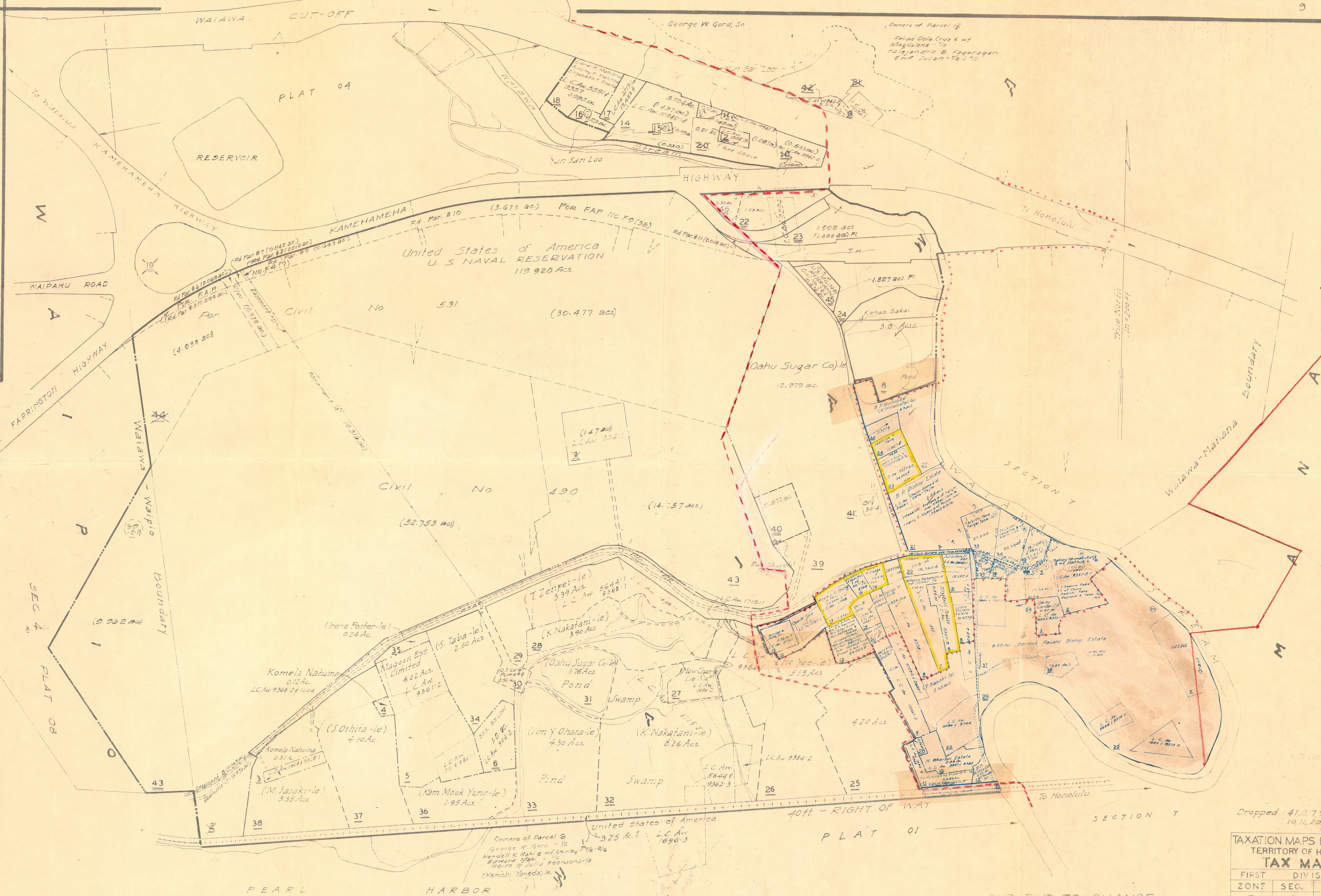
39 Tatsuyoshi Nakama,
Isei Nakama - 1/4

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
9	6	02
CONTAINING PARCELS		
SCALE: 1 in. = 100 FT.		

Dwg. No. 3310
Source: Tax Maps Bureau & Bishop Est.
By: H.M. Nov. 1937

FOR OF WAIAWA, EWA, OAHU

Dwg No. 182
Source: B.P. Bishop Est
By: MJC April, 1939



WAIAWA, EWA, OAHU

SUBJECT TO CHANGE
Note: All Parcels owned by B.P. Bishop
Unless otherwise noted.

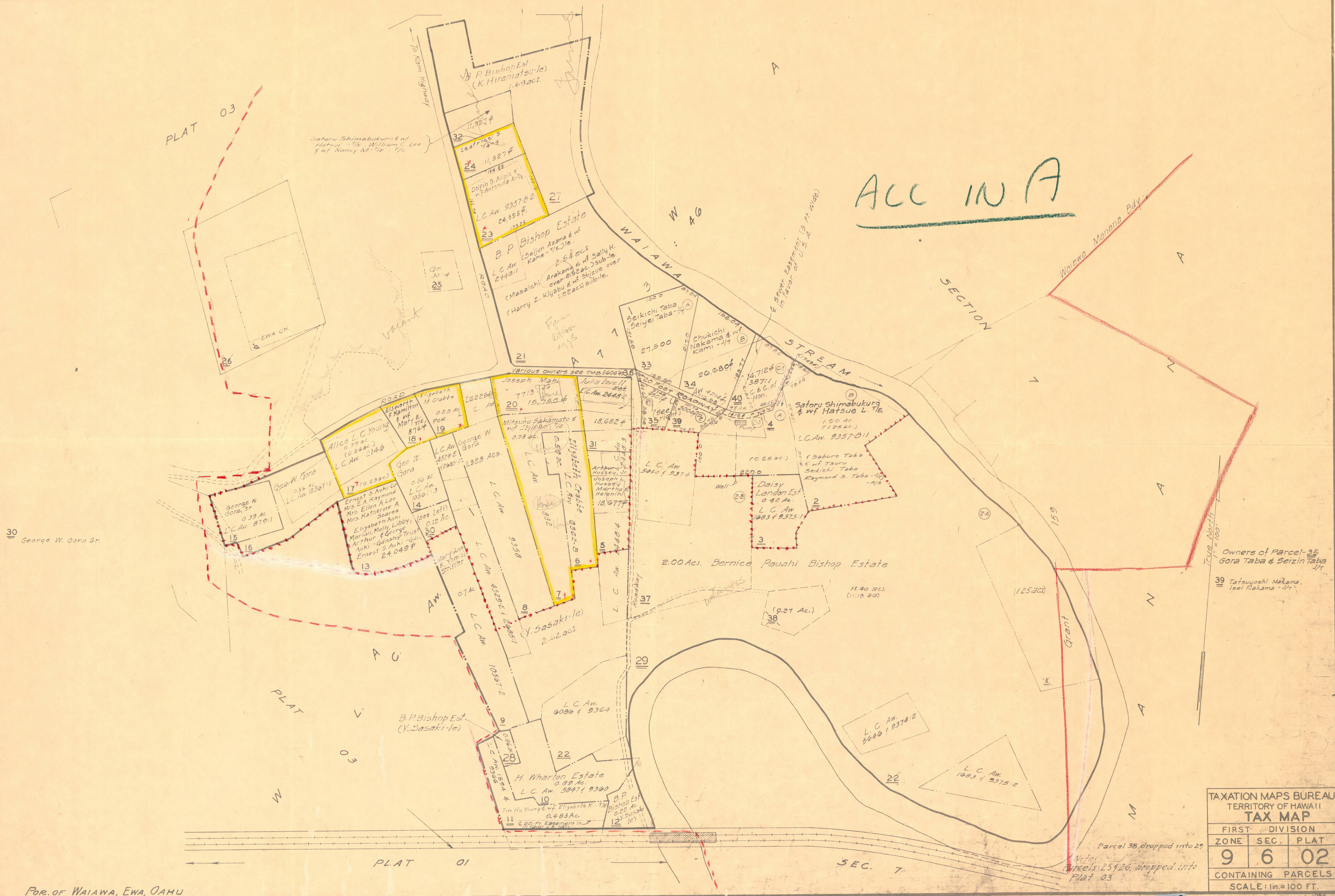
Dropped: 41, 2, 7, 9, 21, 42, 19, 10, 14, 20, 44, 24

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST	DIVISION	
ZONE	SEC.	PLAT
9	6	03
CONTAINING PARCELS		
SCALE: 1 in. = 200 FT.		

3987

JAN 14 1964

Dwg. No: 3310
Source: Tax Maps Bureau & Bishop Est.
By: H.N. Nov. 1937



POR. OF WAIAWA, EWA, OAHU

3988

PRINTED

DEC 30 1962

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A(T)63-45 Young
DATE 3/6/64
PLACE LUC Hearing
TIME 12:47

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.				✓
OTA, C.		✓		
WENKAM, R.	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.				✓
FERRY, J.	✓			
THOMPSON, M.	✓			

COMMENTS:

Motion to approve - Burns.
Second - Wung.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing and Meeting

LUC Hearing Room

Honolulu, Hawaii

9:00 A. M. - March 6, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Charles S. Ota
Shiro Nishimura
Robert G. Wenkam
Leslie E. L. Wung
Myron B. Thompson
Shelley Mark

Absent:

Goro Inaba

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Amy Namihira, Stenographer

The public hearing was called to order by Chairman Thompson who said a short opening prayer. The introduction of the commissioners and staff members, and the procedures to be followed throughout the hearing were given by the Chairman. All persons who were entering testimonies in this hearing were sworn in.

PETITION OF CENTEX TROUSDALE COMPANY BY H.W.B. WHITE (A(T)62-29) FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO URBAN DISTRICT CLASSIFICATION OF ABOUT 800 ACRES OF KAWAINUI SWAMP FOR PURPOSE OF RESIDENTIAL AND PARK DEVELOPMENT: Described as TMK 4-2-16: 01 and 4-2-13: 22

Chairman Thompson informed the Commissioners that there was a request before them to defer action on the above petition.

Mr. Tom Peterson, representative of Centex Trousdale, informed the Commissioners that they were asking for a deferment because the City and County of Honolulu was making an appraisal of their property, which should be completed by March 27, 1964. Mr. Peterson stated that this delay was related to apparent illnesses on the part of the City's appraisers.

Mr. Frederick K. F. Lee, Planning Director of City Planning Department (who was sworn in), and Mr. Richard Au, City and County Attorney, confirmed these statements made by Mr. Peterson.

Commissioner Nishimura moved to defer action on this matter for a week following March 27, 1964 or thereafter. Commissioner Burns seconded the motion. The Executive Officer polled the Commissioners as follows:

Approval: Commissioners Wung, Burns, Nishimura, and Chairman Thompson.

Disapproval: Commissioners Wenkam and Mark.

The motion was not carried due to insufficient votes.

The Chairman asked Mr. Peterson whether he was ready to present his case. Mr. Peterson requested that he be advised of his rights in the event they should wish to withdraw, and the opportunities that are afforded them in relation to the proposed final district boundaries.

The legal counsel informed Mr. Peterson that this Commission's actions are limited by Law. Should the petitioner withdraw, then later wishes to be reheard, he must initiate a new petition and wait for a period of approximately 100 days (minimum) to 200 days (maximum) before a public hearing is set. By Law this Commission is required to set permanent district boundaries by July 1, 1964. Therefore, the petitioner has an opportunity to voice his objections or approval of the proposed final district boundaries prior to, at, or within 15 days following the public hearing.

Mr. Peterson stated that they would go on with their presentation.

The Executive Officer gave the background of the petition and outlined the area involved on a map. He stated that the City Planning Commission in recommending denial of the petition also recommended that the district designation be changed to a Conservation district because of the important flood control and flooding basin factor of the area. He stated that on the Land Use Commission's proposed final district boundary maps, the Commission has designated Kawainui Swamp as Conservation.

Mr. George Houghtailing, developer, stated that the Corps of Engineers had no intention of improving the 470 acres of ponding area; and that the State Hawaii Water Authority indicated to the Corps of Engineers that the swamp was no longer needed as an irrigation water source. He stated that on the basis of their study, they felt that they could meet the requirement of providing a flood basin, and clearing out the ponding area to provide this urban development. They recommended that 100 acres would be given to the City for park use, and the remaining acres to be developed into apartments. He stated that the land owners were willing to spend 1½ million to 2 million dollars with no cost to the City to develop this area; but the City, however, did have an agreement with the Corps of Engineers to develop the 732 acres for a flood control plain. Mr. Houghtailing stated that in view of the Mayor and City Council's desire to have the area as a flood control plain, the owners stated that they would be willing to negotiate with the City and have them take over the land at the price that they had purchased it. Presently this negotiation is being held between the City and the petitioner, and this is the reason why the petitioner has asked that this public hearing be deferred.

The Executive Officer proceeded with the staff's analysis and recommendation. The recommendation by the staff was for denial of the petition to place about 686 acres, which generally include the limits of the existing swamp, now in the Temporary Agricultural District into the Temporary Urban District.

The following agencies presented their testimonies against the petition (written statements are on file):

1. The Outdoor Circle
2. The Garden Club of Honolulu
3. The Hawaiian Botanical Foundation
4. The Windward Oahu Community Association
5. The City Planning Commission

The Windward Chamber of Commerce supported the petitioner's request for a change in classification (statement on file).

Mr. Houghtailing in summarizing his presentation stated that there is need for a flood control plain and that they were not against this, but he emphasized that there was also the need for urban expansion in the area.

The Chairman announced that the Commission will receive additional written comments and protests within 15 days following this hearing, and will take action 45 to 90 days from this hearing.

The public hearing was closed.

PETITIONS PENDING ACTION

PETITION OF THE ROMAN CATHOLIC CHURCH (A(T)63-40) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM A CONSERVATION DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN MANOA VALLEY: Described as TMK 2-9-54: 7, 13 & 18; and 2-9-55: 5 & 10

Mr. Christopher Cobb read into the record a letter which was transmitted to the Commission earlier. His presentation continued with a brief summary of the petitioner's request. He stated that the question concerning this petition and the reason for its denial is the need for this area as a watershed. In his opinion Mr. Cobb did not feel that the area was needed for a watershed. He felt that there were other areas available. He pointed out that the population in the area was increasing, and that an urban expansion of the area was needed to meet this demand.

Mr. Mink of the Board of Water Supply explained the importance the ground water in the area to the State. He stated that if this development is permitted, there would definitely be damage to the watershed in the area and a shortage in the State's water resources.

Mr. Ramon Duran of the City Planning Department stated that the petition should simply be denied. He stated that the City and County of Honolulu and the Board of

Water Supply agree that the natural water resources in the area should be preserved, and the area left in Conservation.

The Executive Officer stated that the staff's recommendation was for denial, and that the staff concurs with the testimonies presented by the Board of Water Supply.

Commissioner Wenkam moved to deny the petition on the staff's recommendation and testimonies given by the Board of Water Supply. Commissioner Nishimura seconded the motion. The Executive Officer polled the Commissioners as follows:

Approved: Commissioners Wung, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproved: Commissioner Ota.

The motion was carried.

PETITION OF MABEL K. ENA (A(T)63-44) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM A CONSERVATION DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN MANOA VALLEY, OAHU: Described as TMK 2-9-54: 05

A brief background of the petition was given by the Executive Officer. The analysis and recommendation of the staff followed this presentation. Staff recommended that the petition be approved.

Mr. Duran of the City Planning Department stated that the City Planning Commission accepted the petition because of the fact that the area was small.

In reply to Legal Counsel's question, Mr. Watson of the Board of Water Supply stated that the Board's position is the same concerning this area. The Board wishes to include this area as a watershed.

A motion by Commissioner Burns and seconded by Commissioner Nishimura to accept the petition was not carried.

A motion to reopen the petition for discussion was made by Commissioner Wung and seconded by Commissioner Ferry, and was carried.

As a result of this discussion a motion to approve the petition was made by Commissioner Burns, and seconded by Commissioner Nishimura. The Executive Officer polled the Commissioners as follows:

Approval: Commissioners Wung, Ota, Burns, Nishimura, Ferry, and Chairman Thompson.

Disapproval: Commissioner Wenkam.

The motion was carried.

PETITION OF CHARLES YANG, ET AL (A(T)63-45) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN WAIAWA, PEARL CITY: Described as TMK 9-6-02: 6, 7, 17, 18, 19, 20, 23 & 24

The Field Officer, Richard Mar, gave a background summary on the petition, and the staff's recommendation for approval on the basis that the subject parcels are within a limited area in which urban uses now exist. The Executive Officer amended the staff's recommendation from approval to denial (due to an unfortunate technicality) on the basis that if the petition were granted for only subject parcels, it would constitute spot zoning.

Mr. Yang who was sworn in stated that the City Planning Commission has designated this area on their General Plan as Urban. Mr. Duran of the City Planning Department confirmed Mr. Yang's statement.

The staff's recommendation as amended (for denial) was deliberated upon by the Commission. It was the consensus of the Commission that since the area was surrounded by urban uses, and was of urban character, the best and highest use of the land would be for urbanization.

Commissioner Burns moved to approve the petition based on the highest and best use of the area which is already in urban character. Commissioner Wung seconded the motion. The Executive Officer polled the Commissioners as follows:

Approval: Commissioners Wung, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: Commissioner Ota.

The motion was carried.

The meeting was adjourned at 1:00 p.m.

Ref. No. LUC 169

March 10, 1964

Mr. Charles I. H. Yang
3149 C Weialae Avenue
Honolulu 16, Hawaii

Dear Mr. Yang:

By action taken on March 6, 1964, the Land Use Commission approved your petition for an amendment of the temporary district boundaries from an agricultural district classification to an urban district classification shown on Oahu tax map key 9-4-02: 6, 7, 17, 18, 19, 20, 23, & 24.

The Commission's approval of your request for an urban district is based on the fact that the subject parcels are already within a limited area upon which urban uses now exist.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REN/am

cc: Mr. Frederick Lee
Mr. Myron Thompson
Mr. Roy Takayama
Dept. of Taxation

TYPE - C-100
5000 TON THER

Land Use Commission
426 Queen Street
Honolulu, Hawaii

March 5, 1964

SUMMARY OF STAFF REPORT

A(T)63-45
CHARLES I. H. YANG

Temporary District Classification: AGRICULTURAL

Hearing held on January 18, 1964.

Mr. Charles I. H. Yang and other property owners have petitioned the Land Use Commission for amendment of the temporary district boundaries so that the properties described by TMK 9-6-02 would be changed from an agricultural to an urban district classification.

The properties are located on the west bank of Waiawa Stream makai of Kamehameha Highway and about .7 mile west of the Pearl City Junction. Access to the area is by the Waiawa Road which branches off Kamehameha Highway.

There are approximately 60 homes and 3 small farms in the area which includes some 27 lots totaling 20 acres. In addition the area contains a cemetery, a small acreage of cane, and a quarry site.

The concentration of residences is classified as urban and the remaining area west of Waiawa Stream is classified as Class C Agricultural lands by the Land Study Bureau.

On Oct. 15, 1963, the City Planning Commission advised that the "proposed General Plan for the island of Oahu designates this area for Agricultural district"

and that it "recommends that the subject area be retained for agricultural use."

The Land Use Commission's proposed final district boundaries have incorporated all the properties covered by the petition in the urban district.

ANALYSIS

The current City's proposed General Plan of Oahu gives the area an agricultural designation while the General Plan for Urban and Urbanizing areas and the State General Plan show an urban designation for the area.

The particular area is isolated from the Pearl City urban areas by the Waiawa Stream. Commercial and public facilities in Pearl City are enjoyed by the people in the subject area. On this basis the subject area may be considered a part of the Pearl City urban complex.

As indicated by the City, the intensifying residential use is encroaching upon agricultural uses. This encroachment is almost complete in the limited area within which the subject parcels are located.

Although the area has been encroached upon by residential developments, they have legally occurred and the staff feels it must recognize the area as a part of the Pearl City urban complex.

RECOMMENDATION

The staff recommends that the petition be granted on the basis that the subject parcels are within a limited area upon which urban uses now exist.

Further the staff recommends an adjustment to the proposed urban boundaries. This adjustment would not affect the staff recommendation on the instant petition, but would better protect the agricultural uses in the area by preventing further urbanization.

Ref. No. LUC 138

March 2, 1964

Mr. Charles Yang
3149-C Waiialae Avenue
Honolulu 16, Hawaii

Dear Mr. Yang:

This is to inform you that your petition for temporary district boundary change will be considered by the State Land Use Commission on March 6, 1964 in the Land Use Commission hearing room, 426 Queen Street, from 9:00 a.m. to 12:00 noon instead of at 1:00 p.m.

Generally the meeting will be as follows:

A. Continued Public Hearing

1. Centex Trousdale Company

B. Meeting

1. Hawaiian Trust - Roman Catholic Church
2. Hawaiian Trust - Mabel K. Ena
3. Charles Yang

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

Ref. No. LUC 121

February 20, 1964

Mrs. Leatrice S. Yang
3149-C Waiialae Avenue
Honolulu 16, Hawaii

Dear Mrs. Yang:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on March 6, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, at 1:00 p.m.

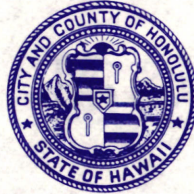
As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petition at this time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

NEAL S. BLAISDELL
MAYOR



920

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
GEORGE F. CENTEO
FRANK W. HUSTACE, JR.
KINJI KANAZAWA
CYRIL W. LEMMON
STANLEY T. HIMENO
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
HENRY C. H. CHUN-HOON, CHAIRMAN
HAROLD K. KOMETANI, VICE-CHAIRMAN
R. GIBSON RIETOW
PLANNING DIRECTOR
FREDERICK K. F. LEE

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

February 13, 1964

RECEIVED

FEB 17 1964

State of Hawaii
LAND USE COMMISSION

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Yamashita:

SUBJECT: Change of Temporary District Boundary
Location: Waiawa, off Waiawa Road
Tax Map Key: 9-6-02
Applicants: Joseph B. Mahi, et al

At several meetings, Mr. Joseph B. Mahi appeared before the Planning Commission requesting reconsideration of their application (LUC 652) for amendment of the Temporary District Boundary from an Agricultural to an Urban district designation for parcels of land situated off Waiawa Road in Waiawa, Ewa.

After careful restudy and re-evaluation of the case, the Planning Commission voted to recommend that the whole area be retained for agricultural designation with the exception of the applicants' area. The applicant and adjacent residential areas will be changed to Urban district on the basis that the parcels are residential in character and of such a small size that these parcels cannot economically be used for agriculture.

The Planning Director understands that this action conforms to the recommendations of the staff of the Land Use Commission.

Mr. Raymond S. Yamashita

-2-

February 13, 1964

The Planning Commission wishes to emphasize that if the applicants wish to resubdivide their lands in the future, all street improvements and utilities must be constructed in compliance with the residential standards and in accordance with the Subdivision Rules and Regulations.

Very truly yours,

PLANNING COMMISSION

By Frederick K. F. Lee
Frederick K. F. Lee
Planning Director

CONCUR:

John D. Ellis
Managing Director

Neals Blansdell
Mayor

cc: City Council
Joseph B. Mahi

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
426 Queen Street, Honolulu, Hawaii

10:00 A.M.
January 18, 1964

STAFF REPORT

A(T)63-45
LEATRICE S. YANG, ET. AL.

Temporary District Classification: AGRICULTURAL

Background

Leatrice S. and Charles I. H. Yang, Joseph B. Mahi, Elizabeth Crabbe, Mary and E. Hamilton, Alice C. Young, Mitsuru Sakamoto, and Antonina A. and D. P. G. Alapio have petitioned the Land Use Commission for amendment of the temporary district boundaries so that the properties described by tax map keys 9-6-02: would be changed from an agricultural to an urban district classification.

The properties are located on the west bank of Waiawa Stream and makai of Kamehameha Highway. Access to the area is provided by Waiawa Road which branches off Kamehameha Highway about 0.7 mile west of Pearl City Junction or midway between Waipahu and Pearl City Junction. Waiawa Road is privately owned, about 20 feet wide, of variable grade and paved with asphalt (but in poor condition). The road parallels Waiawa Stream for approximately a quarter of a mile before branching east and west. A relative concentration of residences mixed with several small farms occur along the roads and within a radius of about a 1,000 feet from the junction. The residences occur only on the end side of the main access and only on the makai side of the east and west branches. There are some 60 residences and about 3 small farms in the limited area described which includes some 27 lots totaling about 20 acres. Immediately beyond the residences fronting the east-west branch of the road are located small farms. The north west quadrant from the junction are generally

vacant but containing a cemetery, a small acreage of cane, and what appears to be a quarry site. East of Waiawa Stream is the urban complex of lower Pearl City.

The subject parcels are contained within the residential area just described. While the residences are fairly continuous and compact, the area has a poor appearance.

The concentration of residences is classified as urban and the remaining area west of Waiawa Stream is classified as Class C Agricultural lands by the Land Study Bureau. Unique water resources, however, have sustained a great deal of this area in small watercress farms. The general area is predominantly agricultural where eggs, lettuce, bananas and other crops are raised.

In a letter to the Land Use Commission dated October 15, 1963, the City Planning Commission advised that the "petitioners' lands front on Waiawa Road, the lot sizes ranging from 8,761 square feet to 34,177 square feet, and the lots are used for residential purposes." Commenting on public facilities, the Commission further noted that "Waiawa Road is a private 20 foot roadway with a 12 or 16 foot pavement which does not comply with the standard residential road as specified in the subdivision rules and regulations," that only "a shoe string water line serves this area at present," that the "City has no plans to expand sewer services into this area within the foreseeable future," and that there "are no fire hydrants serving this area at present."

The City Planning Commission further advised that the "proposed General Plan for the island of Oahu designates this area for Agricultural District" and that it "recommends that the subject area be retained for agricultural use."

The Land Use Commission's proposed final district boundaries have incorporated

the recommendations of Harland Bartholomew and Associates which places all the properties covered by the petition in the urban district.

The City's recommendation is "Since the predominant use is agricultural and in order to preserve farm lands being encroached upon by residential use, the Planning Director recommended that the area be retained for agricultural designation in conformity with the proposed General Plan for the island of Oahu."

Analysis

While the current City and County's proposed General Plan of Oahu gives the area an agricultural designation, the General Plan for Urban and Urbanizing Areas (which preceded the City and County's proposed General Plan) and the State General Plan show an urban designation for the area. The ultimate districting of this area does not appear firm at this point. Further, it is not the intent of ^{the} General Plan to delineate details.

The particular area under study is isolated from the Pearl City Urban areas by Waiawa Stream but would otherwise be contiguous. The commercial and community facilities and services in Pearl City are reasonably available to and enjoyed by the people in the subject area. On this basis, the subject area may be reasonably considered as a part of the Pearl City urban complex.

As indicated by the City and County Planning Director's letter, the public facilities serving the immediate area are substandard. It may be inferred that this is one of the bases of the City's recommendation. After studying the area, the staff reasons that the substandard facilities have resulted through an undesirable though currently legal procedure.

According to current ordinances, more than one residential unit can be placed upon a lot of record, without the requirement of additional public facilities improvements, if subdivision does not occur. The amount of units which may be so placed upon a lot depends only upon minimum spacing requirements. This reasoning was reached on account of the fact that there are some 60 units on about 27 lots, totaling about 20 acres and including the subject parcels, in the area being discussed. This case is not unique to Oahu. It may be noted here that the Planning Department is currently making corrective efforts through new ordinances.

As indicated by the City, the intensifying residential use is encroaching upon agricultural uses. In fact, this encroachment is almost complete in the limited area within which the subject parcels are located.

Undesirable though such developments may be, they have legally occurred and to such an extent which the staff feels must be recognized as an urban area and as part of the Pearl City Urban complex. Certainly, however, such developments should ~~not~~ be allowed to further expand and to encroach upon the agricultural uses in the area.

Recommendation

The staff recommends that the petition under consideration be granted on the bases that the subject parcels are within a limited area upon which urban uses now exist. Further, the staff would recommend an adjustment to the proposed urban boundaries, before final adoption by the Land Use Commission, which appear justifiable after the staff has made a more detailed survey occasioned by this petition. This adjustment would not affect the staff recommendation on the instant petition but would better protect the agricultural uses in the area by preventing further urbanization.

Ref. No. LUC 793

December 27, 1963

Mrs. Leatrice S. Yang
3149-C Waialae Avenue
Honolulu 16, Hawaii

Dear Mrs. Yang:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on January 18, 1964, at 10:00 a.m. in the Land Use Commission hearing room, on the second floor of the Kapuaiwa Building, 426 Queen Street, Honolulu, Hawaii. Your petition for Change of Temporary District Boundary from an Agricultural district classification to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin on December 28, 1963.

Sincerely,

R. YAMASHITA
Executive Officer

4-9103
920-73-9901
RECEIVED

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

NOTICE IS HEREBY GIVEN of public hearings to be held in the City and
County of Honolulu by the Land Use Commission of the State of Hawaii
on January 18, 1964 to consider petitions for change of Temporary
District Boundary as provided for in Section 98H-4, Revised Laws of
Hawaii 1955, as amended.

1. In the hearing room of the Land Use Commission, on the second floor
of the Kapuaiwa Building, 426 Queen Street at 10:00 A.M. or as soon
thereafter as interested persons may be heard in considering:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-45 Leatrice S. Yang, <u>et al.</u>	9-6-02	Change from an Agricultural district classification to an Urban district classifica- tion.

2. In the same hearing room above described at 1:00 P.M. or as soon
thereafter as interested persons may be heard in considering:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-38 Oceanic Properties, Inc.	9-4 (portion) and 9-5 (portion)	Change from an Agricultural district classification to an Urban district classifica- tion.
A(T)63-40 Hawaiian Trust Co., Ltd. and the Roman Catholic Church in the State of Hawaii	2-9-54: 07 2-9-54: 13 2-9-54: 18 2-9-55: 05 and 2-9-55: 10	Change from a Conservation district classification to an Urban district classifica- tion.
A(T)63-44 Mabel K. Ena by Hawaiian Trust Co., Ltd.	2-9-54: 05	Change from a Conservation district classification to an Urban district classifica- tion.

Maps showing the area under consideration for change of Temporary District
Boundary and copies of the Rules and Regulations governing the petitions
above are on file in the offices of the Land Use Commission and are open
to the public during office hours.

All written protests and comments regarding the above petitions 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 filed up to fifteen (15) days following the hearing.

LAND USE COMMISSION

M. B. THOMPSON, Chairman

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear:)
(THE HONOLULU STAR-BULLETIN - December 28, 1963)

NOV 13 1963



EXECUTIVE CHAMBERS

HONOLULU

JOHN A. BURNS
GOVERNOR

NOV 4 1963

NOV 8 1963

RECEIVED

NOV 22 1963

State of Hawaii
LAND USE COMMISSION

Dear Joe:

On the two occasions that you telephoned my office, the pressure of official business was such that it was impossible for me to talk to you personally. I assure you, however, that my secretary did convey your message to me and I have been aware of your difficulties in connection with the home you want to build.

As you know, Mr. Myron Thompson was recently appointed Chairman of the Land Use Commission. Under his able leadership I am hopeful that matters before the Commission will move forward at an expeditious rate consistent with efficiency. I sincerely regret that you have had to experience the inconvenience of delay but hope that you will understand the burden of responsibility which was on me to give the matter of appointments to this important Commission very deliberate consideration. I trust that your immediate problem will be handled in the not too distant future.

Thank you for calling, and warm personal regards. May the Almighty be with you and yours always.

Sincerely,

Mr. Joe Mahi
96165 Waiawa Street
Pearl City, Hawaii

bcc: Mr. Myron Thompson ✓

State of Hawaii
LAND USE COMMISSION
426 Queen Street
Honolulu 13, Hawaii

October 22, 1963

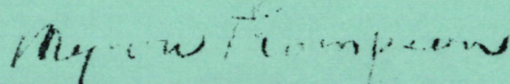
MEMORANDUM TO ALL PETITIONERS CONCERNED

The Land Use Commission at its meeting on October 18, 1963 has asked me to assure you of its awareness of your petition before the Commission.

As of October 11, 1963 the Commission was fully constituted, and it is now in the process of scheduling hearings for petitions not heard by the previous Commission and of scheduling new hearings for petitions heard prior to May 3, 1963 on which the previous Commission took no action. Upon completion of these schedules, notification concerning when your petition will be heard will be forwarded to you.

Mr. Raymond Yamashita is the Commission's new executive officer, and he will begin his duties on November 1, 1963.

Sincerely,



MYRON B. THOMPSON
Chairman, Pro Tempore

Ref. No. LUC 694

October 21, 1963

City Planning Commission
City and County of Honolulu
Honolulu Hale Annex
Honolulu 13, Hawaii

Attention: Mr. Frederick K. F. Lee, Planning Director

Gentlemen:

This is to acknowledge with our thanks your comments and recommendations relating to the petition by Charles Yang for amendment of temporary district boundaries established by the Land Use Commission.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

October 15, 1963

OCT 17 1963

PLANNING COMMISSION

THOMAS N. YAMABE, II, CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
KINJI KANAZAWA
CYRIL W. LEMMON
STANLEY T. HIMENO
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO

ZONING BOARD OF APPEALS

HENRY C. H. CHUN-HOON, CHAIRMAN
HAROLD K. KOMETANI, VICE-CHAIRMAN
R. GIBSON RIETOW

PLANNING DIRECTOR

FREDERICK K. F. LEE

RECEIVED
OCT 17 1963
State of Hawaii
LAND USE COMMISSION

257

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

Gentlemen:

Reference is made to a petition filed by Charles Yang, et al, for amendment of the temporary district boundary respecting the County of Honolulu, Island of Oahu, to change the district designation from Agricultural to Urban district, for parcels of land situated off Waiawa Road in Waiawa, Ewa.

The Planning Commission at its meeting on Thursday, October 10, 1963, considered the Planning Director's report on the findings and recommendations of the above area as follows:

Findings

1. General Plan

The proposed General Plan for the island of Oahu designates this area for Agricultural District;

2. Zoning

The area is presently covered by Rural Protective Zone under Resolution No. 563;

3. Land Use

The petitioners' lands front on Waiawa Road, the lot sizes ranging from 8,761 square feet to 34,177 square

feet, and the lots are used for residential purposes. However, the major portion of the area in question located back of the roadway is used predominantly for watercress patches, truck farms and poultry farms.

4. Public Facilities

- a. Roadway: Waiawa Road is a private 20-foot roadway with a 12 or 16-foot pavement which does not comply with the standard residential road as specified in the subdivision rules and regulations;
- b. Water: Only a shoe string water line serves this area at present. For subdivision purposes the Board of Water Supply would require an adequate sized main from Kamehameha Highway or along Lehua Avenue from Pearl City;
- c. Sewer: The City has no plans to expand sewer services into this area within the foreseeable future;
- d. Fire Protection: There are no fire hydrants serving this area at present.

Recommendation

Since the predominant use is agricultural and in order to preserve farm lands being encroached upon by residential use, the Planning Director recommended that the area be retained for agricultural designation in conformity with the proposed General Plan for the island of Oahu.

The Planning Commission, after reviewing the Director's report, voted to accept and concur with the findings and recommends that the subject area be retained for agricultural use.

Very truly yours,
PLANNING COMMISSION

By Frederick K. F. Lee
Frederick K. F. Lee
Planning Director

RT: da

Ref. No. LUC 671

October 9, 1963

Miss Leatrice S. Yang
3149-C Waiialae Avenue
Honolulu 16, Hawaii

Dear Miss Yang:

This is to acknowledge receipt of your petition for the amendment of the temporary district boundaries established by the Land Use Commission.

The term of the last Commission expired on May 3, 1963, and a new Commission has not yet been appointed. When this has been done, we will advise you concerning the hearing of your petition.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Roy Takeyama, Attorney General's Office

John A. Burns
xxxxxxxxxx

September 10, 1963

Ref. No. LUC 652

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

Dear Mr. Lee:

Enclosed is the petition of Charles Yang, et al. for change of temporary district boundary which I am forwarding for your comments and recommendations pursuant to Act 187/61, as amended.

Very truly yours,

W. M. Mullahey
Acting Executive Officer

State Form B14

STATE OF HAWAII

LAND USE COMMISSION

426 Queen St. Honolulu

Department, Bureau or Commission

OFFICIAL
RECEIPT

Nº

65

Sept 6

19 63

RECEIVED from

Charles Yang

FIFTY & NO/100

DOLLARS

filing fee for petition for change of
Dubert Bradley

\$

57.00

Chk Am. Sec. Bank.

W. M. Mullahey

Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

Date Petition and Fee received
by LUC 9/6/63

Date forwarded to County
for recommendation 9/10/63

Date Petition, and County
recommendation received
by LUC _____

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 amixialtaxal 0-9 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) URBAN district.

Description of property:

all on Waiawa Rd, Waipahu, TMK: 9-6-02

Petitioner's interest in subject property:

property owners of TMK: 9-6-02

Petitioner's reason(s) for requesting boundary change:

we are deprived to make additional improvements on our property.

- (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 usable and adaptable for the use it is proposed to be classified~~

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

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SEP 6 1963

State of Hawaii
LAND USE COMMISSION

Signature(s) Leatrice S. Yang

and other property owners
see attached sheet

Address: _____

Telephone: 79022 452337

CHARLES YANG

Licensed Real Estate Broker

3149-C WAIALAE AVENUE
HONOLULU 16, HAWAII

3rd September, 1963

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

LAND USE COMMISSION
426 Queen St.
State of Hawaii
Honolulu, Hawaii

Dear Sir:

The general use of land in the immediate area is URBAN. Most of the lots are too small for agricultural use. Infact there is a tendency of high-density use per lot.

From Pearl City to Waipahu all indication shows a rapid growth toward URBANIZATION.

Harlond Bartholomew & Associates, a consulting and planning engineers made a thorough study for this island. It was recommended by this consultant that this area (0-9) be designated for urban developement. The LAND USE COMMISSION accepted this recommendation and had designated this area (0-9) as a preliminary proposed final district boundary for urban area. On March 17, and 28 1963 public hearings were held with favorable results for adoption. After these hearings, while waiting for the required minimum 45 days before final adoption, this proposal ran out of time. The Land Use Commission term expired at the end of the last legislative session when their appointments were not confirmed. This commission had all intention to designate this area (0-9) for urban developement.

The attached map shows the proposed boundary adopted by the Land Use Commission.

We hereby request that this proposal be reconsidered for final adoption. Your immediate action on this matter is of great importance to us. Thank you.

Sincerely

Leatrice S. Yang

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SEP 6 1963

State of Hawaii
LAND USE COMMISSION

NO. 3 E. Hamilton

Mary Hamilton

ADDRESS 96-155 Waiawa St. Pearl City.

Pho H.52267

9-6-02-18

PHONE

PROPERTY OWNED

NO. 4 Alvin C. Young

ADDRESS 96151- Waiawa St. Pearl City

Ape 50511- 451952 Home

PHONE

PROPERTY OWNED

9-6-02-17

Alvin C. Young

NO. 5

Mitsuru Sakamoto

Chieko Sakamoto

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

ADDRESS

96165D Mauiwa Rd.

Pearl City, Oahu

PHONE

452355

TAX KEY

9-6-002-207

PROPERTY OWNED

Mitsuru Sakamoto
and wif. Chieko

NO 6

Leatrice S. Yang

Charles S. Yang

ADDRESS

4103 Kahala Ave

PHONE

79022

TAX KEY

78811

9-6-02-24

PROPERTY OWNED

Yang et al.

NO. 1

Joseph B. Mahoe

ADDRESS

96165 Waiawa St.

Pearl City, Hawaii

PHONE

452-337

9-6-02-20

TAX KEY

PROPERTY OWNED

NO. 2

Elizabeth Crabbe

ADDRESS

96157 Waiawa St.

Pearl City, Hawaii

PHONE

452-994

TAX KEY

PROPERTY

OWNED

9-6-002-019

9-6-002-006

Elizabeth Crabbe

Elizabeth Crabbe

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

NO 11

O.T.G. Alipio
Mrs. Antonina A. Alipio

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

ADDRESS

Waiawa ST.
96-215

PHONE

452-412

TAX KEY

9-6-02-23

PROPERTY OWNED

NO 12

ADDRESS

PHONE

TAX KEY

PROPERTY OWNED