

YANAZAKI, Bob

A(T)63-55

## STATE OF HAWAII

## LAND USE COMMISSION

VOTE RECORDITEM A(T) 63-55 (YANAZAKI)DATE May 22, 1964PLACE LUC Hearing Rm - Hono - HawaiiTIME 2:22 pm.

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: Wenkan - approve  
 Inaba - second.

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

2:00 P. M. - May 22, 1964

Commissioners

Present:

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

Staff

Present:

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

Commissioner Burns, pro tempore chairman, called the meeting to order. He expressed his appreciation to Commissioner Ota for the field trip to Maui.

Due to the lack of quorum, the agenda was not followed.

The tentative travel schedule was taken up at this time. For the June 11, 1964 field trip on Oahu, Chairman Burns suggested that the Land Use Commission rent a limousine. It was agreed by the Commission to rent a limousine.

Upon the arrival of Commissioners to form a quorum, the pro tempore Chairman proceeded with petitions to be acted upon.

ACTION ON TEMPORARY DISTRICT BOUNDARIES

PETITION OF BOB YANAZAKI (A(T)63-55) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION TO SUBDIVIDE LAND INTO 6 HOUSELOTS IN WAIKEA, S. HILO: Described as TMK 2-2-46: 6

The field officer, having been sworn in, presented a brief summary on the petition. The Hawaii Planning and Traffic Commission at a meeting on November 18, 1963, decided to recommend approval of the petitioner's request on the following bases:

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\* Late arrivals.

- (1) that the Master Plan of Hilo and the proposed zoning map for the City of Hilo designate this site for single-family - 10,000 sq. ft. density; hence the granting of change of zone will result in a more appropriate land use pattern;
- (2) that this site already abuts an urban sized lot subdivision previously approved by the State Land Use Commission;
- (3) that the site has satisfactory topography and drainage and be economically available and adaptable to the installation and maintenance of public improvements and services; and
- (4) that the site is located in proximity to a diversity of employment and trading facilities and other community services.

The staff recommended approval of this petition on the following bases:

- (1) There is reasonable evidence that satisfies the "tests" required in the law.
- (2) There is no current evidence that the major tenets of the land use legislation, in respect to preservation of prime agricultural areas as the prevention of scatteration, will be violated.

Staff further recommends the extension of the urban district boundary in this area to comply with adopted County zoning maps when the final district boundaries are prepared.

After a brief discussion among the Commissioners, Commissioner Wenkam moved to accept the petition based on staff recommendations. Commissioner Wung seconded the motion.

The Executive Officer polled the Commissioners as follows:

Approved: Commissioners Wung, Inaba, Ota, Wenkam, Ferry, Mark and Chairman Burns.

Disapproved: None.

The motion to approve the petition was carried.

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PETITION OF B. P. BISHOP ESTATE (A(T)63-56) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR SHORELINE HOUSELOTS IN KEEI, HONAUNAU: Described as TMK 8-3-05 and 8-3-06

The field officer, Richard Mar, presented the summary regarding this petition and outlined the area on a map. Petitioner plans to develop the area for vacation

type homes. Staff concludes that the petition does have some bases. However, the retention of the conservation designation, as proposed in the final district boundaries, would best promote the effectiveness and objectives of the land use law in respect to:

1. The intent of conservation districts to preserve scenic areas and provide parklands, wilderness and beach reserves.
2. The prevention of scatteration which would eventually bring pressures for expensive, yet reduced public services.
3. The preservation, protection and encouragement of development of lands in the State for those uses to which they are best suited for the public welfare.

On this bases, staff recommends denial of this petition.

Chairman Burns asked why the staff felt the 300 requests were not indications of interest in the area?

The Executive Officer explained that the requests were not directed at a specific site but to the Kona Districts in general. The number of requests also indicates a larger market than the area in the petition will satisfy. Thus, if this petition is approved, additional and adjacent shoreline areas towards Honaunau will be developed. Since this shoreline area is a major attraction to tourists, the economy of these districts will suffer adversely by such residential developments.

Commissioner Inaba suggested that the Land Use Commission extend the Napoopoo boundary to the south and give them a section of land which will be next to the urban district of the Napoopoo area.

Commissioner Ferry asked whether these lots will be sold in fee. The Executive Officer stated that he didn't think so. These lots will probably be leased.

There are no water lines in the area but there is electric power.

Chairman Burns read to the Commissioners a letter received on May 4, 1964 written by the Trustees' attorney, Mr. J. Garner Anthony.

Commissioner Wung moved to defer this matter till after a field investigation of the area. Commissioner Nishimura seconded the motion.

The Executive Officer polled the Commissioners as follows:

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

Disapproved: Commissioner Ota.

The motion for deferral was carried.

OTHER BUSINESS

Minimum Size of Districts

The Executive Officer stated that this pertained to the deliberations of the final district boundaries. The question brought up is "What is the minimum or relative minimum size of an area deserving a special consideration for a particular district - urban, conservation, etc.?"

Regarding Special Permit - "What is an unusual and reasonable use?"

Commissioner Ferry stated that each case should be tried as it has been done in the past - on its merits. He stated that the regulations for the conservation districts are based on the same thing. He stated that they wanted freedom of movement.

All of the Commissioners concurred with Commissioner Ferry's thinking.

Temporary Urban Districts\*

Executive Officer stated that the problem before the Commission on this matter is that when a petitioner has been given prior approval from the county or prior commission, what should be done?

A discussion on this matter followed.

Commissioner Ferry stated that the Commission should evaluate each case as they applied to boundary change.

Legal Counsel stated that there must be a basis for cutting back the boundaries.

Chairman Burns stated that the basic thing is for the staff to make sure to include these elements in the presentation of the pros and cons to petitioner and bring it to the attention of the Commission, then they can be evaluated.

Commissioner Ferry stated that the staff should make the Commission aware of the situation when they are faced with these problems. He also stated that we shouldn't be bound by the prior commission nor should we bind the future commission.

It was agreed that the staff will inform the Commission of these situations.

Special Permit and Resort Developments

Legal Counsel stated that if a substantial area is involved and if the type of use proposed by the petitioner is for an urban use and if that use is going to change essentially the character, it should be a proper subject for a boundary

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\* Chairman Thompson belately arrives for meeting.

change and not a special permit because the Land Use Commission is a proper body to effectuate boundary change. The special permit cannot be used merely to avoid the procedure for boundary change.

Legal Counsel stated that Chairman Thompson's point is to properly guide the petitioner when they file the initial petition.

Commissioner Ferry suggested that when there is a problem like this, that rather than accepting a petition or a request for a special permit, a determination be asked by the Land Use Commission as to which application should be made.

Commissioner Burns suggested that the staff write to the county and outline the problems involved.

The Commission agreed that this matter should be pursued on the county level.

Department of Land & Natural Resources Regulations for Conservation Districting

Mr. Alfred Preis gave a presentation on the proposed regulations of the conservation district.

Deliberations on the Final District Boundaries for the County of Kauai

Chairman Thompson outlined the procedures to be followed throughout this deliberation.

Hawaiian Trail and Mountain Club requested the following:

1. Kalalau Valley - Requested a change of classification from agricultural to conservation. Staff recommended denial of the request. Commissioner Ferry stated that grazing will be permitted in the conservation district. The Commission approved the request for a conservation district.
2. Makahuena Point to Kipukai - Requested a change of classification from agricultural to conservation. Staff recommended denial of the request. Commission denied the request.
3. Wailua River - Requested a change of classification from agricultural to conservation. Staff recommended denial of the request. Commission denied the request.
4. Lower Waimea Canyon - Requested classification from agricultural to conservation. Staff recommended denial of the request. Commission denied the request.
5. Lumahai to Haena - Requested a change of classification from conservation - rural - urban to all conservation. Hawaiian Trail and Mountain Club supports the conservation district of Lumahai, but would like to move the conservation line up to the ridge top above the road. Staff recommended denial. Commission approved area only behind Waikoko Beach.

William Huddy requested a change of classification from agricultural to urban at Moloaa Bay consisting of 48.29 acres. Staff recommended denial of the request on the basis that this would constitute scatteration and spot zoning. Too far from central urban area. Commission denied this protest.

Virginia Worley requested a rural classification instead of an agricultural classification of Olohena, Kapaa, containing 122,260 sq. ft. Staff recommended approval of the request. The surrounding small lots should also be included in the rural district. The Commission concurred with staff and approved the request.

Col. J. Albert Roesch protested the agricultural and rural districting of Wailua Homesteads Mauka and Tropical Inn (5 acres) and requested an urban district. Staff recommended denial of the request for urban districting. Commission denied the request but classified land as rural.

Harry Ho requested agricultural districting instead of urban districting of 1.247 acres at Hanalei. Area is not suitable for resort development. Staff recommended approval of the request. Commission approved the request.

Grove Farm Company submitted a request for Puhi. Staff recommended approval of all requests except for area above highway (K-3). Also recommended approval of all requests except for the area being used for pasture. The pasture land should be kept in the conservation zone only when there is a need to be concerned with erosion problems. The Commission did not decide on this request at this time.

Bishop Estate requested agricultural districting of Lumahai instead of a conservation districting. Staff recommended denial of the request. Mauka area now in forest reserve and not suited for intensive grazing. Conservation values more important. Commission denied the request.

McBryde Sugar Company requested an urban classification instead of an agricultural classification of Kalaheo. Staff recommended approval of the request - subject parcel is contiguous to the proposed urban area. Commission approved the request.

McBryde Sugar Company requested an agricultural classification instead of an urban classification of Hanapepe. Staff recommended approval of the request - the area in sugar cane is more valuable than the urban land at this time. Commission approved the requested agricultural classification.

Matsuko K. Taguma requested a change of classification at Kalaheo from urban to agricultural. Staff recommended approval of the request. Commission approved the request.

Dorothy Ahrens and others requested an urban classification instead of a rural classification at Kawaihau, consisting of 18.36 acres. Staff recommended that the area be in the urban district based on government sanction of the area by the former Land Use Commission. The Commission voted to classify the area as rural.

Kekaha Sugar, represented by Mr. Koike, requested agricultural classification instead of urban classification of a small shoreline area at Waimea-Kekaha. Staff recommended approval of the request - area is presently being used for agricultural purposes. Commission approved the request.

Stephen Miyashiro dedicated 30.68 acres out of 32.68 acres for agricultural purposes. At present 5 acres out of the 32.68 acres have been zoned urban. Since he has reserved 2 acres for residential use, the 5 acres are in excess of his needs. He requests 2 acres be classified as urban and the rest as agricultural. Staff recommended approval of the request. Commission voted to approve the request to include the 2 acres in the proposed final urban district boundaries.

H. W. Hansen's request for a rural classification instead of an agricultural classification of Kalaheo, was withdrawn.

Dr. Patrick Cockett protested the proposed conservation classification and requested an urban classification of Wailua comprising of 15,136 sq. ft. Staff recommended approval of the request. The Commission voted to designate the area as agricultural, which was the previous designation.

C. Brewer & Company, Ltd. requested an agricultural district instead of a conservation district classification of Kilauea. The Commission denied the request on the basis that pasture use is permitted in conservation and the area is thus better protected against erosion problems.

Lihue Plantation Company, represented by Mr. Hansen, requested the following:

1. Lihue - Requested a change of classification from agricultural to urban, containing 42 acres more or less. Staff recommended denial of the request and let the Plantation come in for a boundary change when the additional area is needed. The Commission denied the request.
2. Lihue - Requested an agricultural classification instead of an urban classification, containing 39.48 acres more or less. Staff recommended approval of the request - area is presently in cane. The Commission denied the request.
3. Lihue - Requested an agricultural district classification instead of a conservation district classification. Wants to amend conservation boundary in future to include 500 to 800 acres for cane. Staff recommended denial of the request and that Lihue Plantation come in for a boundary change in the future when the land is needed. Commission denied the request.
4. Lihue - Requested a change of classification in the Kalepa Forest Reserve (3-8-02: 4) from conservation to agricultural, containing 4 to 6 acres more or less. Staff recommended denial of the request. Commission denied the request.

5. Kealia - Requested an urban classification instead of an agricultural classification. Staff recommended denial of the request - inappropriate location for further urbanization. Beneficial only to Plantation. Detimental urban environment to prospective home owners. Commission approved the request.
6. Princeville, Hanalei - Requested an urban classification instead of an agricultural classification. Staff recommended approval of the request. Commission approved the request and also joined the urban beach areas.

Conservation Council requested the following:

1. Kalalau Valley - Requested a change of classification from agricultural to conservation. Staff recommended denial of the request. Commission approved the request for a conservation district.
2. Kilauea Lighthouse - Requested a change of classification from agricultural to conservation. Staff recommended approval of the request - conservation designation will not harm the federal operation of the light house. The area is scenic and a tourist stop. Commission approved the request.
3. Haena - Requested a conservation classification instead of an urban classification of all lands makai of road. Staff recommended denial of the request. Commission denied the request.
4. Lumahai Beach - Request to extend the conservation boundary from the shoreline to the top of the low hills backing the beach. Staff recommended denial of the request. Commission approved the request back to ridge line.
5. Olokele Canyon Valley - Requested a change of classification from agricultural - conservation to all conservation. Staff recommended that the area be in the conservation district. The Commission voted whether area will be in conservation or agricultural. There were 4 for conservation and 4 for agricultural. This matter was deferred till the next day when Commissioner Burns would be present.\*

Aylmer Robinson requested the following:

1. Kaheluamano Valley, Hanapepe - Requested a change of classification from conservation to agricultural of 246 acres more or less. Staff recommended denial of the request. Commission denied the request and area will remain in conservation.
2. Kahana Valley, Hanapepe - Requested a change of classification from conservation to agricultural. (332 acres more or less) Staff recommended denial of the request. Commission denied the request.

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\* Commissioner Burns left meeting to attend to other urgent business.

3. Wainiha Hui Lands, Hanalei - Requested an agricultural district classification instead of a conservation district classification. Staff recommended denial of the request - area has limited potential for grazing. Conservation values more important. Commission denied the request and area will remain in conservation.
4. Makaweli, Hanapepe - Requested a change of classification from urban to agricultural, containing 13 acres more or less. Staff recommended approval of the request - land used for grazing. Commission approved the request.
5. Koula Valley, Hanapepe - Requested an agricultural classification instead of a conservation classification of 68 acres more or less. Staff had no recommendation regarding this matter. The Commission denied the request and left area in conservation.

Joseph S. Brun requested an agricultural district classification instead of an urban classification of Kalaheo, comprising 6.013 acres. Staff recommended approval of the request. Commission approved the request.

R. Takushi and K. Nonaka, represented by Philip T. Chun, requested an urban classification instead of a rural classification of Wailua, comprising of 15.92 acres. Staff recommended that the area should be in the urban district because of prior government sanction. The Commission did not take action on this matter at this time.

Hanapepe Merchant Association requested an urban classification instead of an agricultural classification at Hanapepe, comprising 369.78 acres more or less. Staff recommended denial of the request - This is Olokele Sugar Company's prime sugar lands (heart of plantation). Subject land is now in sugar cane. The State and County general plans show the area as agricultural. Commission denied the request.

Lihue Plantation and other people protested the agricultural classification of Kapaia Town and requested an urban classification. Staff recommended approval of the request - area has been a developed urban area for many years as evidenced by the existing stores and homes. Commission approved the request.

Verbal Protests by the following:

1. Raymond Aki - Put State lands back of Wailua golf course in urban for retirement and other uses. The Commission denied the request - pressure does not demand it. Area will remain in agricultural.
2. Roger Bray and Doris Foster - Requested a rural classification instead of an agricultural classification of 27 acres near Kalaheo. Wants to subdivide for residential use. The Commission deferred this matter for further study.

3. Jansen - In favor of the proposed urban district of Aliomanu.
4. Robert Wenkam - Requesting conservation district of Lydgate State Park and Polihau State Park. Commission approved request - area will be in conservation.
5. Frank De Silva requested urban district for Kealia. Commission approved his request for urban classification.

A request to zone Hanapepe rural instead of agricultural was denied by the Commission. The area will remain in agricultural.

A request to zone Hanapepe River Valley conservation instead of agricultural was denied by the Commission. The area will remain in agricultural.

The Commission decided that the Wailua area will be discussed and deliberated upon the next day.

The meeting was adjourned at 10:00 p.m.

Ref. No. LNC 335

May 25, 1964

Mr. Bob H. Yanasaki  
Hilo Drug Building  
Hilo, Hawaii

Dear Mr. Yanasaki:

By action taken on May 22, 1964, the Land Use Commission voted to approve your petition for change of temporary district boundary for Hawaii YMK 2-2-46: 6 (2.50 acres) from a temporary agriculture to a temporary urban district classification. The Commission's action was based on the staff report which is enclosed for your information.

Should there be further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA  
Executive Officer

REM/an

Encl.

cc: Hawaii Planning & Traffic Commission  
Dept. of Taxation  
Myron Thompson

*Approved  
unwritten*

Ref. No. LUC 314

May 15, 1964

Mr. Bob H. Yanazaki  
Hilo Drug Building  
Hilo, Hawaii

Dear Mr. Yanazaki:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on May 22, 1964 in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 2:00 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.

Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at this meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA  
Executive Officer

cc: Myron Thompson  
Hawaii Planning & Traffic Commission

STATE OF HAWAII  
LAND USE COMMISSION

Hilo Electric Light Co. Auditorium  
Hilo, Hawaii

2:30 P.M.  
April 3, 1964

STAFF REPORT

A(T)63-55  
BOB YANAZAKI

Temporary District Classification: AGRICULTURAL

Background

Mr. Bob Yanazaki of Hilo, Hawaii has petitioned the Land Use Commission for an amendment to the temporary district boundaries so that the property described by Hawaii tax map key 2-2-46: 6 (2.50 acres) would be changed from an agricultural district classification to an urban district classification for the purpose of subdividing his property into 6 lots ranging in area from 15,000 sq. ft. to 19,778 sq. ft.

In support of Act 205, Section 98H-4(B), the petitioner has submitted the following statement:

The subject property is presently classified under the temporary district boundary of the Land Use Commission as "agricultural." It is located in an area in Hilo where it is surrounded by housing developments. Conditions and trends of development in the area have and will continue to change in the area and the property is needed for use other than agricultural. The requested change of classification is, in my opinion, reasonable.<sup>1/</sup>

1/ Letter from Bob Yanazaki to Land Use Commission, dated Oct. 29, 1963.

Subject property is situated along Palai Street within Waiakea Homesteads, S. Hilo, Hawaii. It is approximately 2.75 miles away from Kamehameha Avenue via Kanoelehua Avenue. The property is vacant and is overgrown with brush. To the east and adjacent to the subject property is the recent Arizumi subdivision with four homes on the lots. This particular subdivision was amended from an agricultural district classification to an urban district classification on March 5, 1963 by the former Land Use Commission. Adjacent to this subdivision is the "Waiakea Highland View Lots." Except for one house in the subdivision, the rest of the lots are vacant. Immediately to the south of the Yanazaki property is a vacant lot covered with overgrown brush. Adjacent to the vacant lot is a single family dwelling and a small unused piggery. The property to the east of the petitioner property is also occupied by a house and a piggery. In addition to another house, the remaining lots are overgrown with brush. Properties across Palai Street consist of at least six single family residences, two piggeries, and an abandoned coffee mill. The remaining lots are vacant and are covered with a growth of brush & shrubs.

The general character of the land is residential interspersed with vacant house lots and a few small piggeries.

Rainfall in the area ranges from 100" to 150" per year.<sup>1/</sup> The slope of land for the subject parcel is below 6%.<sup>2/</sup> Subject property has been classified as fair to marginal suitability for intensive agriculture.<sup>3/</sup>

1/ State General Plan, p. 74.

2/ Belt, Collins & Associates, A Plan for The Metropolitan Area of Hilo, pg. 102.

3/ Ibid, p. 106.

According to Mr. Nohu of the Hawaii County Board of Water Supply, a 6" water line services the area in which the petitioner's property is located. Ample power lines are available to service the area.

The State General Plan designates the subject property as diversified agriculture<sup>4/</sup>, while the Belt-Collins plan for the Metropolitan Area of Hilo designates the area as single family residential.<sup>5/</sup>

Petitioner's property is currently in the temporary agricultural district and is being proposed as such on the proposed final district maps.

The Hawaii Planning & Traffic Commission in a meeting on November 18, 1963, decided to recommend approval of the petitioner's request on the following bases:

- (1) that the Master Plan of Hilo and the proposed zoning map for the City of Hilo designate this site for single-family residential - 10,000 square feet density; hence, the granting of change of zone will result in a more appropriate land use pattern in accordance with the objectives of the Master Plan of Hilo;
- (2) that this site already abuts an urban sized lot subdivision previously approved by the State Land Use Commission with clustering of single-family residential structures already taking place on adjacent lands;
- (3) that the site has satisfactory topography and drainage and be economically available and adaptable to the installation and maintenance of public improvements and services; and
- (4) that the site is located in proximity to a diversity of employment and trading facilities and other community services.

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4/ State General Plan, p. 79.

5/ Belt, Collins & Associates, Op. cit., p. 20.

Analysis

The "proof" submitted by petitioner states that "It (the parcel) is located in an area in Hilo where it is surrounded by housing developments. Conditions and trends of development in the area have and will continue to change in the area and the property is needed for use other than agricultural."

This "proof" is, by law, a prerequisite to a change in boundary and therefore should be subject to analysis. Field observations indicate that the parcel is not surrounded by housing developments, but, is contiguous to such developments on one side and in the proximity of other such developments. The location of the parcel may be more correctly interpreted to be on the fringe of (or in the path of) such housing developments. This fact, in itself, does not constitute sufficient proof that the area is needed for urban uses nor sufficient basis for approval. However, the urbanizing process in the immediate vicinity is recognized where substantial urban uses (residential) have already supplanted much of the agricultural uses.

In the area immediately adjacent to the subject parcel, it would be possible to draw several reasonable versions of the urban district boundary line. However, the County has already delineated the immediate area as a residential zone with 10,000 square feet minimum lot sizes and includes the subject parcel. This zoning was subjected to public hearing on October 23, 1963 and adopted by the County on January 10, 1964. There were no objections by landowners or the public to the County zoning in this area and the limits appear reasonable.

There does not appear to be any real evidence that "conditions and trends of development have so changed since the adoption of the present classification, that the proposed classification is reasonable." However, the physical character of the land leaves little doubt that "the land is usable and adaptable for the use it is proposed to be classified."

Recommendation:

Staff recommends approval of this petition on the following bases:

- (1) There is reasonable evidence that satisfies the "test" required in the law.
- (2) There is no current evidence that the major tenets of the land use legislation, in respect to preservation of prime agricultural areas or the prevention of scatteration, will be violated.

Staff further recommends the extension of the urban district boundary in this area to comply with adopted County zoning maps when the final boundary maps are prepared. Some 9,000 acres are included in the proposed Hilo urban district. The proposed addition includes some 150 acres which is contiguous to the existing urban district, forms a logical pattern of the urban pattern in respect to efficient provision of utilities and facilities and, conforms to County zoning.

Ref. No. LUC 189

March 13, 1964

Mr. Bob M. Yanazaki  
Hilo Drug Building  
Hilo, Hawaii

Dear Mr. Yanazaki:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on April 3, 1964 at 2:30 p.m., in the Hilo Electric Light Co. Auditorium, Hilo, Hawaii. Your petition for Change of Temporary District Boundary from an Agricultural district to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Hilo Tribune Herald on March 24 and April 1, 1964; and has appeared in the Honolulu Star-Bulletin on March 14, 1964.

Very truly yours,

*Raymond S. Yamashita*  
RAYMOND S. YAMASHITA  
Executive Officer

cc: Mr. Myron Thompson  
Mr. Roy Takeyama

259-607-04 PAGER

NOTICE OF PUBLIC HEARINGS TO CONSIDER

(1) PETITIONS FOR CHANGE OF TEMPORARY DISTRICT

BOUNDARY WITHIN THE COUNTY OF HAWAII

(2) THE PROPOSED FINAL DISTRICT BOUNDARIES FOR

THE COUNTY OF HAWAII; AND

(3) THE PROPOSED FINAL DISTRICT REGULATIONS

BEFORE THE STATE OF HAWAII LAND USE COMMISSION

NOTICE IS HEREBY GIVEN of the public hearings to be held by the Land Use Commission of the State of Hawaii in the County of Hawaii to consider (1) Petitions for Change of Temporary District Boundary within the County of Hawaii; (2) the proposed Final District Boundaries for the County of Hawaii; and (3) the proposed Final District Regulations as provided in SECTION 2, Section 98H-3, 98H-4 and 98H-7, Revised Laws of Hawaii, as amended.

FRIDAY, APRIL 3, 1964, Hilo Electric Light Co. Auditorium, HILO, HAWAII

at 2:30 p.m., or as soon thereafter as those interested may be heard.

SATURDAY, APRIL 4, 1964, Hale Halawai Cultural Center, KAILUA-KONA at 10:00

a.m., or as soon thereafter as those interested may be heard.

SCHEDULE OF ITEMS TO BE HEARD

(1) Petition of Bob Yanazaki, A(T)63-55, for

Amendment to the Temporary District Boundary  
from an Agricultural district classification  
to an Urban district classification to subdivide  
land into 6 houselots in Waiakea, S. Hilo:

Described as Third Division, TMK 2-2-46: 6 - Hilo Hearing only.

(2) Petition of B. P. Bishop Estate by A. J. Dow,

A(T)63-56, for Amendment to the Temporary  
District Boundary from an Agricultural  
district classification to an Urban  
district classification for shoreline  
houselots in Keei, Honaunau: Described  
as Third Division, TMK 8-3-05 & 8-3-06.

- Kailua-Kona Hearing only.

(3) Proposed Final District Boundaries for the County of Hawaii - Hilo and Kailua-Kona Hearings.

(4) Proposed Final District Regulations - Hilo and Kailua-Kona Hearings

Maps showing the proposed Final District Boundaries for Hawaii County; areas under consideration for Temporary District Boundary Changes; and copies of the proposed Final District Regulations are on file in the Offices of the Hawaii County Planning and Traffic Commission and the Land Use Commission, and are open to the public for inspection during office hours.

Additional copies of the proposed Final District Regulations and the proposed Final District Boundaries for the County of Hawaii will be posted in public places in the County of Hawaii. Information regarding these places of posting may be had by contacting the offices listed above.

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

LAND USE COMMISSION

M. B. THOMPSON, Chairman

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear: )  
(THE HONOLULU STAR-BULLETIN - March 14, 1964)  
(THE HAWAII TRIBUNE HERALD - March 24 and  
April 1, 1964 )

Ref. No. LUC 705

October 31, 1963

Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Attention: Mr. Edgar A. Hamasu, Planning Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, a copy of the  
Petition for Amendment of Temporary District Boundary submitted  
by Bob Hisao Yanazaki is forwarded for your comments and recommenda-  
tions.

Sincerely,

GORDON SOH  
Associate Planner  
Department of Planning and  
Economic Development

Enclosure

Hilo Drug Building  
Hilo, Hawaii  
October 29, 1963

**RECEIVED**

OCT 31 1963

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

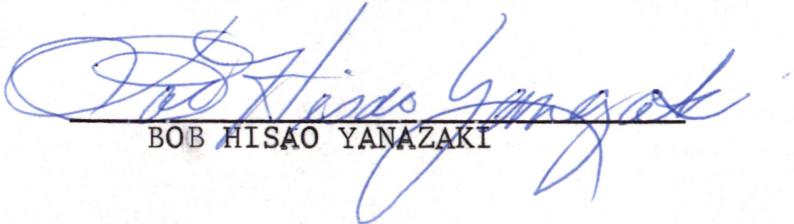
State of Hawaii  
**LAND USE COMMISSION**

Gentlemen:

In support of the Petition for Amendment of Temporary District Boundary herewith submitted, I wish to submit the following statement:

The subject property is presently classified under the temporary district boundary of the Land Use Commission as "agricultural." It is located in an area in Hilo where it is surrounded by housing developments. Conditions and trends of development in the area have and will continue to change in the area and the property is needed for use other than agricultural. The requested change of classification is, in my opinion, reasonable.

Very truly yours,

  
BOB HISAO YANAZAKI

RECEIVED

This space for LUC use SET 31 1963

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

Date Petition and Fee received  
by LUC State of Hawaii  
LAND USE COMMISSION

Date forwarded to County  
for recommendation \_\_\_\_\_

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 Hawaii, Island of Hawaii, map number and/or name \_\_\_\_\_ 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:

Portion of Grant 11074, Lot 14-D of Block 801, Waiakea Homesteads, S. Hilo, Hawaii, Tax Map Key: 2-2-46:6

Petitioner's interest in subject property:

Owner in fee

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

Petitioner desires to subdivide the said parcel of property unto six house lots.

(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.

Signature(s)

BOB HISAO YANAZAKI

Address: Hilo Drug Bldg.  
Hilo, Hawaii

Telephone: 3434

COUNTY OF HAWAII

PLANNING AND TRAFFIC COMMISSION

292  
RECEIVED

State of Hawaii  
LAND USE COMMISSION

Applicant, Bob Yanazaki

Date petition received by  
Planning Commission November 5, 1963

Date of Planning Commission  
Meeting November 18, 1963

Date petition and recommendations  
forwarded to LUC December 3, 1963

AMENDMENT OF ZONE DISTRICT BOUNDARY

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmit the petition, comments, and recommendations of the above request for amendment of zone district boundary of the following described property:

Grant 11074, Lot 14-B, Block 801, Waiakea Homesteads, South Hilo, Hawaii.

from its present classification in a(n) Agricultural Zone district  
into a(n) Urban Zone

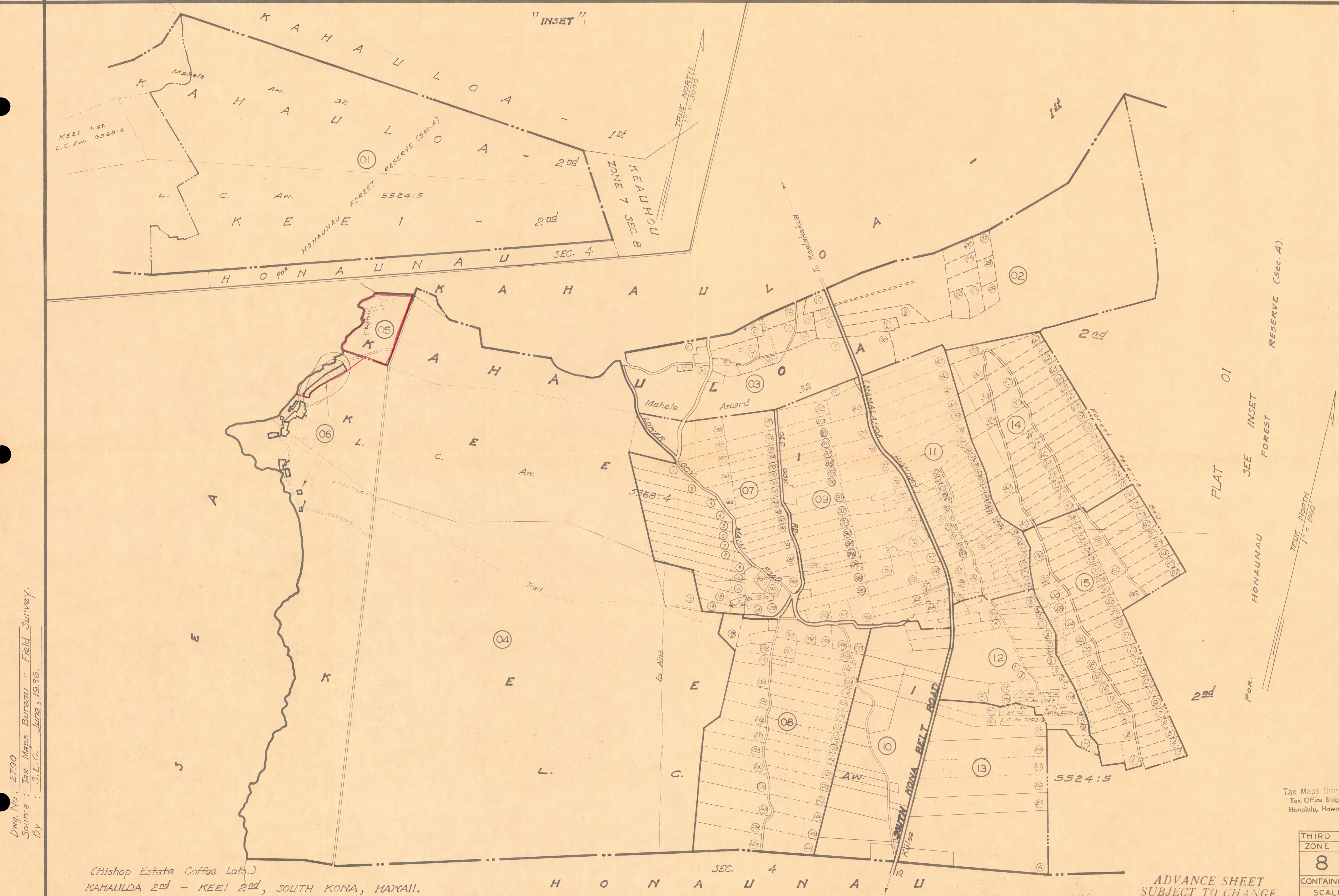
The Commission decided to recommend: Approval of requested change of zone district boundary.

on the basis of the following findings: 1) that the Master Plan of Hilo and the proposed zoning map for the City of Hilo designate this site for single-family residential - 10,000 square feet density; hence, the granting of change of zone will result in a more appropriate land use pattern in accordance with the objectives of the Master Plan of Hilo; 2) that this site already abuts an urban sized lot subdivision previously approved by the State Land Use Commission with clustering of single-family residential structures already taking place on adjacent lands; 3) that the site has satisfactory topography and drainage and be economically available and adaptable to the installation and maintenance of public improvements and services; and 4) that the site is located in proximity to a diversity of employment and trading facilities and other community services.

public hearing  
on Oct 23, 1963  
no objection  
by Hwy 70  
adopted for 10.

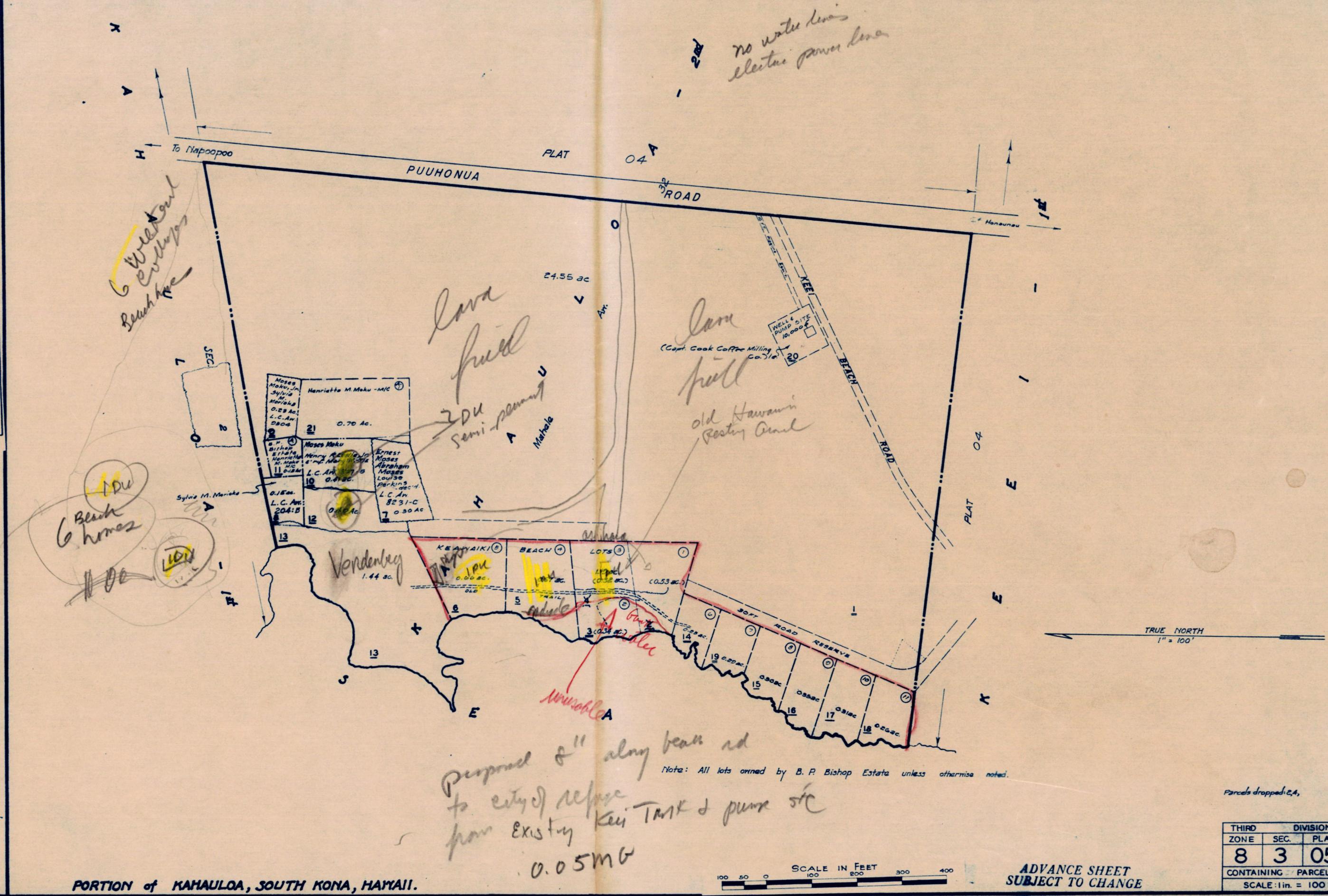
(Signed) Edgar A. Hamason  
Director, Planning and Traffic Commission

Dwg. No: 2790  
Source: Tax Maps Bureau - Field Survey.  
By: S.L.C. June, 1936.



Reduced and Copy by  
**THE BLUE PRINT CO.**  
88 S. QUEEN STREET Phone 66148  
JAN. 1962

Dmp. No. : 2756  
 Source : Tex. Maps Bureau - Field Survey  
 By : I.K.H. & S.L.C. June, 1936.



QUEEN STREET Phone 66148  
JAN. 1960

QUEEN STREET Phone 66148  
JAN. 1960

Drg. No : 2790  
Source : Tex Maps Bureau - Field Survey.  
By : J. L. C. June 1936.

(Bishop Estate Coffee Lots.)

KAHALOA 2<sup>nd</sup> - KEEI 2<sup>nd</sup>, SOUTH KONA, HAWAII

SCALE IN FEET  
1000 2000 3000

1000 500 0

A scale bar with markings at 0, 500, 1000, 2000, and 3000 feet. The text "SCALE IN FEET" is at the top, and "1000 500 0" is at the bottom left.

JEC. 4

U P P E R S H E E T  
S E C U R I T Y C H A N G E

**ADVANCE SHEET  
SUBJECT TO CHANGE**

THIRD DIVISION	
ZONE	SEC.
8	3
CONTAINING PLATE	
SCALE: 1 in. = 1000 ft.	







CORRECTED  
DEC 19 1940  
AND 1941  
NOV 1 1940  
NOV 1 1940  
DEC 2 1940

Received and Copy by  
THE BLUE PRINT CO  
115 QUEEN STREET  
LAWAWEY 5-63

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Doc. No. 350  
By: X.C. 1940  
Survey Dept.

Parcel 18:  
(Tonomi Matsukado) A/c

WAIAKEA HOMESTEAD HOUSE LOTS HILO HAWAII

1 133.02

### KILAUEA

### STREET

PLAT 43

### VOLCANO

PLAT 43

16 359.00

40 ft (12 ft) Easement

21.00 ft (12 ft) (0.182 ac)

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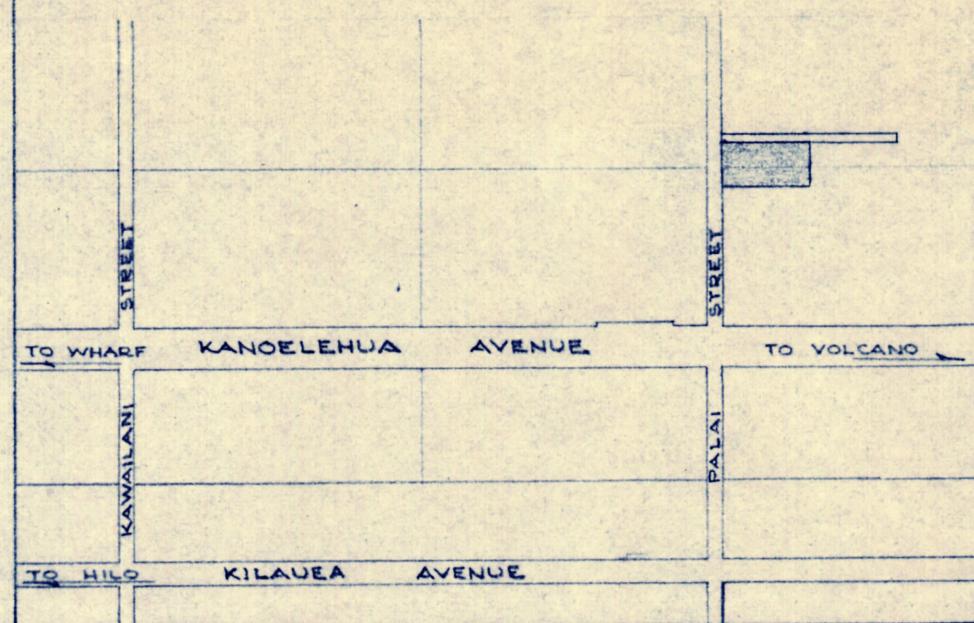
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Reduced and Copy by  
**THE BLUE PRINT CO.**  
88 S. QUEEN STREET Phone 66148  
*OC-Sales* / 962

Dong No. 347  
By: EK-ENT April 1938 Revised by: J.L.S. August 1938

TRUE NORTH  
SCALE: 1" = 50'

LOCATION PLAN



TO CITY

6" C.I. WATER MAIN

PALAI STREET

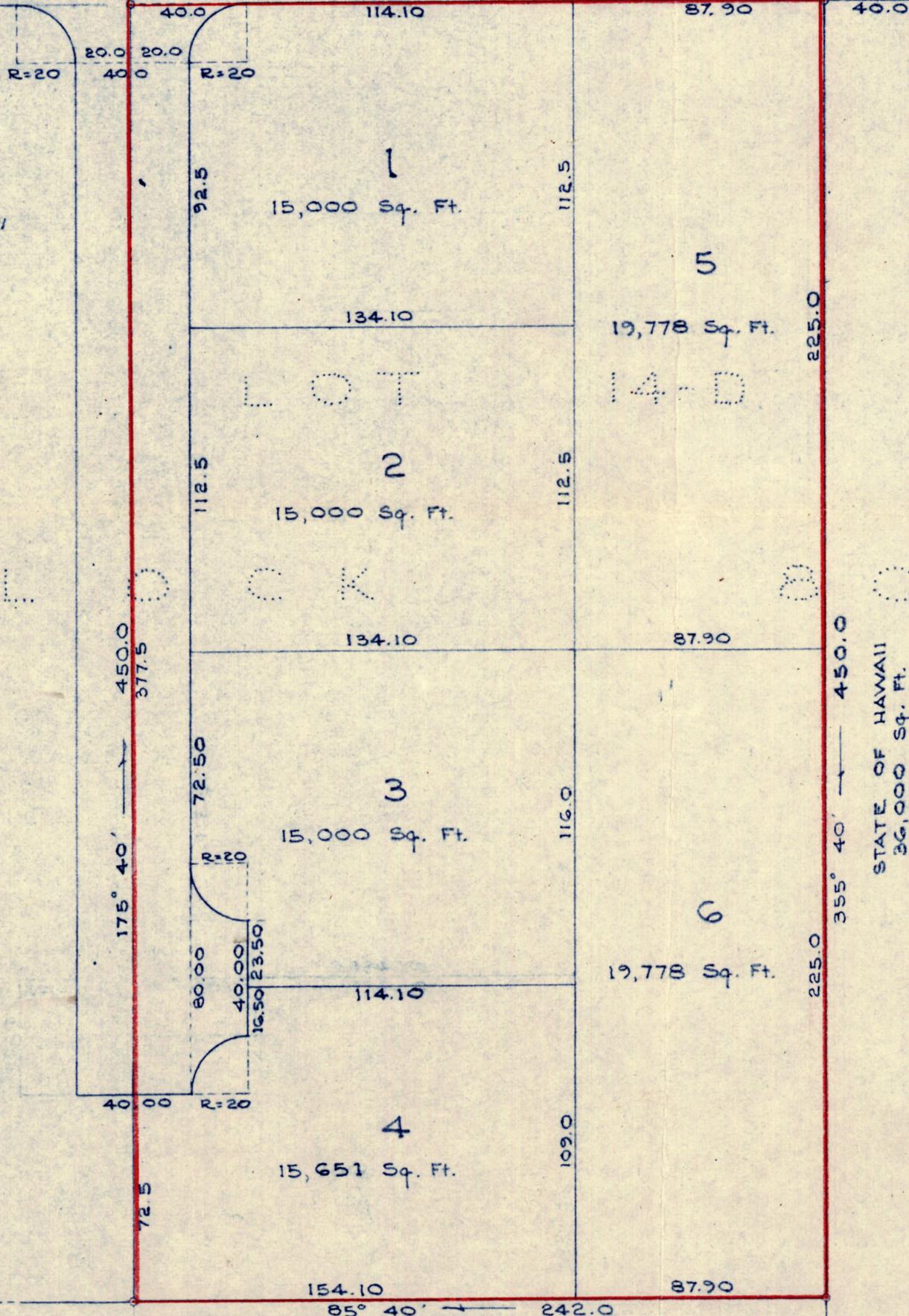
13,306.7 S.  
11,853.1 E.  
"HALAI" Δ

Shunichi Arizumi  
2.50 AC.

GR. 1128G

Minoru Yamasaki, f/w.  
Hatsuko T/E  
2.293 AC.

GR. 10873



JOHO Shiroma

5.0 AC.

G R A N T

JOHO Shiroma

4.586 AC.

11881

SUBDIVIDER:  
BOB YANAZAKI  
HILO DRUG BLDG.  
HILO, HAWAII

PRELIMINARY PLAN SHOWING  
SUBDIVISION OF GRANT 11074  
LOT 14-D OF BLOCK 801  
INTO LOTS 1 TO 6 INCLUSIVE  
WAIAKEA HOMESTEADS, S. HILO, HAWAII  
SCALE: 1 in. = 50 ft. AUGUST 6, 1963  
TAX MAP KEY: 2-2-46:6



Yoshio Naba  
CIVIL ENGINEER & SURVEYOR

State Form B14

STATE OF HAWAII

OFFICIAL  
RECEIPT

Nº

71

(Land Use Commission)  
426 Queen St., Honolulu, Hawaii

Department, Bureau or Commission

Oct. 31,

1963

RECEIVED from

Bob H. Yamazaki

Thirty & no/pos

DOLLARS

For public hearing by the Land Use Commission in  
Hawaii, Hawaii for planning change.

\$ 50.00

Am. Sec. Bank

August L. Kai

Public Accountant

RECORDED  
FEB 20 1939  
JUL 1 1945  
MAR 19 1945  
MAY 7 1945

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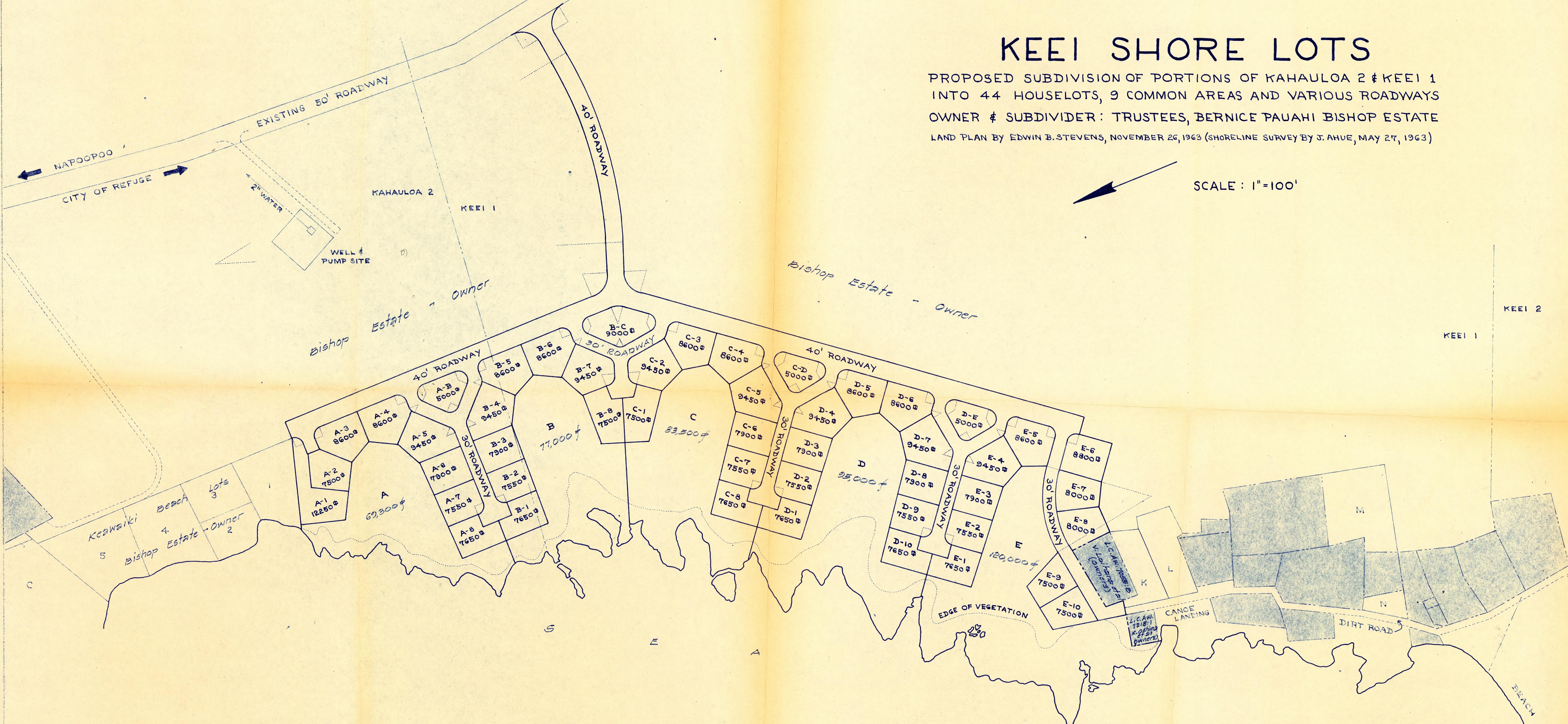
239

&lt;p

# KEEI SHORE LOTS

PROPOSED SUBDIVISION OF PORTIONS OF KAHALUOA 2 & KEEI 1  
INTO 44 HOUSELOTS, 9 COMMON AREAS AND VARIOUS ROADWAYS  
OWNER & SUBDIVIDER: TRUSTEES, BERNICE PAUAHI BISHOP ESTATE  
LAND PLAN BY EDWIN B. STEVENS, NOVEMBER 26, 1963 (SHORELINE SURVEY BY J. AHUE, MAY 27, 1963)

SCALE : 1" = 100'



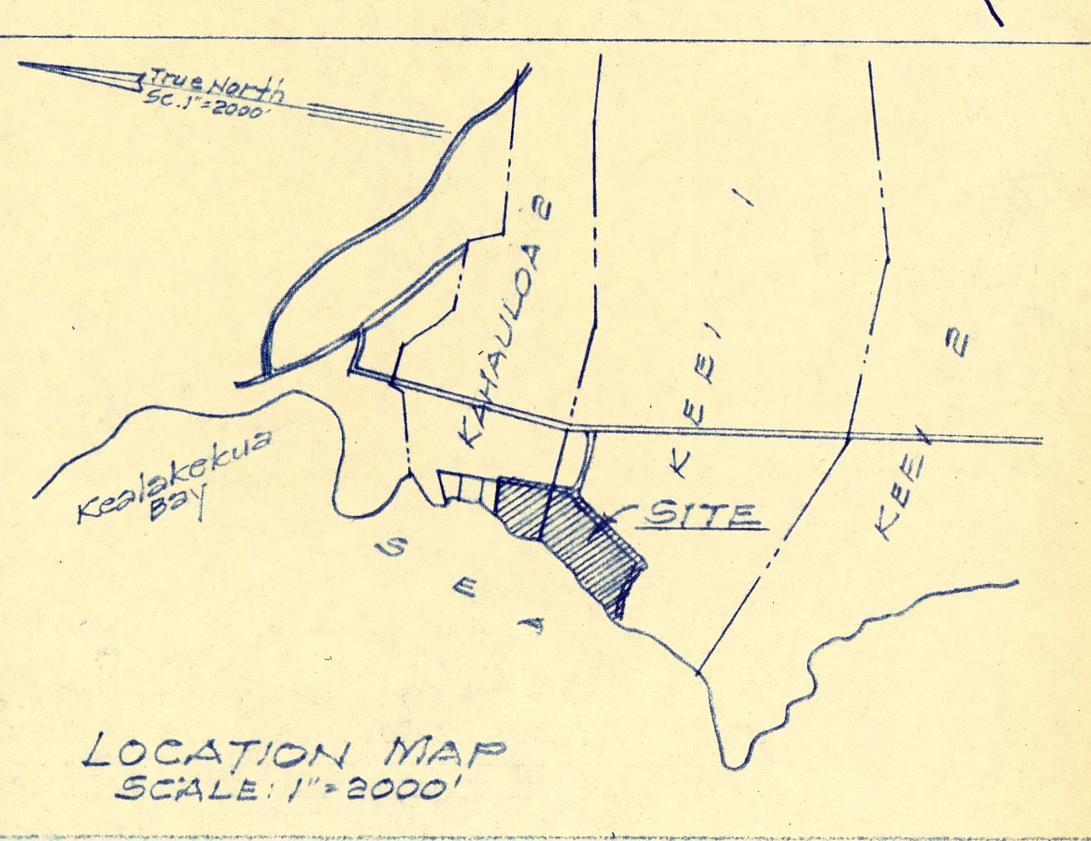
Owners: Trustees, B.P. Bishop Estate  
P. O. Box 3466  
Honolulu, Hawaii

Surveyor: Joseph Ahue, Sr.  
P.O. Box 3466  
Honolulu, Hawaii

Subdivision not within scope of  
adequate County water system.

TAX MAP KEY: 8-3-05; 8-3-06

NO. OF LOTS	
44 HOUSELOTS	= 8.41 AC.
9 COMMON AREAS	= 10.76 "
ROADWAYS	= 3.98 "
<b>TOTAL AREA</b>	<b>= 23.15 AC.</b>



RECEIVED

DEC 5 1963

State of Hawaii

LAND USE COMMISSION