

STATE OF HAWAII
LAND USE COMMISSION

Approved
JAN 7 1972

Minutes of Meeting

Legislative Auditorium, State Capitol
Honolulu, Hawaii

September 17, 1971 - 9:30 a.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Alexander Napier
Sunao Kido
Shelley Mark
Leslie Wung
Stanley Sakahashi
Tanji Yamamura

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

Chairman Inaba called the meeting to order and swore in persons wishing to testify during today's proceedings.

ACTION

✓ PETITION BY OCEANVIEW VENTURES (A71-275) TO RECLASSIFY 227.81 ACRES FROM AGRICULTURAL TO URBAN AT LUALUALEI, WAIANAE, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memo recommending that a 178.6 acre portion of subject petition be reclassified from Agricultural to Urban since the development would not only help to relieve the urgent housing needs of low and moderate income families, but would also relieve some of the pressures to rezone prime agricultural lands on Oahu (see copy of report on file).

Mr. Roy Takeyama, attorney representing the petitioner, submitted that he concurred with the staff's recommendations. In response to Commissioner Sakahashi's question about the cost range of the proposed homes, Mr. Takeyama advised that a 3-bedroom home would cost \$31,500 under the FHA 235 Program, with monthly

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payments ranging between \$130 to \$160 a month.

Mr. Russell Blair, citizen, spoke in opposition to the petition on the bases that there were several on-going and proposed developments to meet the needs for low cost housing, and that there was an excess of undeveloped vacant urban zoned lands (see copy of testimony on file).

Both Mr. Raphael Christ, Chairman of the Waianae District Neighborhood Planning Committee, in a prepared statement (see copy on file), and Mr. Calvin Ontai, representing the Waianae Model Cities Resident Participation Organization, submitted that they supported the proposed development.

With regard to the conditions proposed by the WDNPC, Chairman Inaba advised that the Land Use Commission could not stipulate conditions in its approval of boundary amendments, but he was confident that the developer would be willing to continue to work with the WDNPC in the development of the plans for the site which would be mutually acceptable.

Commissioner Napier moved to approve the petition as recommended by staff, which was seconded by Vice Chairman Tangen and unanimously carried.

PETITION BY KEYSTONE INVESTMENT, INC. ET AL (A71-285) TO RECLASSIFY 50.8 ACRES FROM AGRICULTURAL TO URBAN AT LUALUALEI, OAHU

In an addendum to the staff memo prepared on August 16, 1971, the staff retained its previous recommendation that this boundary amendment petition be denied since the petitioner's latest submittal following the deferral request on August 6, 1971, did not constitute new and significant information (see copy of addendum on file).

Mr. Russell Blair, citizen, testified in opposition to the petition and stated that his position was similar to that submitted on the Oceanview Ventures petition (see copy of testimony on file).

Mr. Raphael Christ submitted a prepared statement from the WDNPC in support of the request (see copy of statement on file).

Mr. William Tsao, representing the petitioner, took exception to the staff's recommendation for denial and maintained that it