

0 FLORES, JULIAN

SP(T) 62-19



# SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- 19

Petitioner: FLORES, JULIAN County Honolulu

Key WAIANAE 0-2

Date petition and fee received: JUNE 29, 1962

Suspense date for LUC action: 10-26-62

Date LUC survey 7-25-62

## Notices of hearings

<u>Dates</u>	<u>Publication</u>
<u>7-30-62</u>	<u>Honolulu STAR Bulletin</u>
<u>7-31-62</u>	<u>Honolulu ADVERTISER</u>

## Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>8-21-62</u>	<u>LUC Hearing Rm</u>	<u>LUC</u>

## Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>

## Notes:

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee  
received by LUC

JUNE 29, 1962

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission Temporary District Boundary map number and/or name \_\_\_\_\_, for the following-described purpose:

Business

Description of property:

Front portion of 87-1117 Paakea Road, situated on the makai side of Paakea Road, between Iliili and Kaukama Roads in Lualualei, Waianae, covered by TMK 8-7-18: portion of Parcel 48 (Mikilua Grocery Store premises).

Petitioner's interest in subject property:

Owners

Petitioner's reason(s) for requesting special permit:

Petitioner has operated a grocery store under Variance Permit No. 251 and have serviced the farmers located in the area since 1954. With additional population growth, petitioner is forced to improve and expand his facilities but cannot do so under the variance permit. The request conforms to the Waianae General Plan.

MORIO OMORI, Their Attorney  
200 Capital Investment Building  
850 Richards Street  
Honolulu 13, Hawaii

Signature(s)

Julian R. Flores  
Quinn B. Flores

Address:

Telephone:

This space for official use

The property is situated in a(n) Agricultural district, whose regulations adopted by the Land Use Commission prohibit the desired use.

LAND USE COMMISSION  
State of Hawaii

RECEIVED

Signature(s)

For (agency)

LAND USE COMMISSION

nothin' at all. I'm  
y'c' b'c' of it.

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

100-443887-100

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1951.

© 2006 by John Wiley & Sons, Inc.

— *Journal of the American Medical Association*

The property is situated in (u) \_\_\_\_\_ district, whose

1997-2000 released by the FBI and released prohibited the release of

218. 1918

(v)  $\text{EPRC}$  1998

JUN 29 1962

RECEIVED



July 3,

1962

Received from Matsuo Takahashi for  
Salvador R. Flores

Fifty & no/100 Dollars

Onb. Bearing by the received <sup>100</sup> 6/29/62

\$ 50.00/chit# 3215) Delenita L. Kai

Made in U. S. A.



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

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MORIO OMORI, Their Attorney  
200 Capital Investment Building  
850 Richards Street  
Honolulu 13, Hawaii

Signature(s) Julian R. Flores  
Rein D. Flores

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

This space for official use

The property is situated in a(n) \_\_\_\_\_ district, whose regulations adopted by the Land Use Commission prohibit the desired use.

LAND USE COMMISSION  
State of Hawaii

RECEIVED

Signature(s) \_\_\_\_\_

For (agency) \_\_\_\_\_



101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-109

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State of Hawaii  
LAND USE COMMISSION

JUN 29 1962

RECEIVED



DEPARTMENT OF LAND UTILIZATION  
**CITY AND COUNTY OF HONOLULU**

SUITE 2100 PACIFIC TRADE CENTER  
190 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



GEORGE S. MORIGUCHI  
DIRECTOR

WILLIAM E. WANKET  
DEPUTY DIRECTOR

Paul Devens  
Managing Director

RECEIVED

August 1, 1974

State of Hawaii  
LAND USE COMMISSION

LU7/74-3077(EY)  
74/CUP-21  
74/SUP-9  
74/ZBA-61

Mr. Julian Flores  
87-1117 Paakea Road  
Waianae, Hawaii 96792

Dear Mr. Flores:

This is in response to your request of July 22, 1974, for a Conditional Use Permit for the construction and operation of an additional family care home for the aged, ambulatory and wheelchair residents at 87-1117 Paakea Road, Tax Map Key 8-7-18: 48.

The subject site of 2.50 acres does not meet the minimum lot area of 3.00 acres required in an AG-2 General Agriculture District; therefore, it is contrary to the zoning regulations.

Field investigation on July 24, 1974 shows that the subject property of 2.50 acres (a nonconforming lot) presently contains a grocery store, a barber shop, five (5) dwelling units and a combination dwelling unit with existing family care home facilities, totalling six (6) dwelling units on the premises.

Variance Permit No. 251, granted by the Planning Commission in 1954 permitted the operation of a grocery store only. The Variance Permit provides in part "...may be used by the owner for that operation of a grocery store with no right to permit other uses than that for a grocery store..." and "...the holder of this permit is to report to the Commission any change in ownership or occupancy of the premises...."

A Special Permit was granted by the State Land Use Commission on August 21, 1962 to permit the expansion of the existing grocery store, located in a State Agriculture District.

There is no record of a building permit for the existing family care home facility on the premises.

Mr. Julian Flores

Page two

August 1, 1974

We have concluded from our field investigation of the premises and our review of your incomplete plot plan on file with this department that the proposal is contrary to the provisions of Sections 21-411 and 21-412 of the Comprehensive Zoning Code relating to Use Regulation and Other Requirements Generally. The subject site of 2.50 acres is already used in excess of what the zoning code permits.

Therefore, there is no basis for the request for a Conditional Use Permit for the construction and operation of an additional family care home facility to be located on the subject parcel of land (nonconforming lot) of 2.50 acres.

Should you have any questions, please contact Mr. Edmund Young or Mr. Henry Eng of our staff at 546-3227.

Very truly yours,



GEORGE S. MORIGUCHI  
Director of Land Utilization

GSM:fm

cc: Building Department  
State Land Use Commission



RECEIVED

DEC 13 1962

State of Hawaii  
LAND USE COMMISSION

Refer to

D-1743, D-1846, D-1943 & M-819 (1962)

December 5, 1962

Mr. Stanley Ling  
Corporation Counsel  
City and County of Honolulu,  
Honolulu, Hawaii

Dear Sir:

Please be advised that, at yesterday's meeting, upon the recommendation of the Committee of the Whole, the following communications with reference to Applications to the State Land Use Commission for Special Permits, were received and filed:

- M-819 - From State Land Use Commission soliciting comments and recommendations on a petition for change of Temporary District Boundary by Philo Own in the Koolauloa district, and that of Doc Gibson's application for Special Permit in Weimanie, Koolanpoko;
- D-1743 - From Plan. Dept., recommending that the application for a special permit to operate a feed curving and bar facility within the agricultural zone as an accessory use to the dude ranch operation be issued to Doc Gibson by the Land Use Commission, the special permit to be terminated when the State develops its lands as a State Fair Ground;
- D-1846 - From the City Clerk, enclosing copies of Special Permit granted by the Land Use Commission to Mr. Julian Flores and Mr. Doc Gibson; and
- D-1943 - From Plan. Director, transmitting an ordinance to rezone a portion of Rural Farm District No. 3 to Rural Business District No. 194, for land situated on Poaka Road at Lualualei, Waianae, Oahu, Hawaii. (Note: proposed ordinance passed 1st reading on Dec. 4, 1962).

In connection therewith, the Committee further recommended that the Corporation Counsel's Office be directed to furnish the Council with an opinion on the question as to whether when special permits are issued by the State Land Use Commission in agricultural districts, they supersede any action taken by the Council, at Council level.

Respectfully yours,

CITY COUNCIL

By

ROBERT A. HAKAPI  
City Clerk

lv

cc - State Land Use Commission ✓  
Planning Director

W



Ref. No. LUC 218

November 5, 1962

Mr. Emperor A. Hanapi, City Clerk  
City and County of Honolulu  
Honolulu Hale  
Honolulu, Hawaii

Dear Mr. Hanapi:

Enclosed are copies of Special Permit granted by the Land Use Commission to  
the following:

Mr. Julian Flores - SP(T) 62-19

Mr. Dee Gibson - SP(T) 62-20

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosures



Ref. No. LUC 217

November 5, 1962

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

Dear Mr. Lee:

Enclosed are copies of Special Permit granted by the Land Use Commission to the following:

Mr. Julian Flores - SP(T) 62-19

Mr. Dee Gibson - SP(T) 62-20

Very truly yours,

R. J. Darnell  
Executive Officer

Enclosures



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File	P(T) 62-19
Applicant(s)	Julian Flores
Public Hearing at	Honolulu, Hawaii
on	August 21, 1962

0085

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) Honolulu (Island) Oahu

First Division, Tax Map Key 8-7-18; Por. 48. That portion being the full length of Parcel 48 fronting on Paakes Road, and to a depth of 200 feet from said road, comprising an area of approximately 26,400 sq. ft.

for the following purpose(s):

Expansion of existing grocery store.

subject to the following conditions, in the interest(s) of proper community development for the area, community appearance, convenience and safety:

1. That approval of the City & County of Honolulu be secured for any structure and for all improvements, and for siting, arrangement and exterior design of same; for design of vehicular access, egress, circulation and parking layout; and for landscaping; and
2. That the City & County of Honolulu may require and specify allowable upper limits of maximum building height, minimum setbacks, and distances between buildings, adequate utilities and adequate offstreet parking to serve the existing and approved uses; and may require that the property be landscaped in keeping with surrounding uses of land, and to screen unsightly areas from public view.

(Signed) /s/ R. J. DARNELL

(Title) EXECUTIVE OFFICER

Date of Grant September 19, 1962



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File	(T) 62-19
Applicant(s)	Julian Flores
Public Hearing at	Honolulu, Hawaii
on	August 21, 1962

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and for landscaping; and
2. That the City & County of Honolulu may require and specify allowable upper  
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buildings, adequate utilities and adequate offstreet parking to serve the  
existing and approved uses; and may require that the property be landscaped  
in keeping with surrounding uses of land, and to screen unsightly areas from  
public view.

(Signed) \_\_\_\_\_  
Executive Officer  
(Title) \_\_\_\_\_

Date of Grant September 19, 1962  
August 21, 1962



WILLIAM F. QUINN  
GOVERNOR



TIM HO  
DIRECTOR  
SAM O. HIROTA  
DEPUTY DIRECTOR

Letter No.  
2.13540

267

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
HIGHWAYS DIVISION  
869 PUNCHBOWL ST., HONOLULU 13, HAWAII

AUG 28 1962

RECEIVED

AUG 29 1962

State of Hawaii  
LAND USE COMMISSION

Land Use Commission  
426 Queen Street  
Honolulu 13, Hawaii

Attention: Mr. R. J. Darnell, Executive Officer

Gentlemen:

Reference is made to your August 14, 1962 letter pertaining to the two applications for special permit to construct a drive-in theater on Kalaniana'ole Highway at Uluma, Koolaupoko and to expand an existing grocery store on Paakea Road at Lualualei, Waianae, both within the County of Honolulu.

We have no objections to the expansion of the grocery store. Our program for the proposed highway through the area has not reached the stage where the final route has been selected and, therefore, no comments can be offered at this time.

In regard to the drive-in theater, enclosed is a copy of a letter to Mr. John H. Traut, which we believe is self-explanatory. However, the Highways Division will require the developer to submit the construction plans for our review and approval upon his application for a permit to work within the State highway right-of-way.

Thank you for giving us the opportunity to review these matters.

Very truly yours,

*J. C. Myatt*  
J. C. MYATT  
Chief Engineer

Enclosure

mu



April 4, 1962

Mr. John H. Traut, President,  
Consolidated Amusement Company  
1120 Bethel Street  
Honolulu, Hawaii

Dear Mr. Traut:

We appreciated the opportunity of reviewing your proposal to locate a Drive-in Theatre on Kalaniana'ole Highway just mauka of the road leading into Kapaa Quarry.

We do not object to a Drive-in Theatre at this location.

You propose to have the main entrance -- with adequate storage and ticketing facilities -- and exit on the privately-owned Kapaa Quarry Road. You also propose an exit for mauka (Kaneohe) bound traffic onto Kalaniana'ole Highway. We do not believe that the theatre will cause any traffic problems at the Kalaniana'ole Highway-Kapaa Quarry Road intersection.

The direct exit onto the State highway is over a boundary where access rights have been acquired and these can only be relinquished by exchange of the access rights allowed at another location. I am sure this and the design details of the exit can be worked out to our mutual satisfaction.

Very truly yours,

TIM HO  
Director of Transportation

m

# WHILE YOU WERE OUT

Mr. RD

Date 8/24 Time 10:50

Mr. Tom Yamabe

of \_\_\_\_\_

Phone 65035 or 507-280

Phone Him		Returned Your Call	
Urgent Call At Once		Stop By To See Him	
Will Call Again		Called in Person	

Message

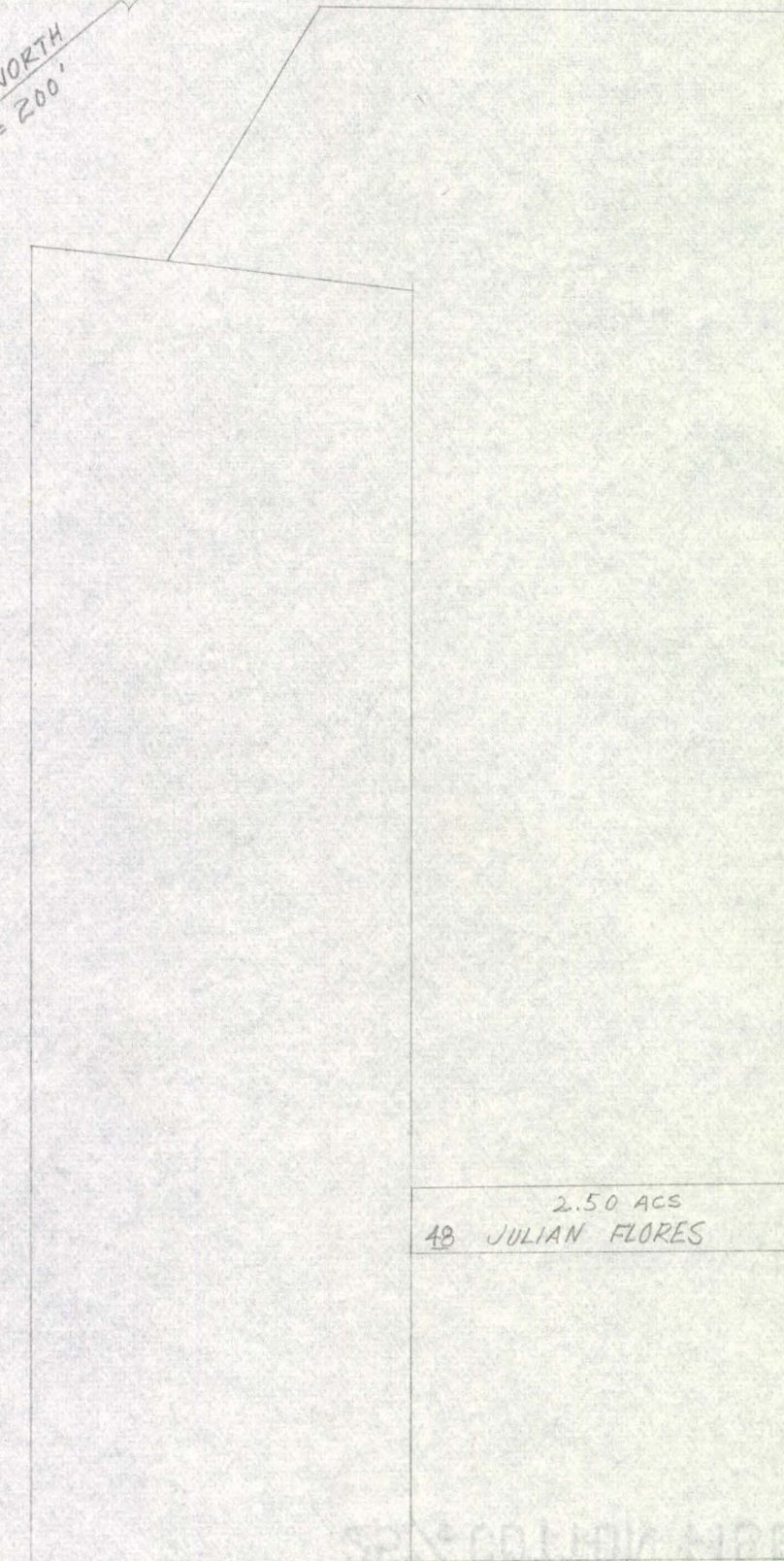
How many acres are involved  
in this application

TALKED TO T.Y. 8/24/62 = clarified area as

front 26,482 # = also read & explained staff  
report & recommendation for conditional  
approval =



TRUE NORTH  
1" = 200'



PAVED ROAD

17777777

2.50 ACS  
48 JULIAN FLORES

17777777

TMK 8-7-18-48



15 days



1077  
1045  
TRUE NORTH  
1" = 400'

	EDWARD K.H. WONG 36
	MANKICHI SHIMABUKURO 24
SHIZOO TOKUDA 30	
FLORES	

8-7-18



Ref. No. LUC 163

September 5, 1962

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

Attention: Mr. Wallace Kim

Gentlemen:

Enclosed are protests received by the Land Use Commission subsequent to the public hearing on the application for Special Permit of Julian Flores, held on August 21, 1962.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure



RECEIVED

SEP 5 1962

August 29, 1962

State of Hawaii  
LAND USE COMMISSION

215

Mr. Edward Bryan, Chairman  
Land Use Commission  
426 Queen Street  
Honolulu, Hawaii

Dear Mr. Bryan:

Mikilua Poultry Farm Would like to file this letter of protest in regards to Julian Flores SP(T) 62-19 request to expand his present business as a grocery store.

Mikilua Poultry Farm is owned and operated by Mankichi Shimabukuro and four sons, Jerry Philip, Gary and Roland.

Mikilua Poultry Farm covers an area of 14 1/2 acres with a total of 60,000 birds at the present time. We purchased the first 5 acres in 1947, 4.5 acres 4 years later and 5 more acres two years ago.

In closing sir, I would like to ask the following questions:

1. How would you feel in our position ?
2. Are you going to ask us to give up our 15 years of hard work ?
3. And finally sir, "WHERE DO WE GO FROM HERE ?" Where do we go from the next place and the next and the next?

Thank You.

8-6-03 29

Roland Shimabukuro  
MIKILUA POULTRY FARM

818044



276  
RECEIVED

SEP 5 1962

State of Hawaii  
LAND USE COMMISSION

September 1, 1962

Mr. Edward Bryan, Chairman  
Land Use Commission  
426 Queen Street  
Honolulu, Hawaii

Dear Mr. Bryan:

In regards to the application of Julian Flores I would like to file a letter of protest concerning the expansion of his store at Paakea Road (Tax Map Key 8-7-18).

It is inconveniently located and not suitable for this purpose. There are sufficient business areas available and properly located and the community will eventually benefit more from it. At the present time, Mikilua is an ideal and favorable site for farming. Another important consideration is the fact that this area is presently zoned as farm district. Also many farmers have to move and are purchasing land here. With all the time, hard labor and effort put into improving their land, we, the farmers opposed to having the zone changed. We sincerely appreciate your consideration on this matter.

Very truly yours,

Edward K. H. Wong ✓



77  
RECEIVED

AUG 31 1962

State of Hawaii  
LAND USE COMMISSION  
✓

August 30, 1962

Mr. Edward Bryan, Chairman  
Land Use Commission  
426 Queen Street  
Honolulu, Hawaii

Dear Mr. Bryan:

I would like to file a letter of protest in regards to application of Julian Flores SP (T) 62-19 for expansion of existing store at 8-7-18: Par 8 (Tax Map Key) that portion fronting on Paakea Road.

There are other areas more conveniently located that has been set aside for this particular use (business). This particular parcel is not ideally and centrally located being off the main Farrington Highway which makes it hard to get to.

Most important, we should retain all agricultural area if any way possible. I would like to cite myself as an example. I started my hog operation about 40 years ago at Moiliili. After being there in operation for 6 years, because of urbanization I had to relocate to Kalihi Valley. After being here about 20 years again because of urbanization again relocation came. This time I moved my operation to Mikilua Valley where I am at present. After this because of urbanization and encroachment where will I move my farming operation?

We are also having many displaced farmers from other areas purchasing land here and moving in because they feel they will have agricultural tenure in this valley because of our agricultural zoning.

Very truly yours,

Shizuo Tokuda ✓  
Lot B-40-B

SHIZUO, WALTER & HENRY Tokuda listed as owners of TMK: 8-7-18:50,  
PARCEL SIZE 5.00 ACRES, two lots <sup>ON THE</sup> (MAKAHA SIDE (N.W)) OF Flores.  
m

ml



272

August 30, 1962

Mr. Edward Bryan, Chairman  
Land Use Commission  
426 Queen Street  
Honolulu, Hawaii

Dear Mr. Bryan:

We wish to submit this protest against the application to rezone the property, Tax Key No. 8-7-18: Por. 8, for business use. We are under the impression that without any change of zoning the owner of said property may continue the operation on a nonconforming use. We are in sympathy that the corner store type of operation should continue, but we are not in favor of an expanded area for business use that may encourage further expansion of application for business zoning in the future. We feel it is not necessary to have any large business use in this valley for there is ample business zoned areas on the Leeward side of the island. The encroachment we speak of is not merely the change of land use, but complaints that might generate due to incompatible mixed land use in an agricultural zoned area.

Sincerely yours,

MIKILUA FARM BUREAU CENTER

*George Fujii*

George Fujii  
President



Edward C. Bryan  
Chairman  
Edward Kanemoto  
Vice Chairman  
Yuichi Ige  
Secretary

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

August 14, 1962

Stanely C. Friel  
Wayne D. Gregg  
Franklin Y. K. Sunn  
Roger T. Williams  
E. H. Cook  
Ex Officio  
Frank Lombardi  
Ex Officio

Department of Health  
Kings Hale  
Honolulu, Hawaii

Attention: Mr. B. J. McMurrow

Gentlemen:

The Land Use Commission has received two applications for Special Permit  
within the County of Hawaii as follows:

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
SP(T) 62-18 Consolidated Amusement Co.	4-2-14: Por. 2	Construction of a drive-in theater.
SP(T) 62-19 Julian Flores	8-7-18: Por. 8	Expand existing grocery store.

A public hearing will be held on the above items in the Land Use  
Commission Hearing Room, August 21, 1962,  
at 10:00 a.m. . You are invited to attend the hearing or to transmit any  
pertinent comments and/or recommendations you may have for consideration by the  
Commission at the hearing.

Very truly yours,

R. J. DARNELL  
Executive Officer



Edward C. Bryan  
Chairman  
Edward Kanemoto  
Vice Chairman  
Yuichi Ige  
Secretary

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

Stanely C. Friel  
Wayne D. Gregg  
Franklin Y. K. Sunn  
Roger T. Williams  
E. H. Cook  
Ex Officio  
Frank Lombardi  
Ex Officio

August 14, 1962

Department of Transportation  
Division of Highways  
Alifanaka Building  
Honolulu, Hawaii

Attention: Mr. J. C. Hyatt

Gentlemen:

The Land Use Commission has received ~~two applications for Special Permit~~  
within the County of Honolulu as follows:

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
SP(T) 62-18 Consolidated Amusement Co.	4-2-14: Par. 2	Construction of a drive-in theater.
SP(T) 62-11 Julian Flores	8-7-13: Par. 3	Expand existing grocery store.

A public hearing will be held on the above items in the ~~Land Use Commission~~  
Hearing Room, August 21, 1962.

at 10:00 a.m.. You are invited to attend the hearing or to transmit any  
pertinent comments and/or recommendations you may have for consideration by the  
Commission at the hearing.

Very truly yours,

R. J. DARNELL  
Executive Officer



NEAL B. BLAISDELL  
MAYOR



CITY AND COUNTY OF HONOLULU

OFFICE OF THE MAYOR

HONOLULU 13, HAWAII

August 13, 1962

RECEIVED  
AUG 15 1962  
State of Hawaii  
LAND USE COMMISSION

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

Dear Mr. Darnell:

This is in reference to your letter requesting my comments on two applications for Special Permits: one by the Consolidated Amusement Company, Ltd., for a drive-in theater at the junction of Kalanianaʻole Highway and Kapaa Quarry Road; and the other by Mr. Julian Flores to permit the expansion of an existing store on Paakea Road in Lualualei Homesteads.

My comments in the order of the above subject matters are as follows:

- (1) Permit to operate a drive-in theater off Kalanianaʻole Highway.

The general plan for the City and County of Honolulu provides for this use on the location applied for. This matter has been thoroughly discussed in public hearings with the community associations and city officials, and this site was chosen for this use as the best location to serve the communities of Kailua and Kaneohe. The land itself is not being utilized for any gainful enterprise and the developer, in his grading and development plans, has so designed this facility to blend with the



August 13, 1962

surrounding topography and to minimize traffic congestion. In my opinion this use will not compete adversely with the surrounding area and the highway which it fronts on.

- (2) Permit to expand an existing grocery store on Paakea Road in Lualualei.

This operation has been conducted for many years under a variance permit from the Planning Commission to serve the farming community--Maili Farm Lots. Although the general plan indicates the property in question for commercial use, the Planning Commission did not endorse this use in their report to the City Council. It is my understanding that the Planning Commission was of the opinion that a more centralized shopping center situated near Farrington Highway would be of greater convenience and service to the community.

Nevertheless, the issuance of the variance permit by the Planning Commission in 1954 indicates a need for this facility until a more modern shopping center is constructed. Since it is apparent that this may not be accomplished in the near future, I feel that this operation should be permitted to continue as a non-conforming use and that the applicant be permitted a reasonable expansion of his facility necessary to serve the neighborhood, subject to conformance with all existing regulations applicable on this matter.

Yours very truly,

*Neal S. Blaisdell*  
NEAL S. BLAISDELL

Mayor

City and County of Honolulu



Mayor  
Council Members  
City Clerk  
City Engineer  
City Auditor  
City Treasurer  
City Attorney  
City Planning Department  
City Public Works Department  
City Health Department  
City Police Department  
City Fire Department  
City Housing Department  
City Social Services Department  
City Parks and Recreation Department  
City Transportation Department  
City Water and Sewer Department  
City Public Safety Department  
City Cultural Affairs Department  
City Economic Development Department  
City Information Technology Department  
City Intergovernmental Affairs Department  
City Human Resources Department  
City Finance Department  
City Legal Department  
City Records and Administration Department  
City Office of the Mayor  
City Office of the City Clerk  
City Office of the City Engineer  
City Office of the City Auditor  
City Office of the City Treasurer  
City Office of the City Attorney  
City Office of the City Planning Department  
City Office of the City Public Works Department  
City Office of the City Health Department  
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City Office of the City Information Technology Department  
City Office of the City Intergovernmental Affairs Department  
City Office of the City Human Resources Department  
City Office of the City Finance Department  
City Office of the City Legal Department  
City Office of the City Records and Administration Department

CITY COUNCIL

Refer to  
M-758

August 15, 1962

RECEIVED

AUG 17 1962

State of Hawaii  
LAND USE COMMISSION

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

Dear Sir:

At yesterday's meeting, the Committee of the Whole considered your communication (M-758) requesting the Council's comments and recommendations on the application made by Consolidated Amusement Company for permission to construct and operate a drive-in theater at the junction of Kalaniana'ole Highway and Kapaa Quarry Road, near Kailua; and another by Mr. Julian Flores, who desires to expand an existing grocery store on Paakaa Road in Lualualei Homesteads.

Since the areas in question had been master planned as requested by the applicants, the Committee recommended that your communication be filed and you be informed that the Council reaffirms its stand on the general plan in both cases.

Very truly yours,

CITY COUNCIL

By  
EMPEROR A. HANAPI  
City Clerk

lf

cc: Planning Department

PLANNING DEPARTMENT

Richard M. Kasperowicz, Director, Planning Department, 1000 Ala Moana Boulevard, Honolulu, Hawaii 96813

PLANNING DEPARTMENT

Herman C. P. Kasperowicz, Director, Planning Department, 1000 Ala Moana Boulevard, Honolulu, Hawaii 96813



NEAL S. BLAISDELL  
Mayor



## CITY AND COUNTY OF HONOLULU

August 17, 1962

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

Attention: Mr. R. J. Darpell, Executive Officer

Gentlemen:

This is in reference to your letter of July 30 requesting comments from this department on applications for special permits made by Consolidated Amusement Company for a drive-in theater at the intersection of Kalahele Highway and Kapaa Quarry Road, and by Mr. Julian Flores to permit the expansion of an existing grocery store on Paakea Road in Maali. Comments from this department are as follows:

### 1. Drive in theater

The adopted General Plan for this area indicates a drive-in theater in this location. It has been the feeling of this department and the Planning Commission that the area in question is centrally located to serve both Kaneohe and Kailua and that this use will not be detrimental to the adjoining properties nor will it unduly create traffic problems if the drive-in theater is developed in accordance with traffic plans submitted. The topographic conditions are such that a considerable amount of grading will become necessary to develop this land for any use. Because of this situation the land had not been improved and has been left in its natural state.

The construction of the drive-in theater will provide needed recreational facilities for the communities of Kaneohe and Kailua. For this reason, and the reasons stated hereinabove, this department recommends the approval of the special permit to operate a drive-in theater.



August 17, 1962

2. Grocery store:

Mr. Julian Flores has been operating a small grocery store on the front portion of 87-1117 Paskea Road since 1954 under Variance Permit No. 251 issued by the Planning Commission. In our General Plan studies both the Planning Director and the Planning Commission were of the opinion that the scattered commercial operations should be consolidated into integrated or grouped shopping facilities. A strong recommendation was made to provide this complex in the vicinity of Farrington Highway where it would be accessible and convenient for a larger concentration of the projected population for this district.

However, the City Council in finally adopting the General Plan designated the Flores parcel for commercial use. They felt that the operation of the store served a community need and provided a needed facility to the farmers and residents living in the interior of Maali. The Planning Department also is of the opinion that at the present time the operation of this grocery store is needed. This feeling is reflected in the original issuance of the Variance Permit by the Planning Commission and the continuance of the operation under said permit. The Planning Department recommends that any special permit issued at this time be limited to a reasonable size to serve the immediate needs of the neighborhood.

Please feel free to contact this department for any further information you may require on this matter.

Very truly yours,

PLANNING DEPARTMENT

Wallace S. W. Kim  
Acting Planning Director

WK:ef



Ref. No. LUC 109

July 30, 1962

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

Dear Sir:

I have been asked by the Land Use Commission to solicit your comments and recommendations on matters within the City and County of Honolulu pending before the Commission, and set for public hearing at 10:00 a.m., August 21, 1962, in the Land Use Commission Hearing Room at 426 Queen Street, Honolulu.

Enclosed are copies of two applications for Special Permit: one made by Consolidated Amusement Company, Ltd., requesting permission to construct and operate a drive-in theater at the junction of Kalaniana'ole Highway and Kapaa Quarry Road, near Kailua; and another by Mr. Julian Flores, who desires to expand an existing grocery store on Paakea road in Lualualei Homesteads. The City Council and the City Planning Department have been informed of these applications.

The Land Use Commission invites your attendance at the hearing, and would appreciate your written recommendations and comments prior to the hearing, or up to fifteen days after the hearing.

Very truly yours,

R. J. DARNELL  
Executive Officer

Enclosures  
WM:ak



July 30, 1962

City Planning Department  
City and County of Honolulu  
Honolulu Hale Annex  
Honolulu, Hawaii

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

Gentlemen:

I have been asked by the Land Use Commission to obtain your comments and recommendations on matters within the City and County of Honolulu pending before the Land Use Commission.

Enclosed are copies of two applications for Special Permit: one made by Consolidated Amusement Company, Ltd. requesting permission to construct and operate a drive-in theater at the intersection of Kalanianaʻole Highway and Kapaa Quarry Road, near Kailua; and another by Mr. Julian Flores, who desires to expand an existing grocery store on Paakea road in Lualualei Homesteads. Both the Mayor and the City Council have been informed of these applications.

A public hearing to consider these items will be set by the Land Use Commission for August 21, 1962 at 10:00 a.m. in the Commission's Hearing Room at 426 Queen Street.

The Land Use Commission invites your attendance; and would appreciate receiving your Commission's comments and recommendations prior to this public hearing, or up to fifteen days after the hearing.

Very truly yours,

R. J. DARNELL  
Executive Officer

WM:ak



July 30, 1962

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

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendations on matters within the City and County of Honolulu pending before the Commission, and set for public hearing at 10:00 a.m., August 21, 1962, in the Land Use Commission Hearing Room at 426 Queen Street, Honolulu.

Enclosed are copies of two applications for Special Permit: one made by Consolidated Amusement Company, Ltd., requesting permission to construct and operate a drive-in theater at the junction of Kalaniana'ole Highway and Kapaa Quarry Road, near Kailua; and another by Mr. Julian Flores, who desires to expand an existing grocery store on Paakea road in Lualualei Homesteads. The Mayor and the City Planning Commission have been informed of these applications.

The Land Use Commission invites your attendance at the hearing, and would appreciate your written recommendations and comments prior to the hearing, or up to fifteen days after the hearing.

Very truly yours,

R. J. DARNELL  
Executive Officer

Enclosures  
WM:ak



Ref. No. LUC 170

September 10, 1962.

Mr. Julian R. Flores  
87-1117 Paakena Road  
Lualualei, Waiānae, Oahu

Dear Mr. Flores:

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 15-day waiting period after public hearing, prescribed by the Commission's Rules of Practice and Procedure, will have expired, your application for Special Permit 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. Morio Omori  
ek: WM:ak



Ref. No. LUC 116

July 30, 1962

Mr. Julian R. Flores  
87-117 Paakea Road  
Lualualei, Waiānae, Oahu

Dear Mr. Flores:

This is to inform you of a public hearing called by the Land Use Commission for 10:00 a.m., August 21, 1962, to be held in the Commission's Hearing Room, 2nd floor, 426 Queen Street, Honolulu, Hawaii. Your application for Special Permit will be considered at this time.

Notice of this public hearing will appear in the Honolulu Star-Bulletin on July 30, and in the Honolulu Advertiser on July 31, 1962.

Very truly yours,

R. J. DARNELL  
Executive Officer

cc: Mr. Morio Omori  
200 Capital Investment Building  
850 Richards Street  
Honolulu 13, Hawaii



**NOTICE OF PUBLIC HEARING  
TO CONSIDER APPLICATION FOR  
SPECIAL PERMIT 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 21, 1962, at 10:00 a.m., or as soon thereafter as those interested may be heard, to consider applications for Special Permit within the County of Honolulu as provided in Section 7, Act 187, Session Laws of Hawaii, 1961.

**Special Permit Applications to be heard are:**

Docket No. and Petitioner	Tax Map Key	Permission Requested
SP(T) 62-18 Consolidated Amusement Company, Ltd.	4-2-14: Por. 2 (be- ing a 24-acre por- tion, more or less, situated on the northwest corner of the junction of the Kapaa quarry road and Kalani- anale Highway)	To construct and operate a drive-in theater.
SP(T) 62-19 Julian Flores	8-7-18: Por. 8 (be- ing that portion fronting on Paa- kea road)	To expand existing grocery store.

Maps showing the areas under consideration for Special Permit, and copies of the rules and regulations governing application for Special Permit are on file in the offices of the Honolulu City 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 applications for Special Permit 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

R. J. DARNELL, Executive Officer

(S.-B.: July 30, 1962)



STATE OF HAWAII  
LAND USE COMMISSION

Land Use Commission Hearing Room  
426 Queen Street, Honolulu, Hawaii

10:00 A. M.  
August 21, 1962

STAFF REPORT

SP(T) 62-19

Temporary District Classification: AGRICULTURAL

APPLICATION OF JULIAN R. FLORES, for Special Permit to improve and expand, the existing business use of property in Lualualei, Waianae, Oahu.

The applicant is the owner of the property, containing approximately 2.5 acres, described as TMK 8-7-18: portion of Parcel 48 (Mikilua Grocery Store premises).

Staff has inspected the property, in company with members of the Commission, and Mr. Jay Landis of the Waianae District Council.

The applicant has been operating a small grocery store servicing the isolated mauka areas of the Lualualei since 1954, under permission granted by variance from the City Planning Commission. The store appears to be providing a valuable community service in an isolated inland area devoid of any other such facilities. The State General Plan shows, and the plan recommended for adoption by the City Planning Commission (but not adopted in this one respect by the City Council) showed, a major inland highway bypassing the coastal communities of Waianae, following the general alignment of Paakea Road. No such alignment has been proposed by the State Division of Highways. Such a highway would ordinarily leave Paakea Road untouched, as a local-service road;



and would normally utilize a strip (possibly 120 feet wide) which might have to be acquired from the southwest edge of the Naval Radio Station, across the road. It is not known whether such a strip could be acquired from the Federal Government.

Staff recommendation is for approval of enlargement of the existing grocery store, subject to the following conditions, in the interests of proper community development for the area, community appearance, convenience and safety:

1. That approval of the City & County of Honolulu be secured for any structure and for all improvements, and for siting, arrangement and exterior design of same; for design of vehicular access, egress, circulation and parking layout; and for landscaping; and
2. That the City & County of Honolulu may require and specify allowable upper limits of maximum building height, minimum setbacks, and distances between buildings, adequate utilities and adequate offstreet parking to serve the existing and approved uses; and may require that the property be landscaped in keeping with surrounding uses of land, and to screen unsightly areas from public view.



State Land Use Comm

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JUL 3 1962

State of Hawaii  
LAND USE COMMISSION

CITY PLANNING COMMISSION  
of the  
CITY AND COUNTY OF HONOLULU  
Territory of Hawaii

In the Matter of Application of  
JULIAN FLORES  
For Variance In Use From Existing  
Rural Protective  
Southwest side of Paakea Road, about  
2800 feet Northwest of Hakimo Road,  
Lualualei, Waianae, Oahu, T. H.  
Tax Map Key: 8-7-18: Portion of  
Parcel 48

VARIANCE PERMIT NO. 251

JULIAN FLORES, owner of real estate situated on the Southwest side of Paakea Road, about 2800 feet Northwest of Hakimo Road, Lualualei, Waianae, Oahu, T. H., Tax Map Key 8-7-18: portion of Parcel 48, and affected by zoning regulations by virtue of being in a Rural Protective Zone, having filed with the City Planning Commission a written application for a variance from such regulations that will permit the use of portion of said premises for the operation of a grocery store, the said application containing a description of the property, the regulations affecting it, and the conditions justifying the variance, and having deposited with the said application One Hundred Dollars (\$100.00) to cover the cost of publishing a notice of a public hearing, and the notice of a public hearing having been published, and the hearing held on Thursday, December 2, 1954, all in conformity with the practice of the Commission, the Commission now finds:

1. That the application presents a situation wherein strict enforcement of the existing regulations will involve practical difficulty or unnecessary hardship.
2. That desirable relief may be granted without substantially detracting from the intent and purpose of the zoning regulations.

It is hereby declared that portion of Parcel 48, Tax Map Key 8-7-18, situated on the Southwest side of Paakea Road, about 2800 feet Northwest of Hakimo Road, Lualualei, Waianae, Oahu, T. H., within an area zoned for Rural Protective may be used by the owner for the operation of a grocery store with no right to permit other uses than that for a grocery store, said parcel of land being shown on map outlined in red attached hereto and made a part thereof, subject to the following conditions:

1. That the holder of this permit is to report to the Commission any change in ownership or occupancy of the premises.



2. That this permit is to remain in effect as long as the area is used for the operation of a grocery store, and this permit may be revoked by the Commission when due to changing conditions either one or both of the above findings can no longer be made.

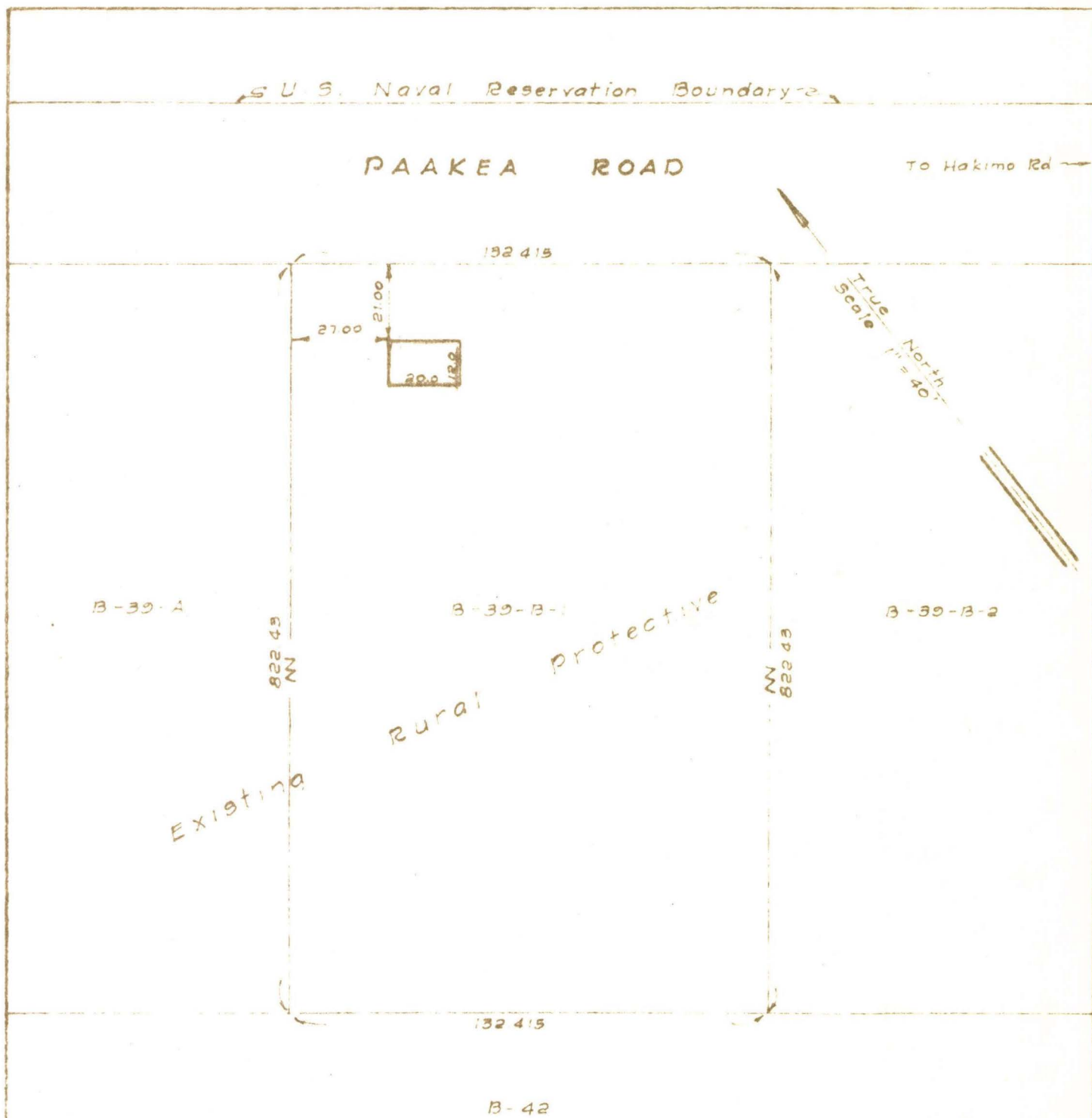
Dated at Honolulu, Hawaii this 23<sup>rd</sup> day of December, 1954.

CITY PLANNING COMMISSION

By   
Chairman

By   
City Planning Director





# VARIANCE PERMIT NO. 251

LUALUALEI, WAIANAE, OAHU, T.H.

Southwest side of Paakea Road, about  
2,800 feet Northwest of Hakimo Road.

To permit the operation of a grocery store  
Tax Map Key: 8-7-18 portion of parcel 48.

Applicant: Julian Flores

Prepared by: City Planning Commission

Date: December 1954

Folder 1954/Z-121



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File	SP(1) 62-19
Applicant(s)	Julian Flores
Public Hearing at	7:00 a.m.
on	Aug 21, 1962

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) Honolulu (Island) Oahu

First Division Tax Map Key 8-7-18: por. 48. That portion being the full length of parcel 48 fronting on Paakea Road, and to a depth of 200 feet from said road, comprising an area of approximately 26,400\$  
for the following purpose(s):

Expansion of existing grocery store.

subject to the following conditions, in the interest(s) of  
staff report.

(Signed) \_\_\_\_\_

(Title) \_\_\_\_\_

Date of Grant August 21, 1962